

DEVELOPMENT AGREEMENT

- PARTIES:**
1. **City of Meridian**
 2. **Linder Holdings, LLC, Owner/Developer**
 3. **Colleen K. Kelly, Owner**
 4. **C. Brent Jackson, Owner**

THIS DEVELOPMENT AGREEMENT (this Agreement), is made and entered into this _____ day of _____, 2024, by and between **City of Meridian**, a municipal corporation of the State of Idaho, hereafter called CITY, whose address is 33 E. Broadway Avenue, Meridian, Idaho 83642, and **Linder Holdings, LLC**, whose address is 4101 N. Thanksgiving Way, Ste. 420, Lehi, Utah 84043, hereinafter called OWNER/DEVELOPER; and **Colleen K. Kelly**, whose address is 3801 S. Linder Road, Meridian, Idaho 83642, hereinafter called OWNER; and **C. Brent Jackson**, whose address is 3605 S. Linder Road, Meridian Idaho 83642, hereinafter called OWNER.

1. RECITALS:

- 1.1 **WHEREAS**, Owners are the sole owners, in law and/or equity, of certain tracts of land in the County of Ada, State of Idaho, described in Exhibit “A”, which is attached hereto and by this reference incorporated herein as if set forth in full, herein after referred to as the Property; and
- 1.2 **WHEREAS**, Idaho Code § 67-6511A provides that cities may, by ordinance, require or permit as a condition of zoning that the Owner(s) and/or Developer make a written commitment concerning the use or development of the subject Property; and
- 1.3 **WHEREAS**, City has exercised its statutory authority by the enactment of Section 11-5B-3 of the Unified Development Code (“UDC”), which authorizes development agreements upon the annexation and/or re-zoning of land; and
- 1.4 **WHEREAS**, Owner(s)/Developer have submitted an application for annexation and zoning of 123.28 acres of land with a request for the R-2 (11.91 acres) (Low-Density Residential), R-4 (89.55 acres) (Medium Low-Density Residential), and R-8 (21.82 acres) (Medium-Density Residential) zoning districts on the property as shown in Exhibit “A” under the Unified Development Code, which generally describes how the Property will be developed and what improvements will be made; and
- 1.5 **WHEREAS**, Owner(s)/Developer made representations at the public hearings before Planning and Zoning Commission and the Meridian City Council as to how the Property will be developed and what improvements will be made; and
- 1.6 **WHEREAS**, the record of the proceedings for requested rezoning held before Planning and Zoning Commission and the City Council includes responses of

government subdivisions providing services within the City of Meridian planning jurisdiction and includes further testimony and comment; and

- 1.7 **WHEREAS**, on the 11th day of June, 2024, the Meridian City Council approved certain Findings of Fact and Conclusions of Law and Decision and Order (“Findings”), which have been incorporated into this Agreement and attached as Exhibit “B”; and
- 1.8 **WHEREAS**, the Findings require the Owner(s)/Developer to enter into a Development Agreement before the City Council takes final action on final plat; and
- 1.9 **WHEREAS**, Owner(s)/Developer deem it to be in its best interest to be able to enter into this Agreement and acknowledges that this Agreement was entered into voluntarily and at its urging and request; and
- 1.10 **WHEREAS**, City requires the Owner(s)/Developer to enter into a development agreement for the purpose of ensuring the Property is developed and the subsequent use of the Property is in accordance with the terms and conditions of this Agreement, herein being established as a result of evidence received by the City in the proceedings for zoning designation from government subdivisions providing services within the planning jurisdiction and from affected property owners and to ensure zoning designation is in accordance with the amended Comprehensive Plan of the City of Meridian on December 19, 2019, Resolution No. 19-2179, and the UDC, Title 11.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

2. **INCORPORATION OF RECITALS:** That the above recitals are contractual and binding and are incorporated herein as if set forth in full.

3. **DEFINITIONS:** For all purposes of this Agreement the following words, terms, and phrases herein contained in this section shall be defined and interpreted as herein provided for, unless the clear context of the presentation of the same requires otherwise:

- 3.1 **CITY:** means and refers to the **City of Meridian**, a party to this Agreement, which is a municipal corporation and government subdivision of the state of Idaho, organized and existing by virtue of law of the State of Idaho, whose address is 33 East Broadway Avenue, Meridian, Idaho 83642.
- 3.2 **OWNER/DEVELOPER:** means and refers to **Linder Holdings, LLC**, whose address is 4101 N. Thanksgiving Way, Ste. 420, Lehi, Utah 84043, hereinafter called OWNER/DEVELOPER, the party that owns a portion of said property and is developing said Property and shall include any subsequent owner(s)/developer(s) of the Property.
- 3.3 **OWNER:** means and refers to **Colleen K. Kelly**, whose address is 3801 S. Linder Rd., Meridian, Idaho 83642, hereinafter called OWNER, the party that

owns a portion of said property and shall include any subsequent owner(s) of the Property.

3.4 **OWNER:** means and refers to **C. Brent Jackson**, whose address is 3605 S. Linder Road, Meridian, Idaho 83642, hereinafter called OWNER, the party that owns a portion of said property and shall include any subsequent owner(s) of the Property.

3.5 **PROPERTY:** means and refers to those certain parcels of Property located in the County of Ada, City of Meridian as in Exhibit "A," describing parcels to be bound by this Development Agreement and attached hereto and by this reference incorporated herein as if set forth at length.

4. **USES PERMITTED BY THIS AGREEMENT:** This Agreement shall vest the right to develop the Property in accordance with the terms and conditions of this Agreement.

