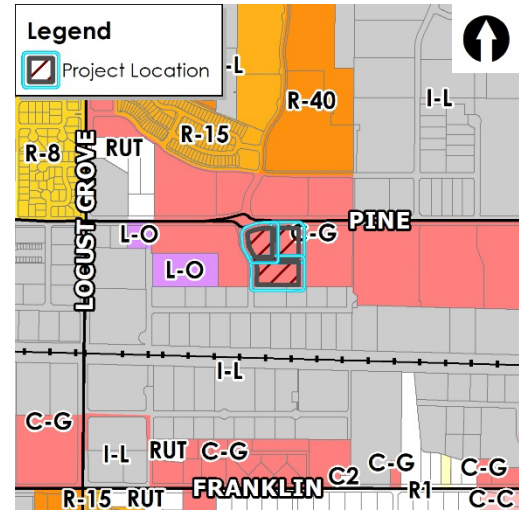


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 9/13/2022
TO: Mayor & City Council
FROM: Joseph Dodson, Associate Planner
208-884-5533
SUBJECT: FP-2022-0018
Summertown Subdivision FP
LOCATION: 3104 N. Venable Lane, the southeast corner of N. Venable and W. Ustick, in the NW 1/4 of the NE 1/4 of Section 1, Township 3N, Range 1E.



I. PROJECT DESCRIPTION

Final Plat consisting of 26 total lots (14 multi-family building lots, 9 detached single-family lots, and 3 common lots on approximately 13.8 acres in the TN-R zoning district, by Kent Brown Planning.

II. APPLICANT INFORMATION

A. Owner:

Shannon Robinett, Summertown LLC – 3277 E. Louse Drive, Suite 375, Meridian, ID 83642

B. Applicant Representative:

Kent Brown, Kent Brown Planning – 3161 E. Springwood Drive, Meridian, ID 83642

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2022-0005) as required by UDC 11-6B-3C.2. The submitted plat includes the same number of buildable lots for the subject plat as was approved with the preliminary plat. Furthermore, the submitted final plat depicts the required street buffers and the same amount of common open space as previously approved.

Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

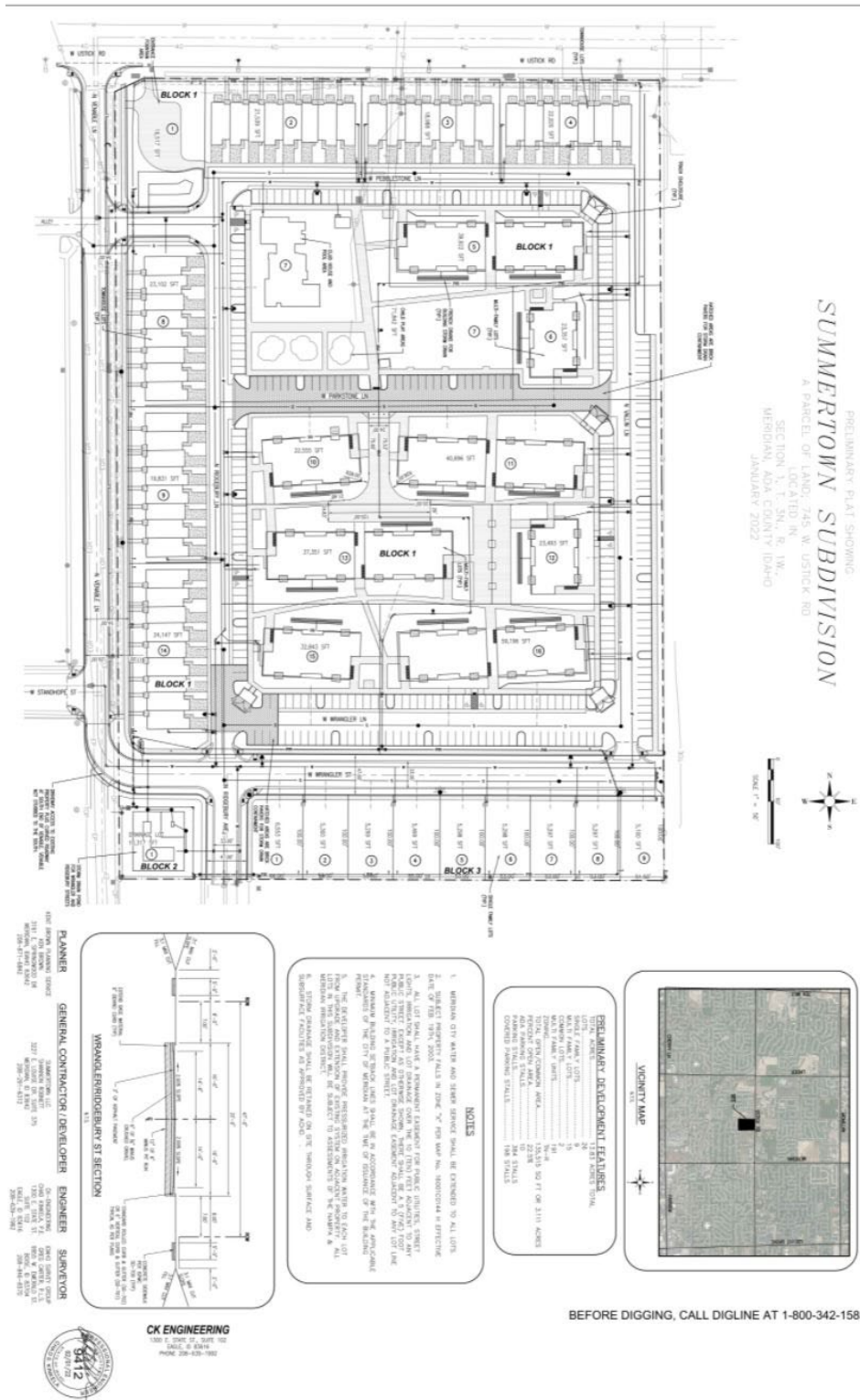
IV. DECISION

A. Staff:

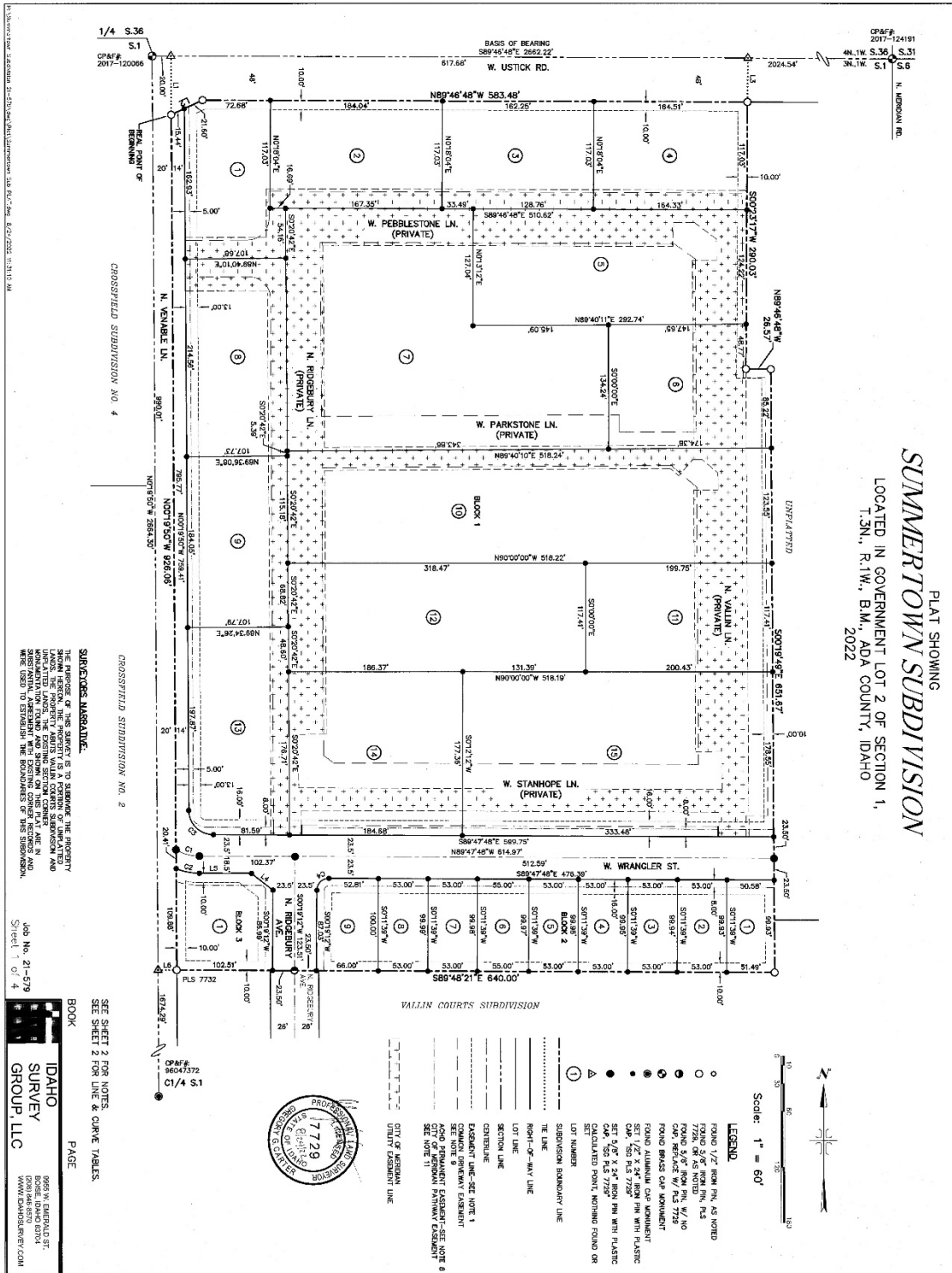
Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

