

# EXHIBIT A

## STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



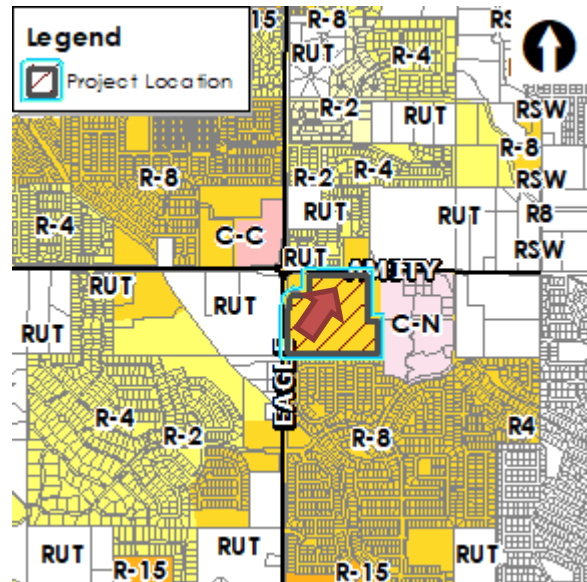
HEARING DATE: 7/28/2020

TO: Mayor & City Council

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

SUBJECT: H-2020-0077  
Hill's Century Farm North No. 2

LOCATION: East side of S. Eagle Rd., south of E. Amity Rd., in the NW ¼ of Section 33, Township 3N., Range 1E.



### I. PROJECT DESCRIPTION

Final plat consisting of 134 buildable lots and 18 common lots on 29.77 acres of land in the R-8 and R-15 zoning districts.

### II. APPLICANT INFORMATION

A. Applicant:

Kody Daffer, Brighton Development – 2929 W. Navigator Rd., Meridian, ID 83642

B. Owner:

Same as Applicant

C. Representative:

Kody Daffer, Brighton Development, Inc. – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642

### III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2019-0134) 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 in this phase are the same as depicted on the approved

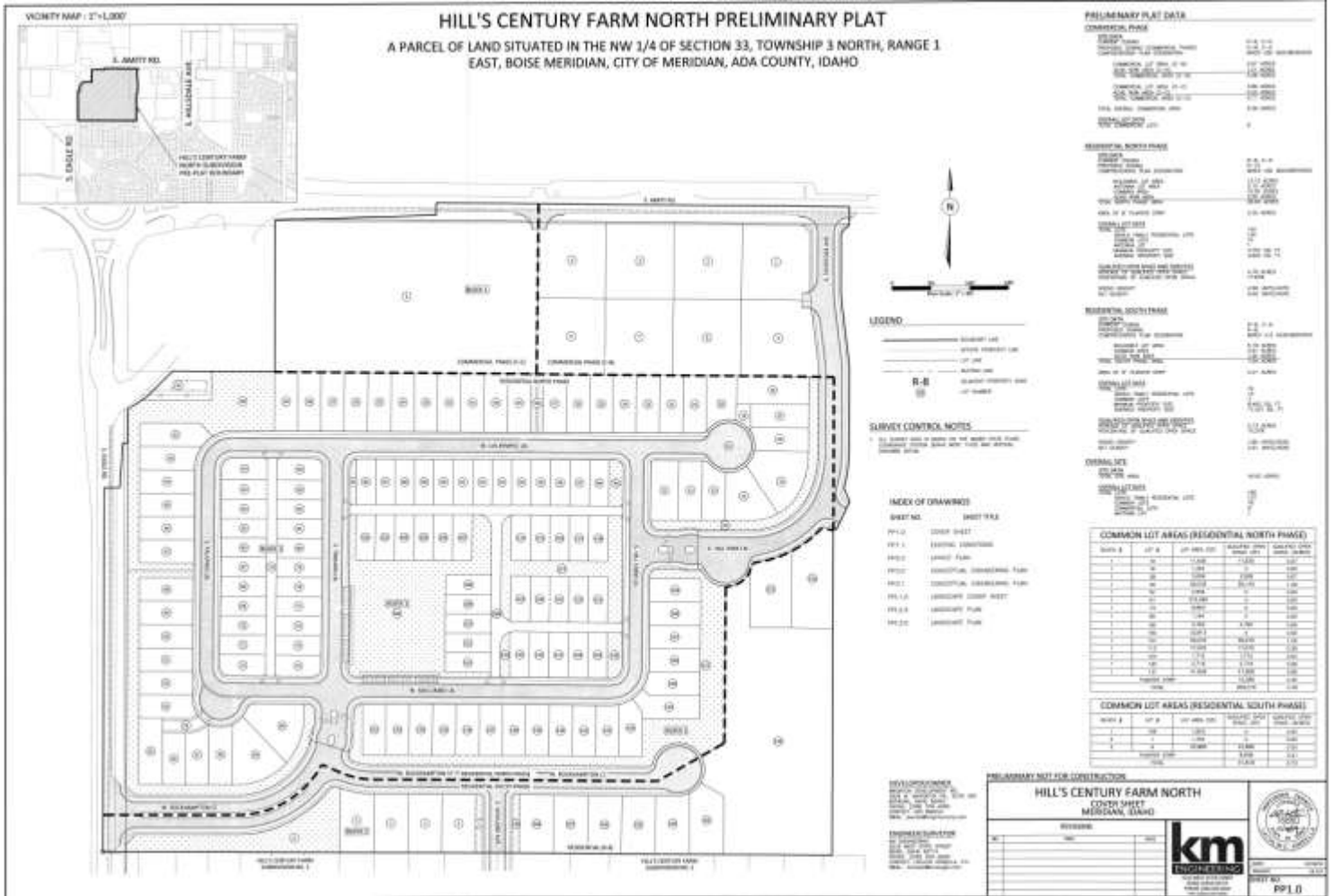
preliminary plat; therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