4.1 The uses allowed pursuant to this Agreement are only those uses allowed under the UDC.

4.2 No change in the uses specified in this Agreement shall be allowed without modification of this Agreement.

5. **CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:**

5.1. Owner/Developer shall develop the Property in accordance with the following special conditions:

a. Future development of this site shall generally comply with the development plans, including that for the holding area, submitted with this application, included in Section VIII of the Staff Report attached to the Findings of Fact and Conclusions of Law attached hereto as Exhibit "B" and the provisions contained herein.

b. Comply with the Williams Developer's Handbook for any development and/or improvements within the Williams pipeline easement.

c. The existing home at 3801 S. Linder Rd. (Parcel #R0831430025) shall be allowed to remain on well and septic until such time as the property redevelops with Phase 4 and shall not be required to connect to City water and sewer service. The existing access via S. Linder Rd. is also allowed to be retained until such time as the property redevelops. Prior to the City Engineer's signature on the Phase 4 final plat, the existing home, accessory structures and driveway via S. Linder Rd. shall be removed.

d. The existing home at 3605 S. Linder Rd. (Parcel #S1226110575) shall disconnect from the existing well and septic system and connect to City water and sewer service within 60 days of it becoming available as set forth in MCC 9-1-4 and 9-4-8. The well may be used for irrigation purposes. The driveway via S. Linder Rd. shall be removed and access shall be taken internally from within the subdivision.

- e. A 10-foot-wide detached sidewalk/multiuse pathway shall be provided within the required street buffers along all collector and arterial streets within and abutting the site.
- f. The holding area at the southwest corner of the site, depicted as Lot 11, Block 7 on the preliminary plat, shall be re-subdivided prior to issuance of any building permits for that lot and shall only be developed when municipal water and sewer service are available to the site.
- g. A standard bus stop (size small) with a concrete pad 10' x 10' shall be provided along N. Linder Rd., just south of E. Pivot Dr., as requested by Valley Regional Transit (VRT). The purpose of the pad is to provide an ADA compliance boarding/alighting area. The pad will allow VRT to schedule a stop there as part of future route planning and place signage and a bench onsite.
- h. The use of common open space and site amenities shall be shared throughout the development, including the property in the holding area, which is proposed to be re-subdivided in the future.
- i. The rear and/or sides of 2-story homes on lots that face collector (S. Farmyard Ave. & E. Holstein Dr.) and arterial (W. Victory Rd. & S. Linder Rd.) streets shall incorporate articulation through changes in two or more of the following: modulation (e.g., projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public streets. *Single-story homes are exempt from this requirement.*

6. **APPROVAL PERIOD:** If this Agreement has not been fully executed within six (6) months after the date of the Findings, the City may, at its sole discretion, declare the Agreement null and void.

7. **DEFAULT/CONSENT TO DE-ANNEXATION AND REVERSAL OF ZONING DESIGNATION:**

- 7.1 **Acts of Default.** In the event Owner(s)/Developer, or Owner(s)/Developer's heirs, successors, assigns, or subsequent owners of the Property or any other person acquiring an interest in the Property, fail to faithfully comply with all of the terms and conditions included in this Agreement in connection with the Property, this Agreement may be terminated by the City upon compliance with the requirements of the Zoning Ordinance.
- 7.2 **Notice and Cure Period.** In the event of Owner(s)/Developer's default of this agreement, Owner(s)/Developer shall have thirty (30) days from receipt of written notice from City to initiate commencement of action to correct the breach and cure the default, which action must be prosecuted with diligence and completed within one hundred eighty (180) days; provided, however, that in the case of any such default that cannot with diligence be cured within such one hundred eighty (180) day period, then the time allowed to cure such failure may be extended for such period as may be necessary to complete the curing of the same with diligence and continuity.

- 7.3 **Remedies.** In the event of default by Owner(s)/Developer that is not cured after notice from City as described in Section 7.2, City shall, upon satisfaction of the notice and hearing procedures set forth in Idaho Code section 67-6511A, have the right, but not a duty, to de-annex all or a portion of the Property, reverse the zoning designations described herein, and terminate City services to the de-annexed Property, including water service and/or sewer service. Further, City shall have the right to file an action at law or in equity to enforce the provisions of this Agreement. Because the covenants, agreements, conditions, and obligations contained herein are unique to the Property and integral to City's decision to annex and/or re-zone the Property, City and Owner(s)/Developer stipulate that specific performance is an appropriate, but not exclusive, remedy in the event of default. Owner(s)/Developer reserve all rights to contest whether a default has occurred.
- 7.4 **Choice of Law and Venue.** This Agreement and the rights of the parties hereto shall be governed by and construed in accordance with the laws of the State of Idaho, including all matters of construction, validity, performance, and enforcement. Any action brought by any party hereto shall be brought within Ada County, Idaho.
- 7.5 **Delay.** In the event the performance of any covenant to be performed hereunder by either Owner(s)/Developer or City is delayed for causes that are beyond the reasonable control of the party responsible for such performance, which shall include, without limitation, acts of civil disobedience, strikes or similar causes, the time for such performance shall be extended by the amount of time of such delay.
- 7.6 **Waiver.** A waiver by City of any default by Owner(s)/Developer of any one or more of the covenants or conditions hereof shall apply solely to the default and defaults waived and shall neither bar any other rights or remedies of City nor apply to any subsequent default of any such or other covenants and conditions.
8. **INSPECTION:** Owner(s)/Developer shall, immediately upon completion of any portion or the entirety of said development of the Property as required by this Agreement or by City ordinance or policy, notify the City Engineer and request the City Engineer's inspections and written approval of such completed improvements or portion thereof in accordance with the terms and conditions of this Agreement and all other ordinances of the City that apply to said Property.
9. **REQUIREMENT FOR RECORDATION:** City shall record this Agreement, including all of the Exhibits, and submit proof of such recording to Owner(s)/Developer, prior to the third reading of the Meridian Zoning Ordinance in connection with the rezoning of the Property by the City Council. If for any reason after such recordation, the City Council fails to adopt the ordinance in connection with the annexation and zoning of the Property contemplated hereby, the City shall execute and record an appropriate instrument of release of this Agreement.
10. **ZONING:** City shall, following recordation of the duly approved Agreement, enact a valid and binding ordinance zoning the Property as specified herein.
11. **SURETY OF PERFORMANCE:** The City may also require surety bonds, irrevocable letters of credit, cash deposits, certified check or negotiable bonds, as allowed under the

UDC, to insure the installation of required improvements, which the Owner(s)/Developer agree to provide, if required by the City.