V. EXHIBITS

A. Preliminary Plat (date: 2/1/2022)



B. Final Plat (date: 8/24/2022)



SUMMERTOWN SUBDIVISION

NOTES:

1. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, PRESSURE IRRIGATION EASEMENT AS DIMENSIONED HEREON.
2. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
4. A TEN (10) FOOT WIDE PROPERTY DRAINAGE, PRESSURE IRRIGATION AND PUBLIC UTILITY EASEMENT IS HEREBY DESIGNATED ALONG SUBDIVISION BOUNDARY LINES AS DIMENSIONED HEREON.
5. MAINTENANCE OF ANY IRRIGATION OR IRRIGATION DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSIGNED BY AN IRRIGATION/DRAINAGE DISTRICT. (THIS NOTE IS TYPICALLY ONLY SEEN ON MORMON PLATS).
6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT. ALL LOT, PARCEL, AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE ZONING ORDINANCE.
7. DIRECT LOT ACCESS TO AN UST/OC ROAD AND IN VENABLE LN. IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT.
8. A/C/O PERMANENT EASEMENT INST. NO.
9. ALL LOTS IN BLOCK 1 SHALL TAKE ACCESS FROM A COMMON DRIVEWAY EASEMENT AS PROVIDED FOR IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THIS SUBDIVISION.
10. A/C/O TEMPORARY LICENSE AGREEMENT INST. NO.
11. CITY OF MERRIMAN PATHWAY EASEMENT INST. NO.
12. FIRST AMENDED MASTER PERENNIAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-10325A.
13. A TEN (10) FOOT WIDE LANDSCAPE BUFFER AS REQUIRED BY CITY OF MERRIMAN UNIFIED DEVELOPMENT CODE 11-38-7C.