**IV. DECISION**

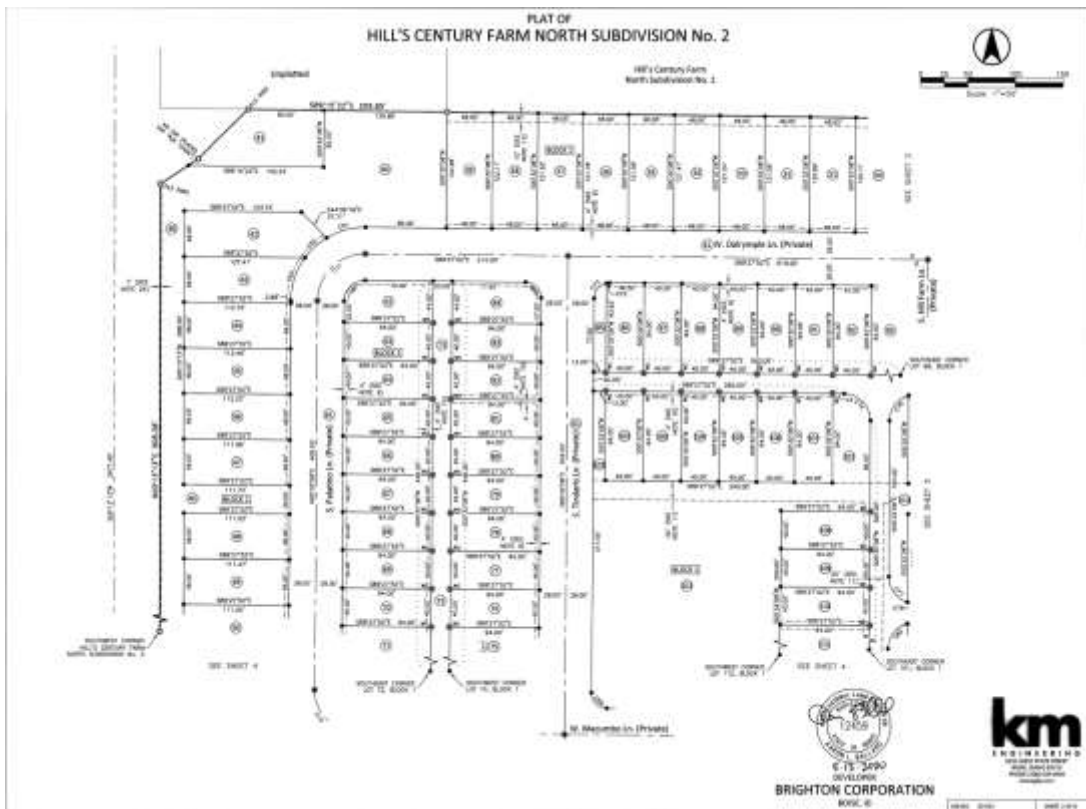
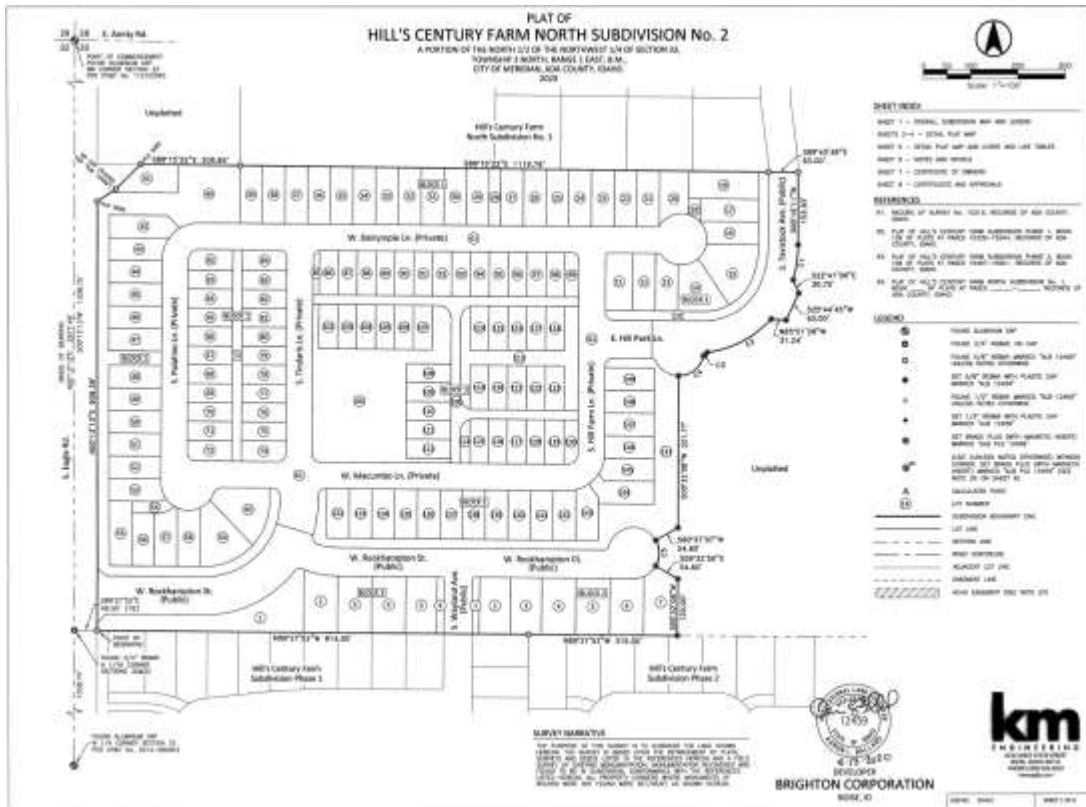
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