12. **CERTIFICATE OF OCCUPANCY:** No Certificates of Occupancy shall be issued in any phase in which the improvements have not been installed, completed, and accepted by the City, or sufficient surety of performance is provided by Owner(s)/Developer to the City in accordance with Paragraph 11 above.

13. **ABIDE BY ALL CITY ORDINANCES:** That Owner(s)/Developer agree to abide by all ordinances of the City of Meridian unless otherwise provided by this Agreement.

14. **NOTICES:** Any notice desired by the parties and/or required by this Agreement shall be deemed delivered if and when personally delivered or three (3) days after deposit in the United States Mail, registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

CITY:	with copy to:
City Clerk	City Attorney
City of Meridian	City of Meridian
33 E. Broadway Ave.	33 E. Broadway Avenue
Meridian, Idaho 83642	Meridian, Idaho 83642

OWNER/DEVELOPER:
Linder Holdings, LLC
4101 N. Thanksgiving Way, Ste. 420
Lehi, UT 84043

OWNER:
Colleen K. Kelly
3801 S. Linder Rd.
Meridian, ID 83642

OWNER:
C. Brent Jackson
3605 S. Linder Rd.
Meridian, ID 83642

14.1 A party shall have the right to change its address by delivering to the other party a written notification thereof in accordance with the requirements of this section.

15. **ATTORNEY FEES:** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney's fees as determined by a Court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

16. **TIME IS OF THE ESSENCE:** The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the other party so failing to perform.

17. **BINDING UPON SUCCESSORS:** This Agreement shall be binding upon and inure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including City's corporate authorities and their successors in office. This Agreement shall be binding on the Owner(s)/Developer, each subsequent owner and any other person acquiring an interest in the Property. Nothing herein shall in any way prevent sale or alienation of the Property, or portions thereof, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed. City agrees, upon written request(s) and/or Developer, to execute appropriate and

recordable evidence of termination of this Agreement if City, in its sole and reasonable discretion, had determined that Owner(s) and/or Developer have fully performed their obligations under this Agreement.

18. **INVALID PROVISION:** If any provision of this Agreement is held not valid by a court of competent jurisdiction, such provision shall be deemed to be excised from this Agreement and the invalidity thereof shall not affect any of the other provisions contained herein.

19. **DUTY TO ACT REASONABLY:** Unless otherwise expressly provided, each party shall act reasonably in giving any consent, approval, or taking any other action under this Agreement.

20. **REMOVED PROPERTY:** The City is hereby authorized, in its sole discretion, to remove a portion of the Property (“Removed Property”) from this Agreement at any time, provided that the City and the owner of the Removed Property concurrently enter into a modified development agreement governing the development and use of the Removed Property. The remaining portion of the Property, which has not been removed from this Agreement as described above, shall continue to be bound by the terms of this Agreement.

21. **COOPERATION OF THE PARTIES:** In the event of any legal or equitable action or other proceeding instituted by any third party (including a governmental entity or official) challenging the validity of any provision in this Agreement, the parties agree to cooperate in defending such action or proceeding.

22. **FINAL AGREEMENT:** This Agreement sets forth all promises, inducements, agreements, condition and understandings between Owner(s)/Developer and City relative to the subject matter hereof, and there are no promises, agreements, conditions or understanding, either oral or written, express or implied, between Owner(s)/Developer and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to City, to a duly adopted ordinance or resolution of City.

22.1 No condition governing the uses and/or conditions governing rezoning of the subject Property herein provided for can be modified or amended without the approval of the City Council after the City has conducted public hearing(s) in accordance with the notice provisions provided for a zoning designation and/or amendment in force at the time of the proposed amendment.

23. **EFFECTIVE DATE OF AGREEMENT:** This Agreement shall be effective on the date the Meridian City Council shall adopt the amendment to the Meridian Zoning Ordinance in connection with the annexation and zoning of the Property and execution of the Mayor and City Clerk.

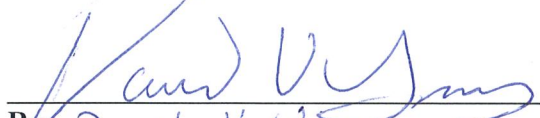
[end of text; acknowledgements, signatures and Exhibits A and B follow]

ACKNOWLEDGMENTS

IN WITNESS WHEREOF, the parties have herein executed this agreement and made it effective as hereinabove provided.

OWNER/DEVELOPER:

Linder Holdings, LLC



By: David V Young, VP of RE

STATE OF ID)

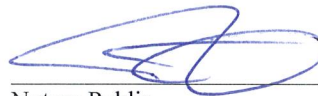
: ss:

County of ADA)

On this 6 day of August, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared David V Young, known or identified to me to be the VP of RE of **Linder Holdings, LLC** and the person who signed above and acknowledged to me that he executed the same.

