

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



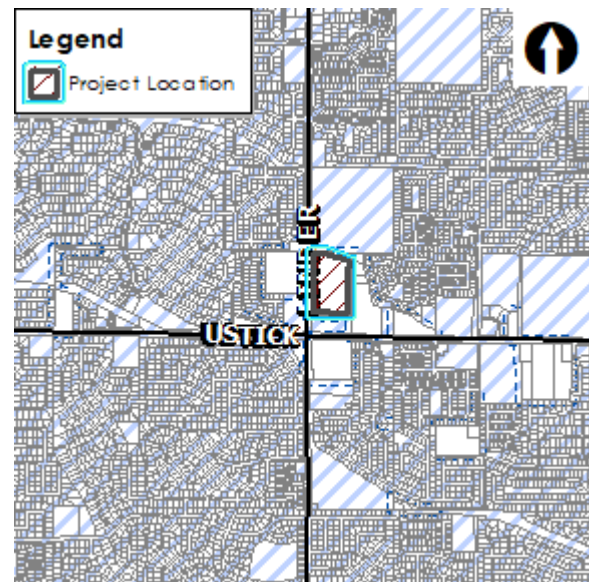
HEARING DATE: 10/5/2021

TO: Mayor & City Council

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

SUBJECT: FP-2021-0048
Edington Commons No. 2

LOCATION: East side of N. Linder Rd., north of W.
Ustick Rd., in the SW ¼ of Section 36,
Township 4N., Range 1W.



I. PROJECT DESCRIPTION

Final plat consisting of 46 buildable lots and 9 common lots on 5.75 acres of land in the R-15 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Sophia Durham, Conger Group – 4824 W. Fairview Ave., Boise ID 83706

B. Owner:

C4 Land, LLC – 4824 W. Fairview Ave., Boise, ID 83706

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2019-0109) 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 the amount of common open space area is the same. Therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