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	26.29'	50.00'	30°07'48"	S74°43'54"E	25.99'
C2	25.50'	68.50'	22°00'51"	S78°47'22"E	25.39'
C3	41.38'	26.50'	88°27'58"	S45°05'49"E	37.50'
C4	20.39'	15.00'	89°53'00"	S45°05'42"W	18.57'

Line Table		
Line	Bearing	Length
L1	N0°01'07"W	83.94'
L2	N64°44'16"E	37.04'
L3	S00°23'17"W	48.00'
L4	N51°40'40"W	28.27'
L5	S89°47'48"E	55.72'
L6	S89°48'21"E	28.00'

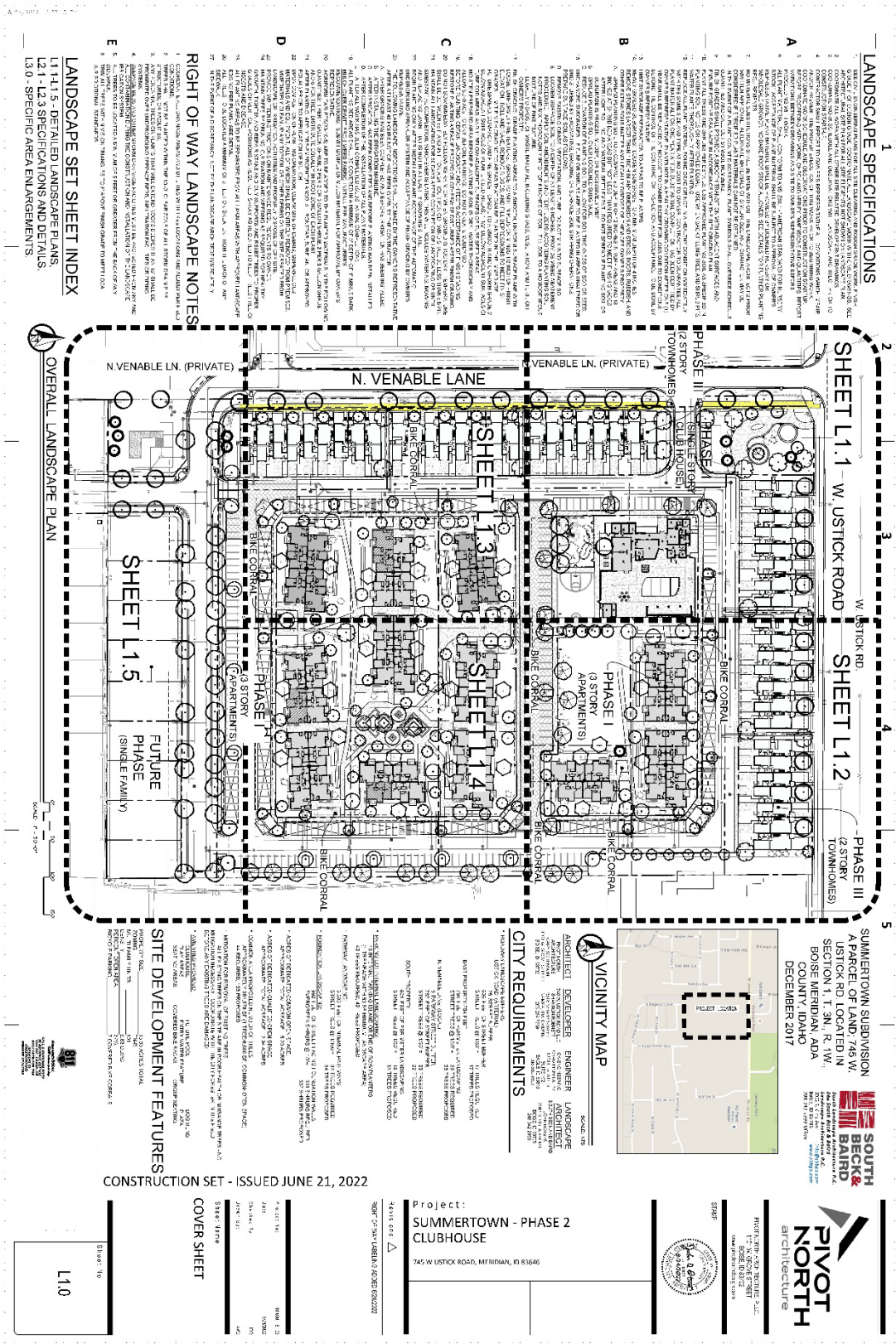


SEE SHEET 2 FOR NOTES.
SEE SHEET 2 FOR LINE & CURVE TABLES.