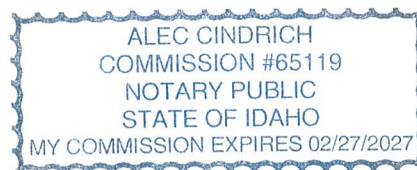
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

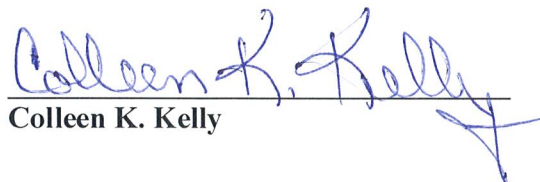


Notary Public

My Commission Expires: 2-27-27



OWNER:



Colleen K. Kelly

STATE OF ID)

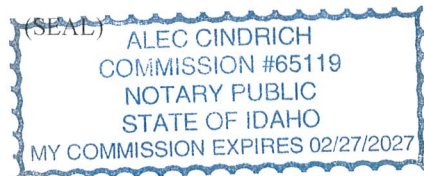
: ss:

County of ADA)

On this 15 day of October, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared **Colleen K. Kelly**, known or identified to me to be the person who signed above and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)





Notary Public

My Commission Expires: 2-27-27

OWNER:

Charles Brent Jackson
C. Brent Jackson

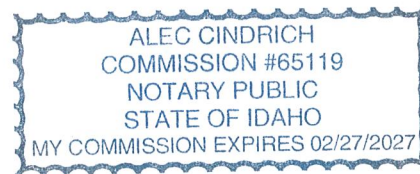
STATE OF ID)
: ss:
County of Ada)

On this 9 day of August, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared **C. Brent Jackson**, known or identified to me to be the person who signed above and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

[Signature]
Notary Public
My Commission Expires: 2-27-27



CITY OF MERIDIAN

ATTEST:

By: _____
Mayor Robert E. Simison

Chris Johnson, City Clerk

STATE OF IDAHO)
: ss:
County of Ada)

On this ____ day of _____, 2024, before me, a Notary Public, personally appeared **Robert E. Simison** and **Chris Johnson**, known or identified to me to be the Mayor and Clerk, respectively, of the **City of Meridian**, who executed the instrument or the person that executed the instrument of behalf of said City, and acknowledged to me that such City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

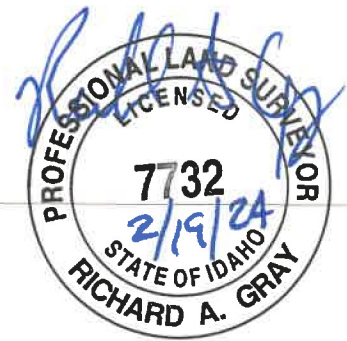
(SEAL)

Notary Public for Idaho
My Commission Expires: _____

EXHIBIT A



Client: Kimley Horn
Date: February 15, 2024
Job No.: 9519



ANNEXATION PROPERTY DESCRIPTION

A parcel of land being the W 1/2 NE 1/4 and a portion of the SE 1/4 NE 1/4 and a portion of the NE 1/4 NE 1/4 and all of Lots 1, 2 and 3 of Basslin Ridge Estates as on file in Book 64 of Plats at Page 6469 in the Office of the Recorder of Ada County, Idaho, all located in Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

BEGINNING at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Northerly boundary of said W 1/2 NE 1/4, S. 89° 06' 38" E., a distance of 1328.23 feet to the NE corner of said W 1/2 NE 1/4, (East 1/16 corner common to sections 23 and 26);

Thence along the Easterly boundary of said W 1/2 NE 1/4, S. 00° 33' 37" W., a distance of 1326.54 feet to a found 5/8-inch diameter iron pin with illegible cap marking the Northwest corner of said Basslin Ridge Estates;

Thence along the Northerly boundary of said Basslin Ridge Estates, S. 89° 08' 36" E., a distance of 798.19 feet;

Thence leaving the Northerly boundary of said Basslin Ridge Estates, N. 00° 37' 19" E., a distance of 165.10 feet;

Thence S. 89° 03' 39" E., a distance of 527.88 feet to the east boundary of said NE 1/4 NE 1/4;

Thence along the east boundary of said NE 1/4 NE 1/4, S. 00° 37' 17" W., a distance of 164.34 feet to the NE corner of said SE 1/4 NE 1/4, (North 1/16 corner common to sections 25 and 26);

Thence along the Easterly boundary line of said SE 1/4 NE 1/4, S. 00° 37' 17" W., a distance of 1325.84 feet to the SE corner of said SE 1/4 NE 1/4, (East 1/4 corner);

Thence along the Southerly boundary of said SE 1/4 NE 1/4, N. 89° 11' 36" W., a distance of 1325.93 feet to the Southeast corner of said of said SE 1/4 NE 1/4, (Center east 1/16 corner);

Thence along the Southerly boundary of the W 1/2 NE 1/4, N. 89° 10' 56" W., a distance of 1326.91 feet to a found 5/8-inch diameter iron pin with cap stamped "PLS 6901" marking the Southwest corner of said W 1/2 NE 1/4, (Center 1/4 corner);

Thence along the Westerly boundary of said W 1/2 NE 1/4, N. 00° 33' 35" E., a distance of 2655.21 feet to the POINT OF BEGINNING.

This parcel contains 123.28 acres more or less.