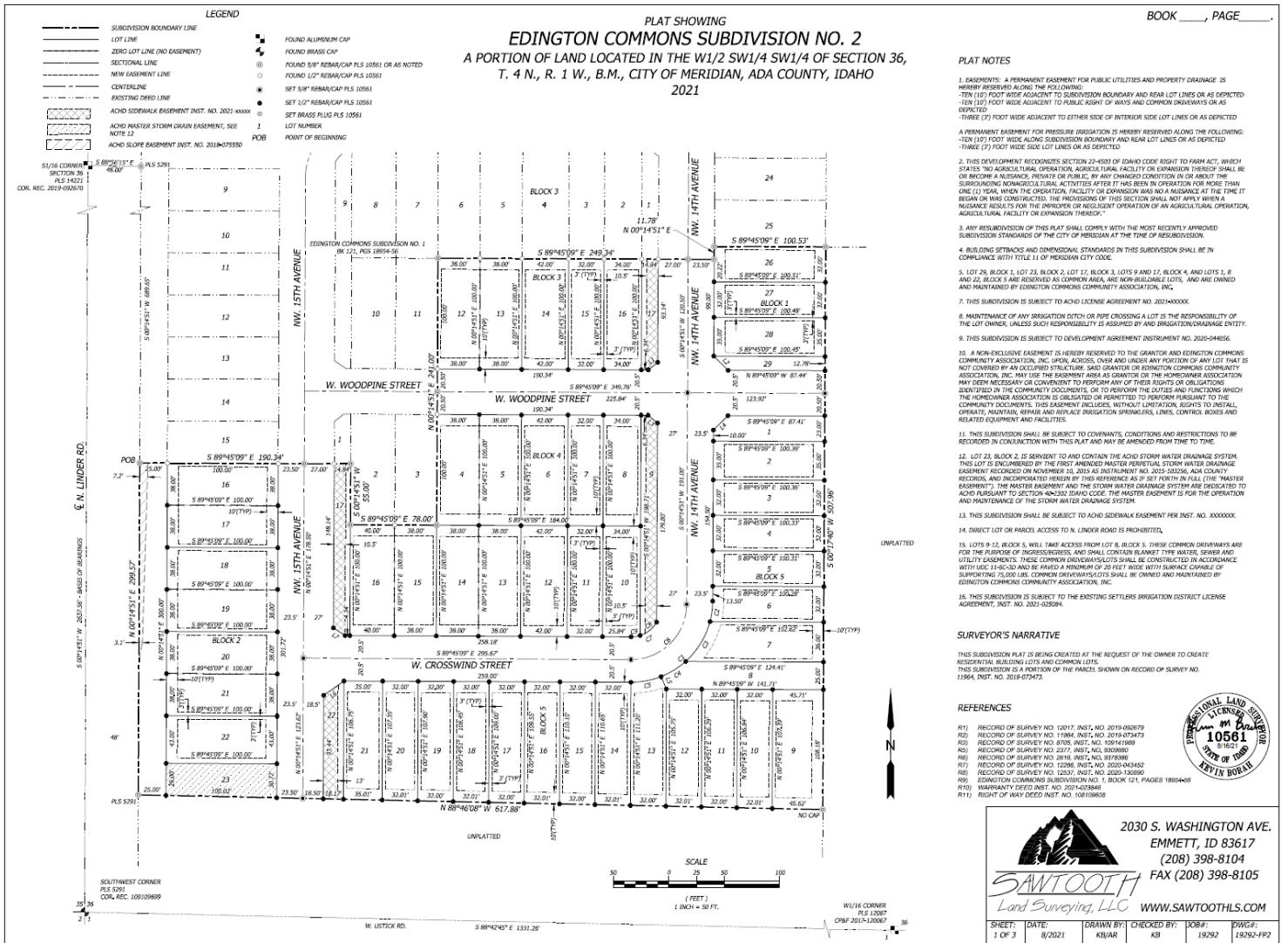
IV. DECISION

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

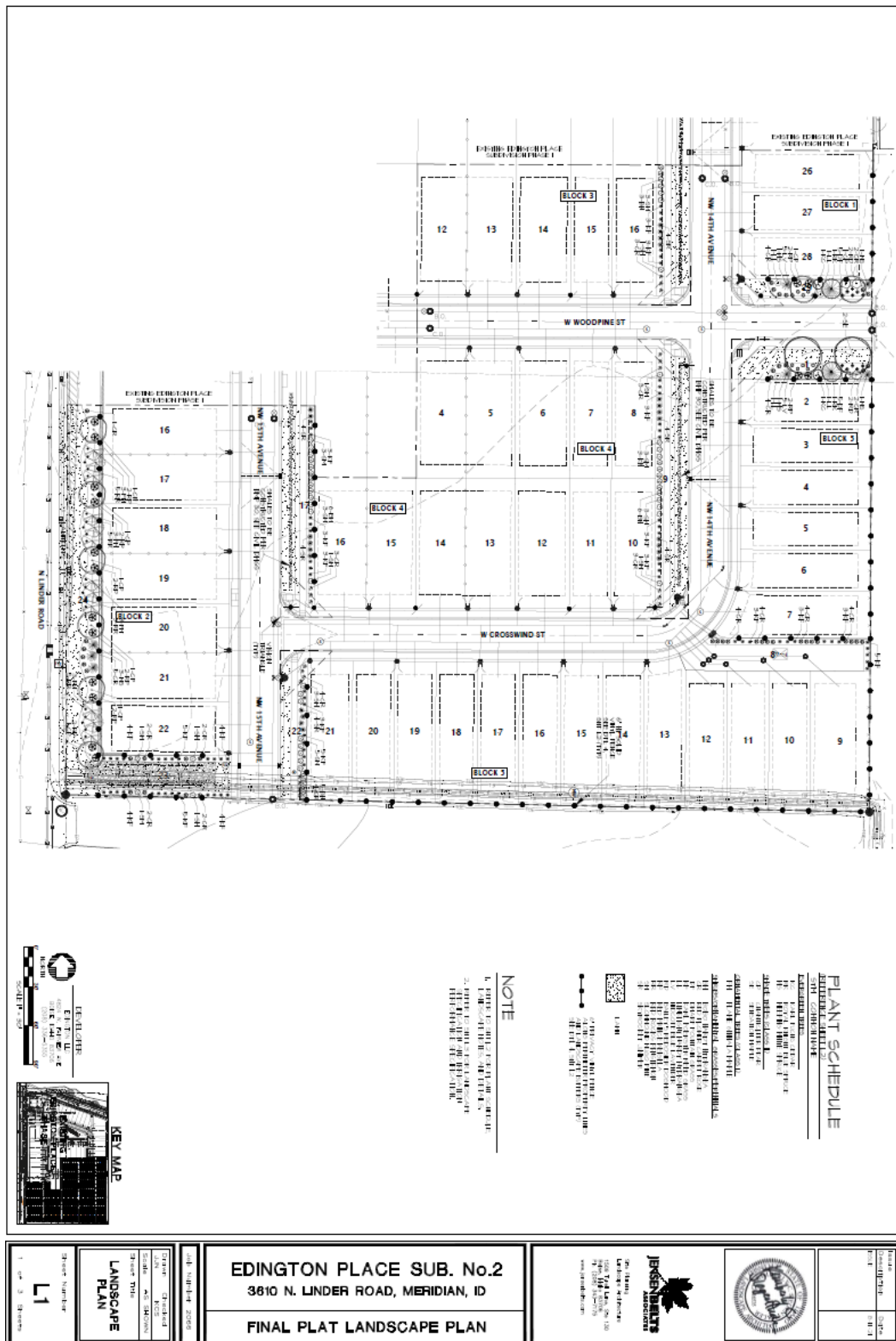
A. Preliminary Plat (dated: 1/8/2020)