BOOK PAGE

	IDAHO SURVEY GROUP, LLC	8854 W. EMERALD ST. SUITE 10100, BOYD (208) 646-8570 WWW.IDAHOSURVEY.COM
	Job No. 21-579 Sheet 2 of 4	

C. Landscape Plans (date: 8/24/2022)



LANDSCAPE SPECIFICATIONS

- 1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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- 30. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

RIGHT OF WAY LANDSCAPE NOTES

- 1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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LANDSCAPE SET SHEET INDEX

- L1.1 - 5 - DETAILED LANDSCAPE PLANS
- L2.1 - L2.3 - SPECIFICATIONS AND DETAILS
- L3.0 - SPECIFIC AREA ENLARGEMENTS

VICINITY MAP

SUMMERTOWN SUBDIVISION
A PARCEL OF LAND, 745 W.
USTICK ROAD, LOCATED IN
SECTION 4, T. 3N, R. 1W,
BOISE MERIDIAN, ADA
COUNTY, IDAHO
DECEMBER 2017

CITY REQUIREMENTS

ARCHITECT: DEVELOPER: ENGINEER: LANDSCAPE ARCHITECT: **SOUTH BECK & BAIRD**

PROJECT NO. 2017-001

DATE: 8/24/2022

SITE DEVELOPMENT FEATURES

- IRRIGATION SYSTEM
- LIGHTING
- SIGNAGE
- FURNITURE
- BIKE CORRAL
- TRASH ENCLOSURE
- UTILITY ENCLOSURE
- SECURITY ENCLOSURE
- WALKWAY
- DRIVEWAY
- SIDEWALK
- CURB
- GROUND COVER
- MULCH
- SOIL
- FERTILIZER
- PESTICIDES
- WATERING SCHEDULE
- MAINTENANCE SCHEDULE
- PLANTING SCHEDULE
- PLANTING QUANTITIES
- PLANTING SPECIFICATIONS
- PLANTING NOTES
- PLANTING DETAILS
- PLANTING ENLARGEMENTS
- PLANTING SPECIFICATIONS
- PLANTING NOTES
- PLANTING DETAILS
- PLANTING ENLARGEMENTS