**V. EXHIBITS**

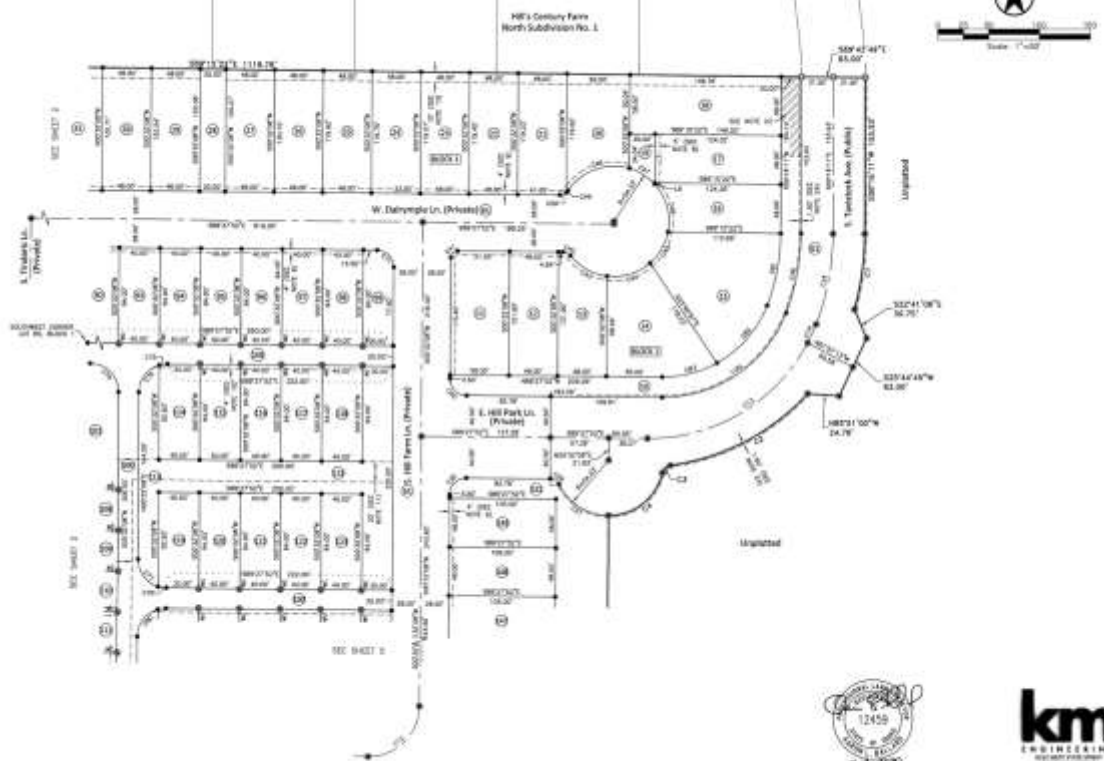
A. Preliminary Plat (dated: 11/18/2019)