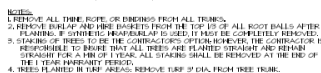


B. Final Plat (dated: 8/16/21)



C. Landscape Plan (dated: 8/14/2020)





SYM	COMMON NAME	BIOCHEMICAL NAME	SIZE
PROTEINASES			
1	TRYPSIN (EC 3.4.21.4)	TRYPSIN (TRYPSINOGEN + H ₂ O → TRYPSIN)	24,500 DALTONS
2	CHYMOTRYPSIN (EC 3.4.21.1)	CHYMOTRYPSIN (CHYMOTRYPSINOGEN + H ₂ O → CHYMOTRYPSIN)	24,500 DALTONS
3	ELASTASE (EC 3.4.21.3)	ELASTASE (ELASTINOGEN + H ₂ O → ELASTASE)	24,500 DALTONS
AMYLASES			
4	AMYLOGLUCOSIDASE (EC 3.2.1.3)	AMYLOGLUCOSIDASE (AMYLUM + H ₂ O → GLUCOSE)	24,500 DALTONS
5	CHYLOMICRON LIPASE (EC 3.1.1.3)	CHYLOMICRON LIPASE (CHYLOMICRONS + H ₂ O → GLYCEROL + FATTY ACIDS)	24,500 DALTONS
PHOSPHOLIPASES			
6	PHOSPHOLIPASE A ₂ (EC 3.1.1.4)	PHOSPHOLIPASE A ₂ (PHOSPHOLIPIDS + H ₂ O → GLYCEROL + FATTY ACIDS)	24,500 DALTONS
PHOSPHATASES			
7	PHOSPHATASE (EC 3.1.3.1)	PHOSPHATASE (PHOSPHATES + H ₂ O → PHOSPHATE + H ₂)	24,500 DALTONS
AMINO ACID OXIDOREDUCTASES			
8	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.1)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
9	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.2)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
10	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.3)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
11	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.4)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
12	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.5)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
13	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.6)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
14	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.7)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
15	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.8)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
16	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.9)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
17	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.10)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
18	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.11)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
19	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.12)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
20	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.13)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
21	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.14)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
22	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.15)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
23	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.16)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
24	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.17)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
25	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.18)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
26	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.19)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
27	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.20)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
28	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.21)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
29	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.22)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
30	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.23)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
31	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.24)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
32	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.25)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
33	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.26)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
34	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.27)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
35	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.28)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
36	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.29)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
37	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.30)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
38	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.31)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
39	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.32)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H ₂)	24,500 DALTONS
40	AMINO ACID OXIDOREDUCTASE (EC 1.1.1.33)	AMINO ACID OXIDOREDUCTASE (AMINO ACIDS + H ₂ O → AMINO ACIDS + H	



VERY LARGE PERIMETER PROPERTY
[LINE] (TYPE)
SEE CH. 4, THIS SUB.