CONSTRUCTION SET - ISSUED JUNE 21, 2022

COVER SHEET

Sheet: 16

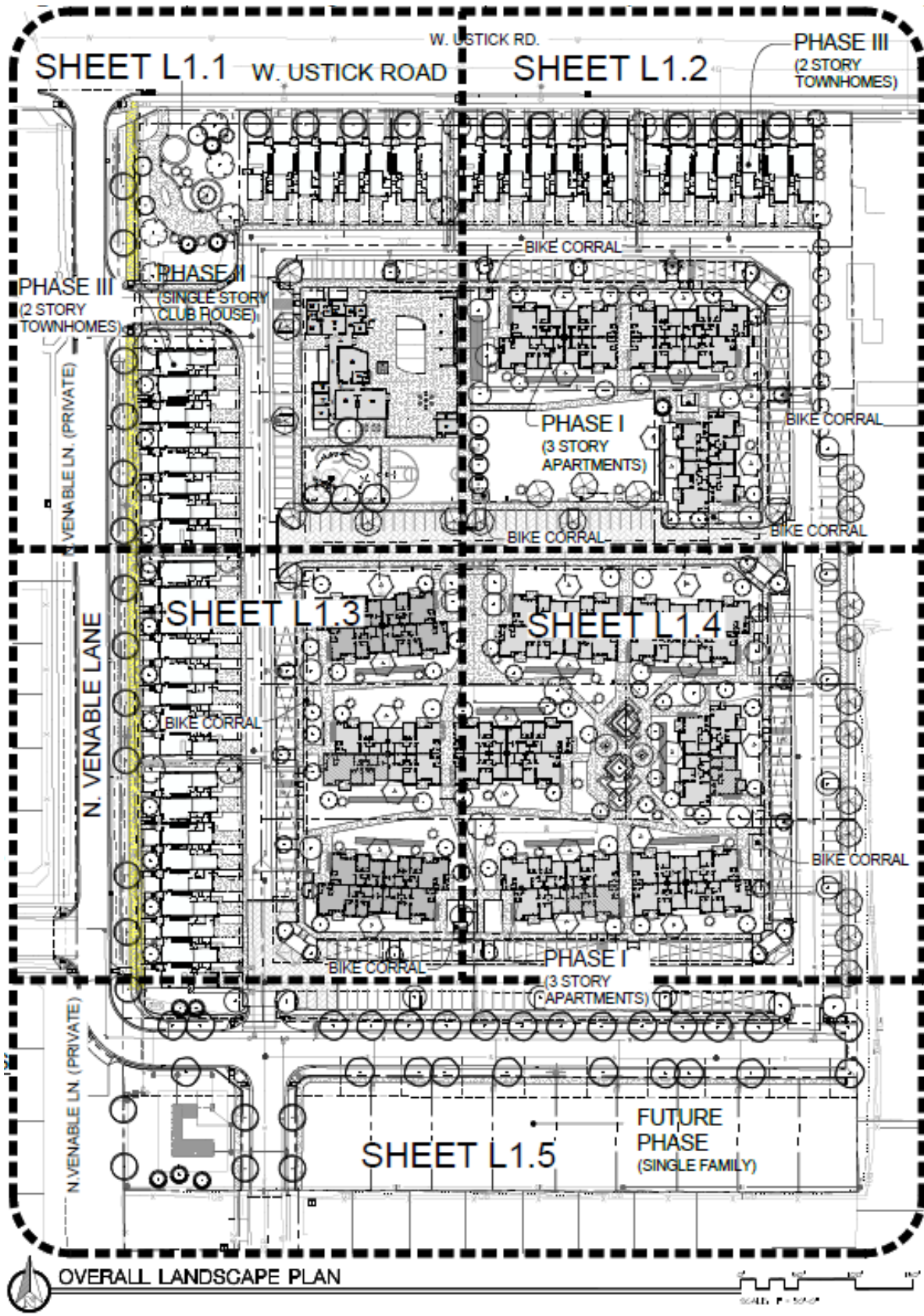
L1.0

PIVOT NORTH architecture

117 N. GARDEN STREET
BOISE, IDAHO 83701
PHONE: 208.333.8888
WWW.PIVOTNORTHARCHITECTURE.COM

Project:
SUMMERTOWN - PHASE 2 CLUBHOUSE
745 W USTICK ROAD, MERIDIAN, ID 83646

DATE: 8/24/2022



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development: H-2017-0142 (AZ, DA Inst. #2019-015427); A-2019-0118 (CZC & DES); A-2021-0025 (CZC & DES renewal); and H-2022-0005 (Preliminary Plat).
2. The applicant shall obtain the City Engineer's signature on the final plat by May 18, 2024, within two (2) years of the date of approval of the preliminary plat (May 18, 2022), in accord with 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 Idaho Survey Group, stamped on 08/24/22 by Gregory C. Carter, is approved with the following conditions to be completed at the time of Final Plat Signature:
 - a. Correct plat note numbering to be accurately sequential;
 - b. Correct Landscape Buffer note to state that the remaining buffer area is located with ACHD right-of-way;
 - c. Correct note #9 to state "Private Street" easement instead of a common drive easement.
5. The submitted landscape plans, as shown in Section V.C, prepared by South, Beck & Baird, dated 8/24/22, is approved as submitted.
6. 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 of Approval

1. When submitting sewer & water easements make sure that there is a min of 10 feet from sewer main to edge of the easement.
2. A streetlight plan will need to be submitted for the development. Type 1 streetlights along Ustick Road.

General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. 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. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
3. 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-foot wide for a single utility, or 30-foot 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 development plan approval.

4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C). 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 receiving development plan approval.
5. All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
6. 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.
7. 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.
8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
9. Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
10. A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
11. 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.
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. 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.
17. The design 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.

18. 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.
19. 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.
20. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
21. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse 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 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.
22. 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, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate 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.