EXHIBIT

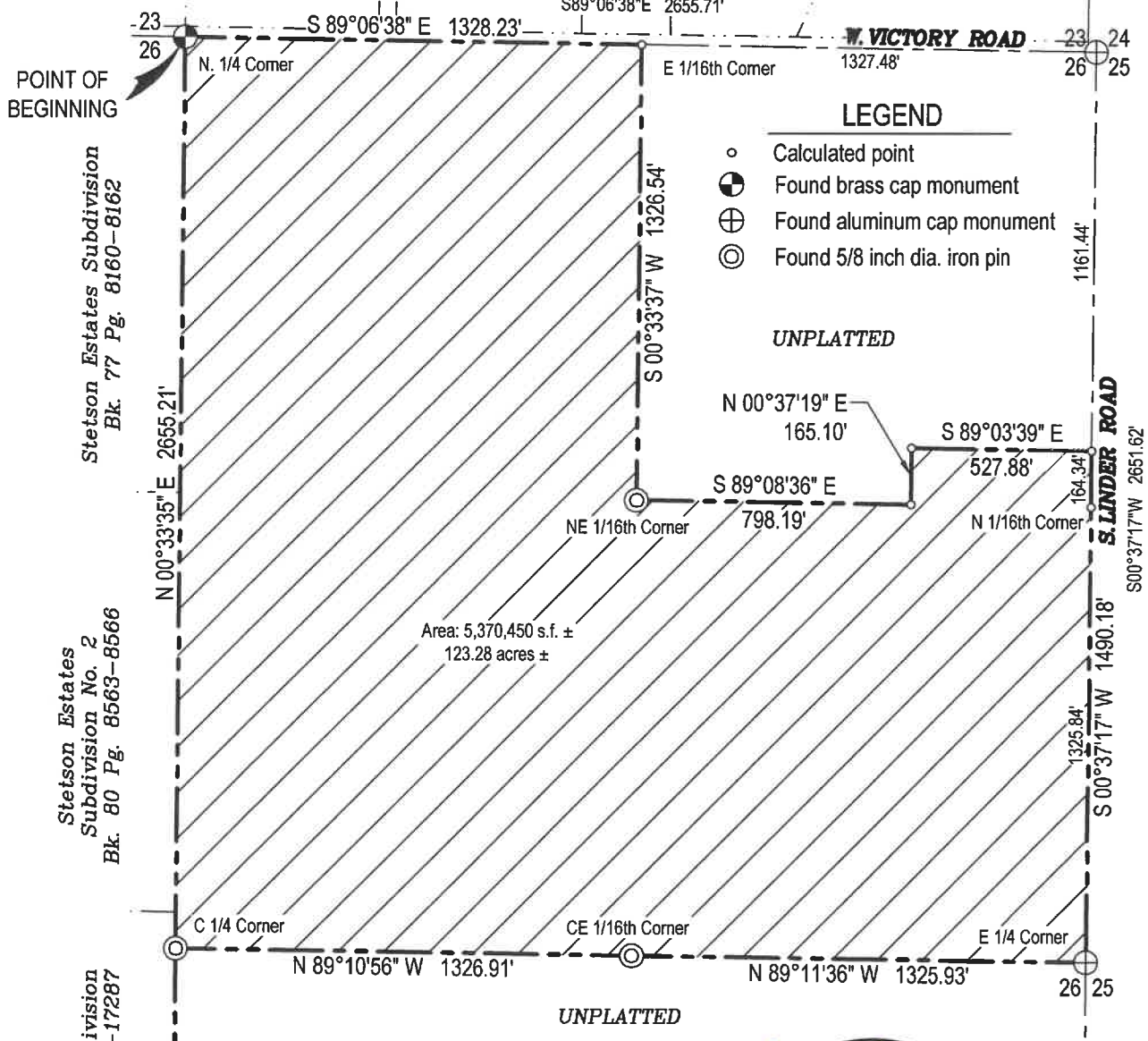
LOCATED IN THE NE 1/4 OF SECTION 26, T. 3 N., R. 1 W., B.M.,
ADA COUNTY, IDAHO

2024

White Mountain
Ranch Subdivision
Bk. 58 Pg.
5615-5616

Majestic View Subdivision
Bk. 61 Pg. 6110-6111

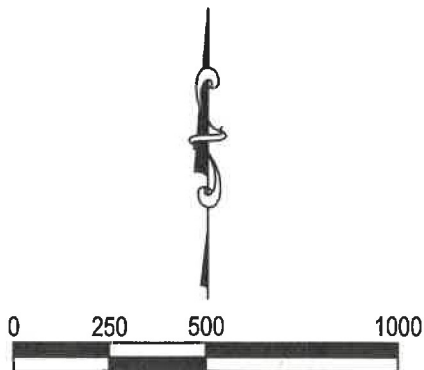
BASIS OF BEARINGS



Stetson Estates Subdivision
Bk. 77 Pg. 8160-8162

Stetson Estates
Subdivision No. 2
Bk. 80 Pg. 8563-8566

Pointing Dog Subdivision
Bk. 115 Pg. 17285-17287



JN 9519

File: 9519 - Annexation Exhibit 02-15-2024.dwg

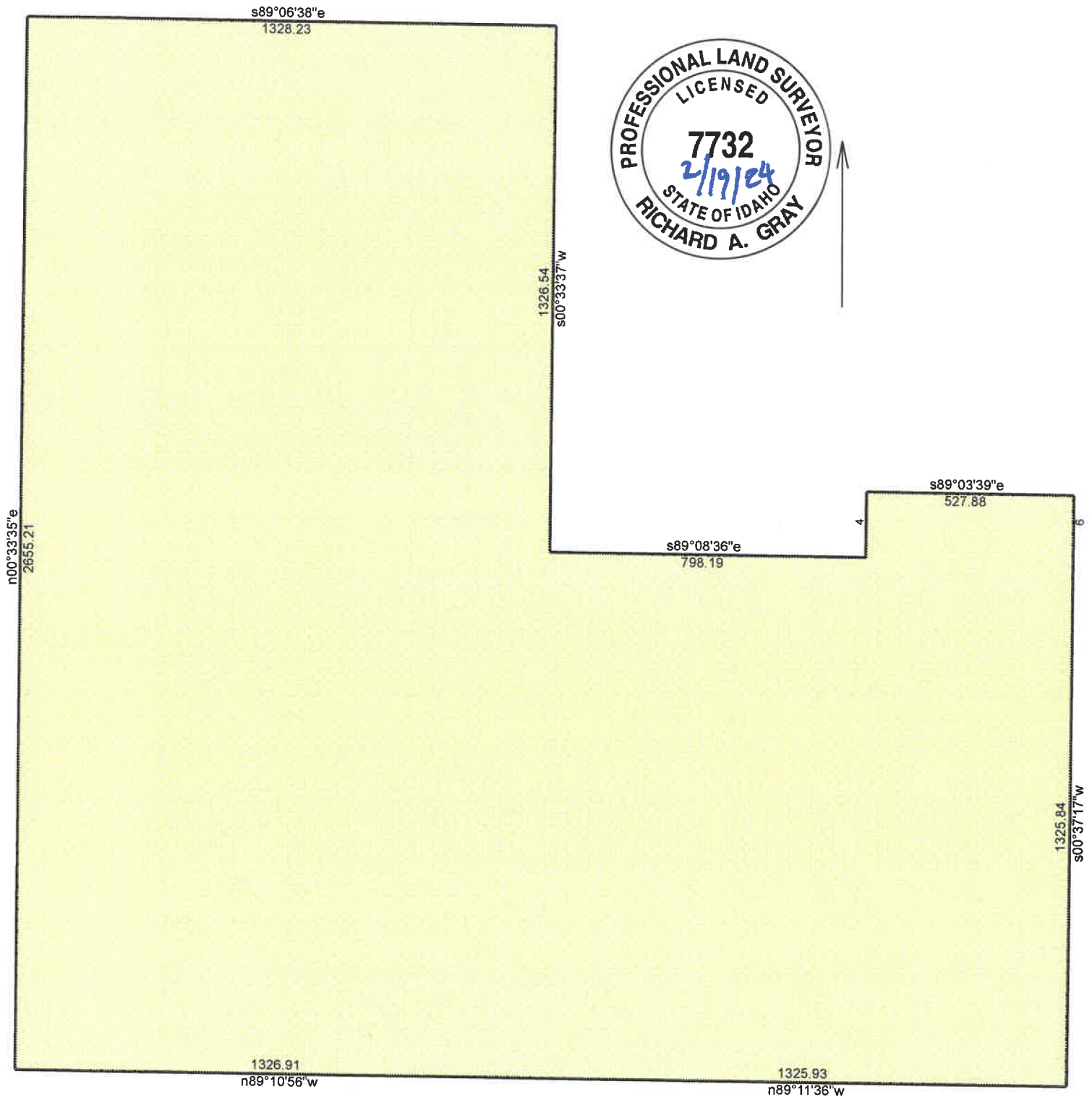
COMPASS LAND SURVEYING, PLLC

623 11th Avenue South

Office: (208) 442-0115

Nampa, ID 83651

Fax: (208) 327-2106



9519 REVISED ANNEXATION ADDS JACKSON

2/15/2024

Scale: 1 inch= 350 feet

File: 9519 Annexation Revised 2-15-2024.ndp

Tract 1: 123.2885 Acres, Closure: s36.3411w 0.01 ft. (1/999999), Perimeter=10944 ft.

01 s89.0638e 1328.23
 02 s00.3337w 1326.54
 03 s89.0836e 798.19
 04 n00.3719e 165.1
 05 s89.0339e 527.88
 06 s00.3717w 164.34
 07 s00.3717w 1325.84

08 n89.1136w 1325.93
 09 n89.1056w 1326.91
 10 n00.3335e 2655.21



Client: Kimley Horn
Job No.: 9519
Rev. Date: February 16, 2024
Re: Jackson Ridge Estates

REZONE R-4 HOLDING AREA
PROPERTY DESCRIPTION

A parcel of land being a portion of the S 1/2 NE 1/4, located in Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Westerly boundary of said NE 1/4, S. 00° 33' 35" W., a distance of 1794.43 feet;