B. Final Plat (dated: 5/13/20)



PLAT OF  
HILL'S CENTURY FARM NORTH SUBDIVISION No. 2

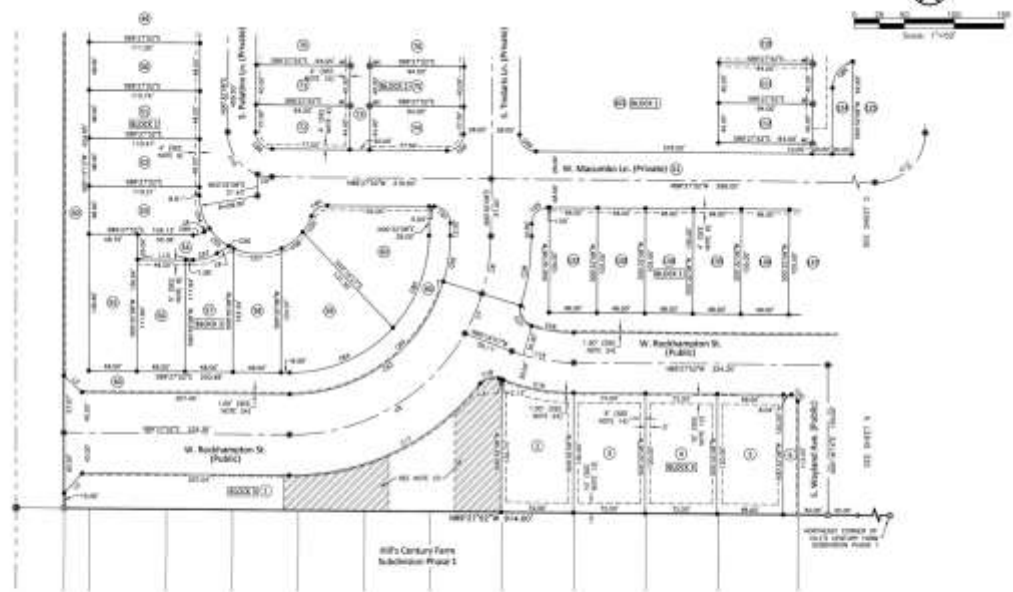


12458  
C. T. W. P. O.  
DEVELOPER  
BRIGHTON CORPORATION  
BOISE, ID

**km**  
ENGINEERING  
1000 EAST 1000 SOUTH  
BOISE, ID 83702  
PHONE: 476-8888  
FAX: 476-8888

08/16/2005 08/17/2005

PLAT OF  
HILL'S CENTURY FARM NORTH SUBDIVISION No. 2



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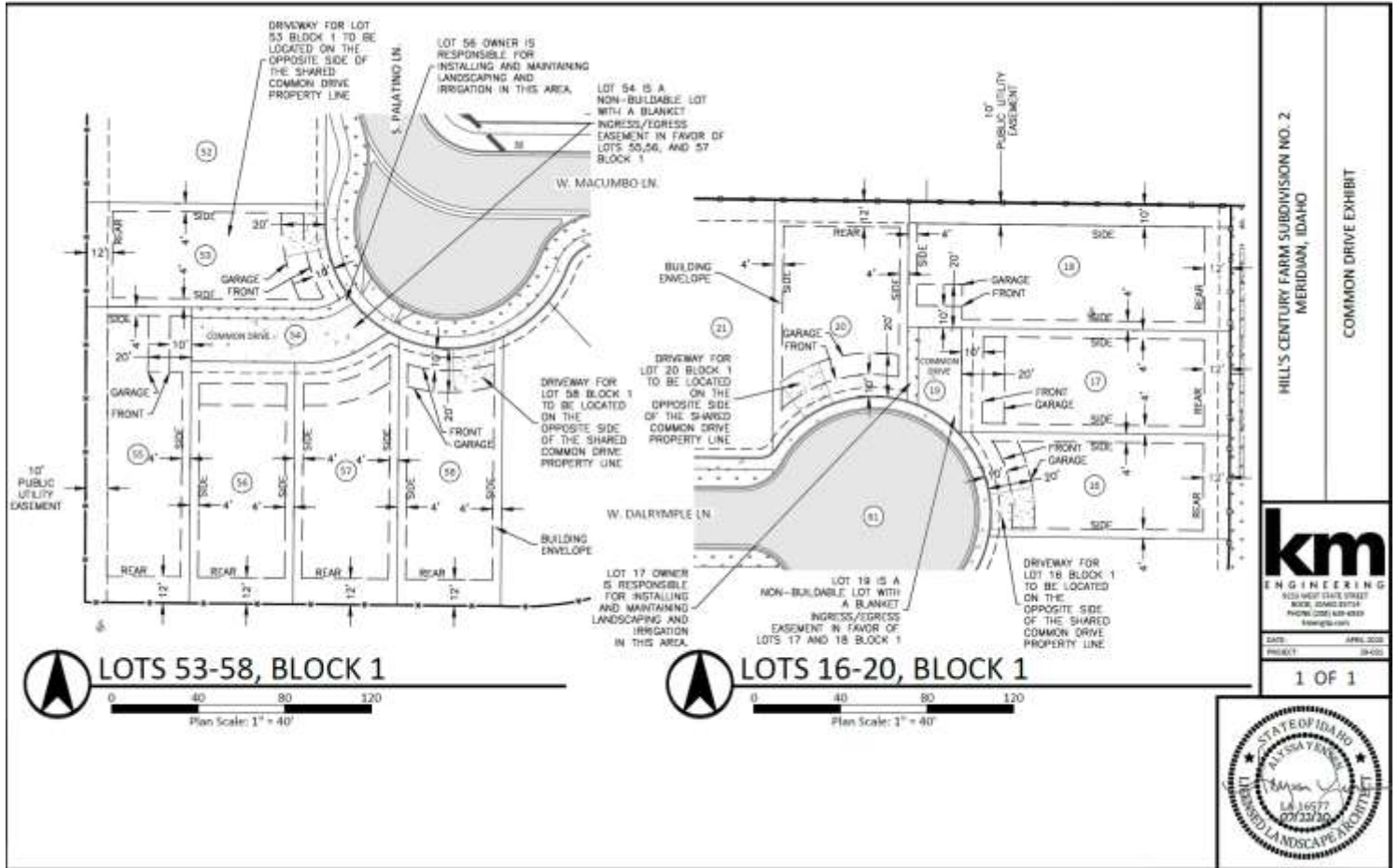
08/16/2005 08/17/2005







## D. Common Driveway Exhibit





E. Residential Setbacks for Cadence Approved with the Planned Unit Development (H-2019-0134)



F. Conceptual Building Elevations Approved with the Planned Unit Development (H-2019-0134)



TYPICAL PATIO HOME ELEVATION



TYPICAL ALLEY HOME ELEVATION

## VI. CITY/AGENCY COMMENTS & CONDITIONS

### A. Planning Division

#### Site Specific Conditions:

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. #2015-061375, 1<sup>st</sup> Addendum #2016-119080, 2<sup>nd</sup> Addendum #2019-033207 and 3<sup>rd</sup> Addendum #2020-059662) and preliminary plat (H-2019-0134) 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; *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 KM Engineering, stamped by Aaron L. Ballard, dated: 5/13/2020, included in Section V.B shall be revised as follows:
  - a. Note #1: "Minimum building setback lines shall conform to ~~the~~ that approved with the planned unit development (H-2019-0134) or the applicable zoning regulations of the City of Meridian at the time of issuance of a building permit, as applicable."
  - b. Note #9: Correct the typo on the width of the easement.
  - c. Note #11: Include the recorded instrument number of the City of Meridian sewer and water easement.
  - d. Note #19: Include the recorded instrument number of the ACHD landscape license agreement easement.
  - e. Note #24: Include the recorded instrument number of the ACHD public right-of-way easement.