[illegible]

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
BILMERE ROAD	25'	300' / 25' =	4 TREES	21 TREES
COMMON OPEN SPACE		14,750 SF / 6000 =	2 TREES	12 TREES
TOTAL NUMBER OF TREES:			6 TREES	33 TREES

DEVELOPER
EDGTON LLC
4824 W. F-BRIER AVE.
BOHE, IDAHO 83721
(208) 336-5355



JENSEN BELTS ASSOCIATES

Site Planning
Landscape Architecture

1500 Tyrell Lane, Ste 130
Bellevue, Idaho 83706
Ph: (208) 343-7175
www.jensenbelts.com

EDINGTON PLACE SUB. No.2
3610 N. LINDER ROAD, MERIDIAN, ID

FINAL PLAT LANDSCAPE PLAN

Job Number 2066

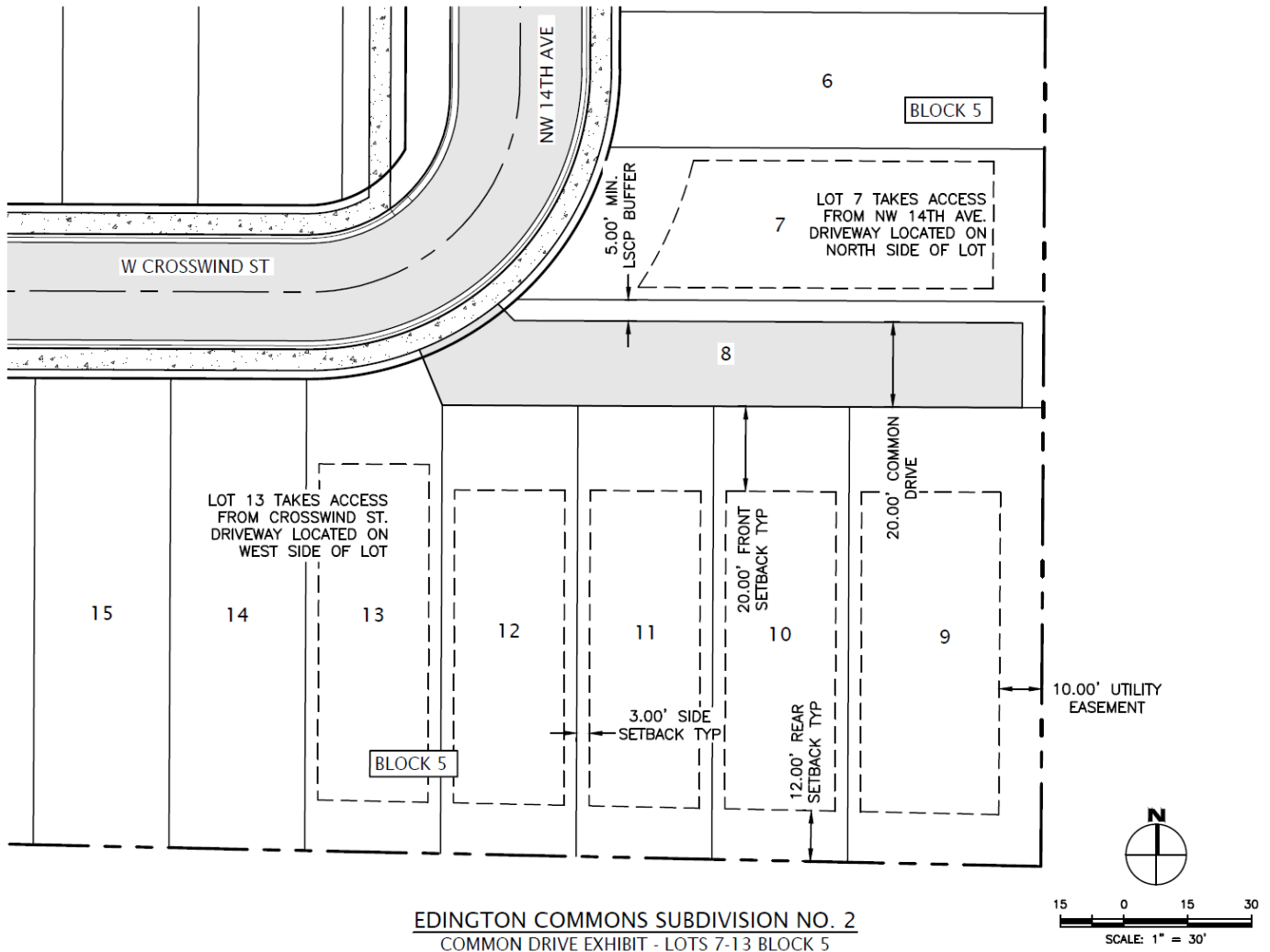
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LANDSCAPE PLAN	