Thence leaving said Westerly boundary line, S. 89° 26' 25" E., a distance of 155.00 feet;

Thence S. 0° 33' 35" W., a distance of 76.67 feet;

Thence S. 89° 26' 25" E., a distance of 30.00 feet to the POINT OF BEGINNING;

Thence continuing S. 89° 26' 25" E., a distance of 136.95 feet;

Thence a distance of 3.01 feet along the arc of said curve right, having a radius of 4.50 feet, a central angle of 38° 21' 38", the long chord of which bears N. 71° 22' 46" E., a distance of 2.96 feet;

Thence a distance of 119.79 feet along the arc of said curve right, having a radius of 68.50 feet, a central angle of 100° 12' 00", the long chord of which bears S. 77° 42' 03" E., a distance of 105.10 feet;

Thence N. 62° 23' 57" E., a distance of 10.00 feet;

Thence S. 89° 26' 25" E., a distance of 112.67 feet;

Thence S. 83° 35' 26" E., a distance of 100.00 feet;

Thence a distance of 79.16 feet along the arc of said curve right, having a radius of 694.00 feet, a central angle of 06° 32' 08", the long chord of which bears S. 03° 08' 30" W., a distance of 79.12 feet;

Thence S. 77° 50' 01" E., a distance of 350.90 feet;

Thence a distance of 1.82 feet along the arc of said curve right, having a radius of 3.00 feet, a central angle of 34° 48' 07", the long chord of which bears S. 60° 25' 58" E., a distance of 1.79 feet;

Thence S. 43° 01' 54" E., a distance of 779.48 feet;