- f. References – R4.: Include the Book and Page numbers of the recorded plat for phase 1.  
*A copy of the revised plat shall be submitted with the final plat for City Engineer signature.*
5. The landscape plan prepared by Alyssa Yensen, KM Engineering, dated 05/12/2020, included in Section V.C, shall be revised as follows:
- a. If the unimproved street right of way is ten feet (10') or greater from the edge of pavement to edge of sidewalk or property line, the developer shall maintain a ten foot (10') compacted shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative ground cover as set forth in UDC 11-3B-7C.5a.  
*A copy of the revised plan shall be submitted with the final plat for City Engineer signature.*
6. The rear or sides of homes on lots that face S. Eagle Road (i.e. Lots 42-47, 48-53, and 55, Block 1) shall incorporate articulation through changes in materials, color, modulation, and architectural elements (horizontal and vertical) to break up monotonous wall planes and roof lines.
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. Contact the Meridian Postmaster, Sue Prescott, at 887-1620 for more information.
8. Building permits for the community center on Lot 101, Block 1 are allowed to be issued prior to subdivision of the property as allowed in the Development Agreement.
9. The Applicant or Owner shall have one year (until April 28, 2021) to complete the tasks listed in UDC 11-3F-3B for final approval of the private streets proposed within the development. **No building permit shall be issued for any structure using a private street for access to a public street until the private street has been approved, with the exception that a building permit may be issued for the community center.**
10. The Applicant shall coordinate with Terri Ricks, Land Development, and Joe Bongiorno, Fire Dept., for addressing lots accessed by alleys without frontage on a street.
11. All fencing shall comply with the standards of UDC 11-3A-7C.
12. A perpetual ingress/egress easement for the common driveway(s) is required to 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 the easement shall be submitted to the Planning Division prior to signature on the final plat; or, the easement may be depicted on the face of the plat.
13. Address signage shall be provided at the ends of the common driveways on Lots 19 and 54, Block 1; and for lots accessed by alleys that don't have frontage on a private street for emergency wayfinding purposes.
14. All common driveways shall comply with the standards listed in UDC 11-6C-3D; homes on lots accessed via common driveways shall comply with the setbacks shown on the exhibit in Section V.E.
15. All alleys shall comply with the standards listed in UDC 11-6C-3B.5 with an allowance for the entire length to be visible from a *private* street rather than a public street.
16. Parking is restricted to one side of the 29-foot wide streets and shall be provided on the street side adjacent to the alley accessed units rather than the patio homes with front accessed garages to allow for more spaces that aren't encumbered by driveways.

17. A minimum of 80 square feet of private, usable open space shall be provided for each dwelling unit in the R-15 zoned gated portion of the development (i.e. Cadence); this requirement can be satisfied through porches, patios, decks and enclosed yards as set forth in UDC 11-7-4B.
18. Development of the R-15 zoned gated portion of the development (i.e. Cadence) shall be consistent with the Residential Setbacks exhibit in Section V.E and the conceptual building elevations included in Section V.F.
19. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat, planned unit development and/or development agreement does not relieve the Applicant of responsibility for compliance.

## **B. Public Works**

### **Site Specific Conditions:**

1. The street light plan submitted with this application appears to meet requirements based on a preliminary review. Streetlights on Eagle Road may require a future installation agreement because the road is scheduled to be widened in 2023. If streetlights are installed on Eagle Road, the locations must be approved by ACHD.
2. The slope between sanitary sewer manholes SSMH #6 and SSMH #7 and SSMH #9 and SSMH #10 is too steep. Please revise to be 5% or less.
3. Since sanitary sewer clean-out #21 will be removed, the slope of pipe coming into SSMH #22 needs to match existing slope coming from SSMH #20 (0.44%).

### **General Conditions:**

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

10. 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.
11. 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.
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.
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.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. All grading of the site shall be performed in conformance with MCC 11-1-4B.
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.
18. 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.
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.
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.
21. 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.
22. 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.

23. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
24. 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.
25. 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.
26. 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.
27. 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.