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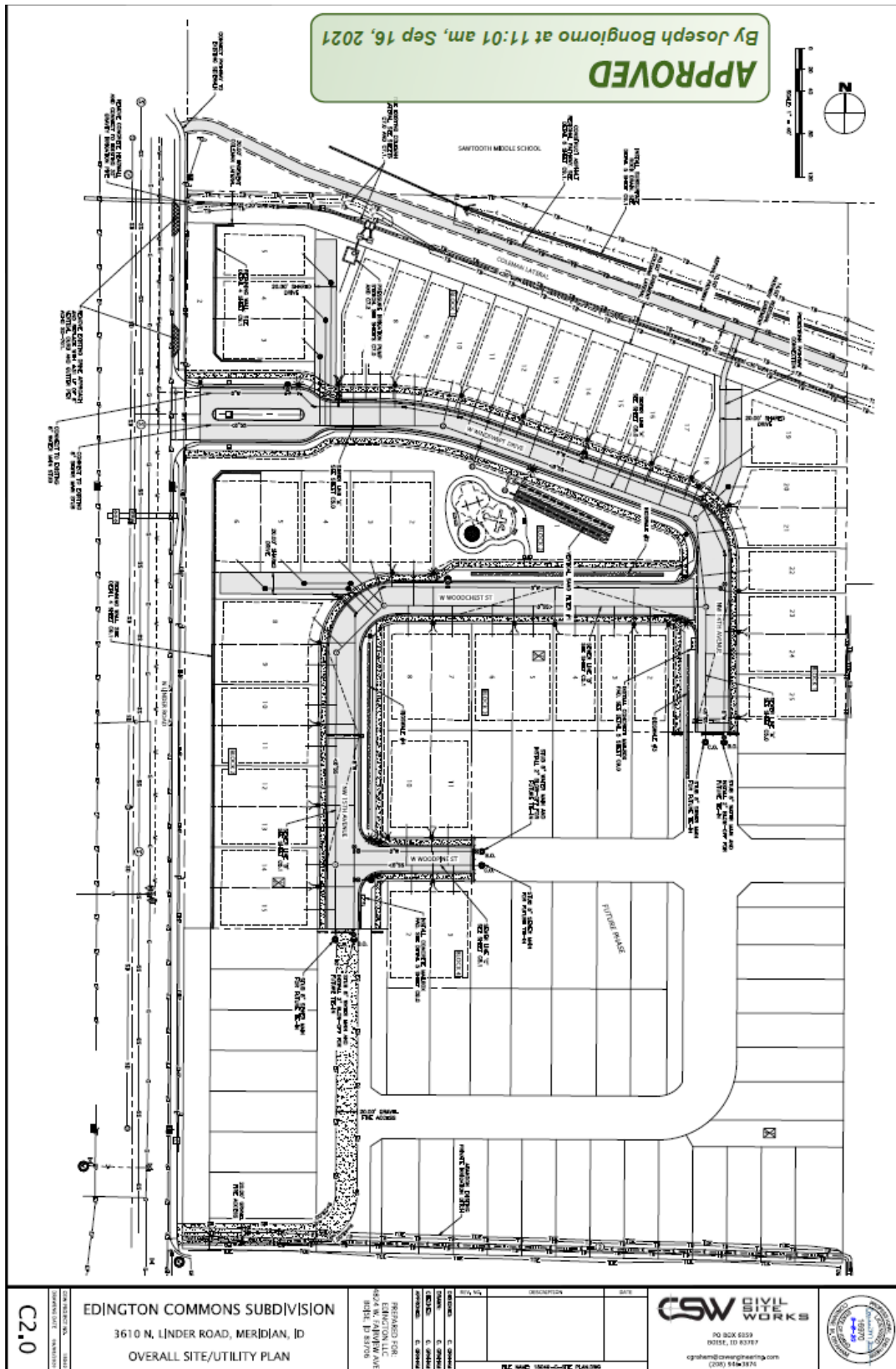
L2