Thence S. $00^{\circ} 48' 24''$ W., a distance of 50.00 feet to a point on the Southerly boundary line of the SE1/4 NE1/4 of said Section 26;

Thence along said Southerly boundary line, N. $89^{\circ} 11' 36''$ W., a distance of 200.69 feet, to the Center East 1/16 Corner of said Section 26;

Thence leaving said Center East 1/16 Corner and along the Southerly Boundary of the SW1/4 NE 1/4 of said Section 26, N. $89^{\circ} 10' 56''$ W., a distance of 974.20 feet to the beginning of a curve right;

Thence leaving the Southerly Boundary of the SW1/4 NE 1/4 of said Section 26, a distance of 139.36 feet along the arc of said curve right, having a radius of 250.00 feet, a central angle of $31^{\circ} 56' 21''$, the long chord of which bears N. $73^{\circ} 12' 45''$ W., a distance of 137.56 feet to the beginning of a reverse curve left;

Thence a distance of 65.99 feet along the arc of said curve left, having a radius of 250.00 feet, a central angle of $15^{\circ} 07' 28''$, the long chord of which bears N. $64^{\circ} 48' 19''$ W., a distance of 65.80 feet;

Thence non tangent to said curve, N. $11^{\circ} 11' 16''$ E., a distance of 112.50 feet to the beginning of a curve left;

Thence a distance of 37.10 feet along the arc of said curve left, having a radius of 200.00 feet, a central angle of $10^{\circ} 37' 41''$, the long chord of which bears N. $05^{\circ} 52' 26''$ E., a distance of 37.05 feet;

Thence N. $0^{\circ} 33' 35''$ E., a distance of 572.36 feet to the POINT OF BEGINNING.

This parcel contains 17.41 acres more or less.



EXHIBIT

LOCATED IN THE S1/2 NE1/4 OF SECTION 26, T. 3 N., R. 1 W., B.M.,
ADA COUNTY, IDAHO
2024

BASIS OF BEARINGS

S 89°06'38" E 2655.71'