2 of 3 Sheets

D. Common Driveway Exhibit



E. Emergency Fire Access Plan



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. #2020-044056) and preliminary plat (H-2019-0109) 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 (by July 15, 2023); 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 Sawtooth Land Surveying, LLC, stamped by Kevin M. Borah, dated: 8/16/2021, included in Section V.B shall be revised as follows:

Plat Notes:

- a. Note #7: Include the recorded instrument number of the ACHD license agreement.
- b. Note #8: Include in the note that the lot is encompassed by a perpetual ingress/egress easement benefitting Lots 9-12, Block 5.
- c. Note #13: Include the recorded instrument number of the ACHD sidewalk easement.
- d. Note #15: Correct plural references to the common driveway (there is only one).

Legend:

- e. Include recorded instrument number of the ACHD sidewalk easement.

A copy of the revised plat shall be submitted for City Engineer signature.

5. The landscape plan prepared by Jensen Belts Assoc., dated 08/14/2020, included in Section V.C, shall be revised as follows:
 - a. Include the linear feet of parkways and required & provided trees in the calculations table on Sheet L2 of the landscape plan that demonstrate compliance with the standards listed in UDC 11-3B-7C.
 - b. Include landscaping adjacent to the pathway on Lot 23, Block 2 in accord with the standards listed in UDC 11-3B-12C per preliminary plat condition #3f. *If trees aren't allowed within the drainage easement, the lot should be widened a minimum of 5 feet to accommodate the required trees and shrubs.*
6. Construction of the common driveway on Lot 8, Block 5 shall comply with the standards listed in UDC 11-6C-3D. The lots accessed via the common driveway (i.e. Lots 9-12, Block 5) shall have setbacks consistent with that shown on the exhibit in Section V.D.
7. All single-family attached structures shall comply with the design standards listed in the Architectural Standards Manual. An application for Design Review shall be submitted and approved for all attached dwellings prior to submittal of building permit applications.
8. All homes along the west perimeter boundary of the development adjacent to N. Linder Rd. (i.e. Lots 16-22, Block 2) shall be restricted to a single-story in height per the Development Agreement.

9. Provide address signage at the entrance to the common driveway on Lot 8, Block 5 at the public street for homes accessed by the common driveway for emergency wayfinding purposes; and sign the common driveway with “No Parking – Fire Lane” signs as set forth in IFC D103.6 Signs.
10. 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.
11. All fencing shall comply with the standards of UDC 11-3A-7C.
12. Emergency access shall be provided in accord with the emergency fire access plan shown in Section V.E.
13. All single-family attached structures shall comply with the design standards listed in the Architectural Standards Manual. An application for Design Review shall be submitted and approved for all attached dwellings *prior* to submittal of building permit applications.
14. 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. Common driveways with 4 or more lots need to have a private sewer line that will be the responsibility of the HOA to maintain. A manhole in the common driveway located at the property boundary is required with a lid that says “Private”

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 (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.
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.