W. VICTORY ROAD

N. 1/4 Corner

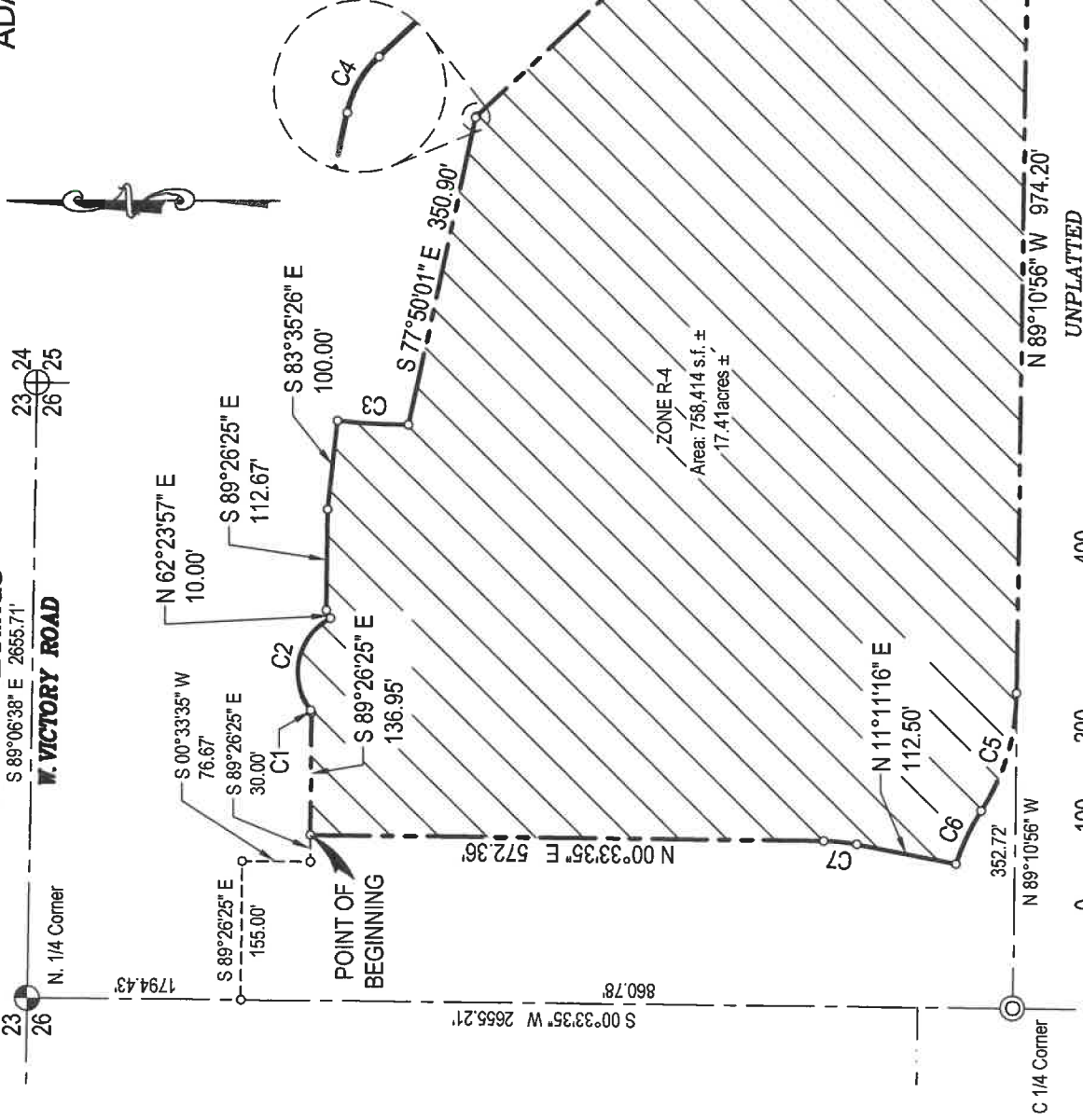
23 26

23 24
26 25

CURVE TABLE					CHORD
CURVE	RADIUS	DELTA	LENGTH	BEARING	
C1	4.50'	038°21'38"	3.01'	N 71°22'46" E	2.96'
C2	68.50'	100°12'00"	119.79'	S 77°42'03" E	105.10'
C3	694.00'	006°32'08"	79.16'	S 03°08'30" W	79.12'
C4	3.00'	034°48'07"	1.82'	S 60°25'58" E	1.79'
C5	250.00'	031°56'21"	139.36'	N 73°12'45" W	137.56'
C6	250.00'	015°07'28"	65.99'	N 64°48'19" W	65.80'
C7	200.00'	010°37'41"	37.10'	N 05°52'26" E	37.05'

LEGEND

- Calculated point
- ⊙ Found brass cap monument
- ⊕ Found aluminum cap monument
- ⊙ Found 5/8 inch dia. iron pin



Scale: 1"=200'

UNPLATTED

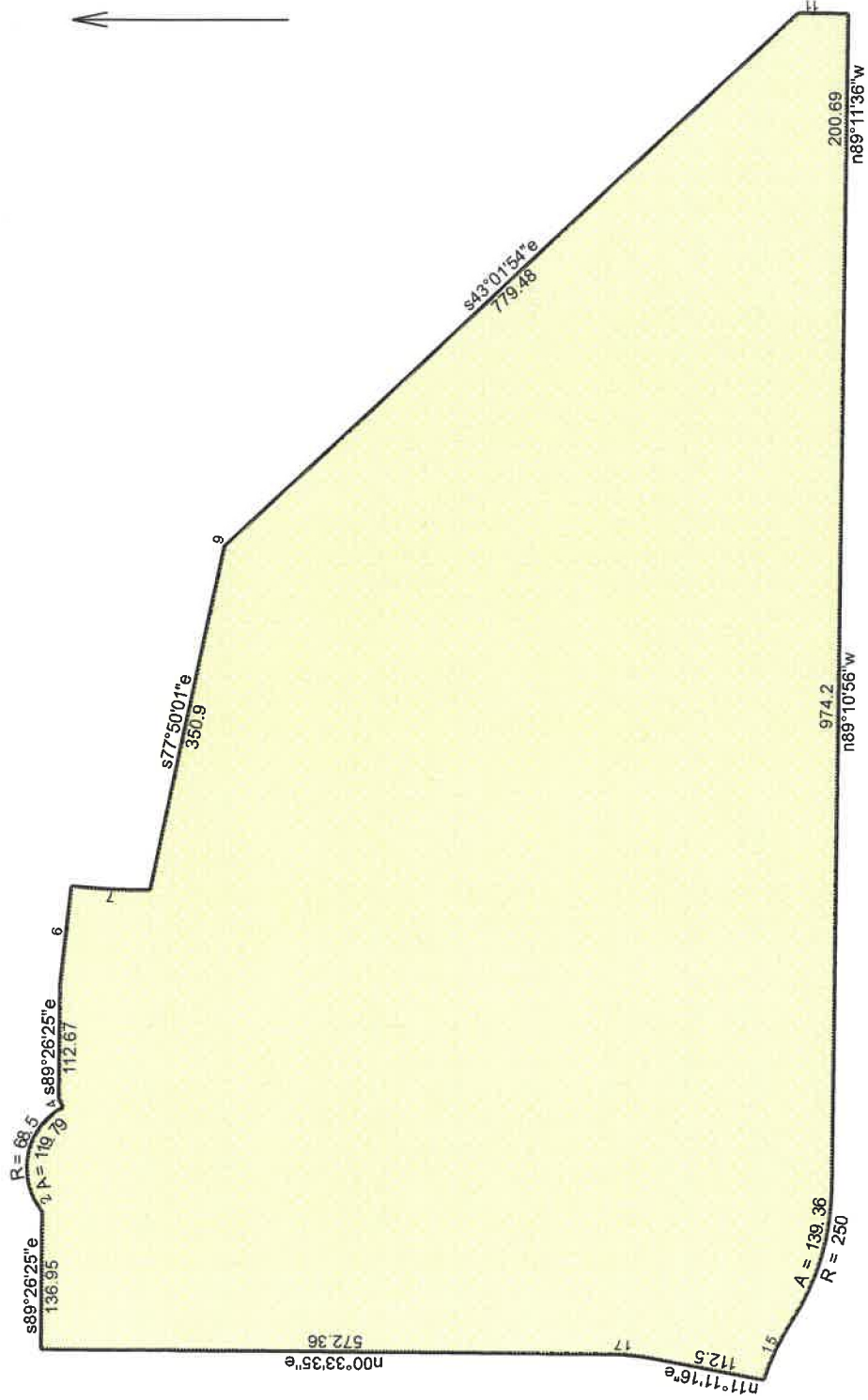
COMPASS LAND SURVEYING, PLLC

JN 9519

File: 9519 - REZONE R-4 HOLDING AREA EXHIBIT 02-16-2024.dwg

623 11th Avenue South
Office: (208) 442-0115

Nampa, ID 83651
Fax: (208) 327-2106



9519 Revised R-4 Holding Area Jackson Ridge		2/16/2024
Scale: 1 inch= 180 feet	File: 9519 Revised R-4 Holding Area Rezone 02-16-2024.ndp	
Tract 1: 17.4107 Acres, Closure: n39.2001e 0.01 ft. (1/303480), Perimeter=3846 ft.		
01 s89.2625e 136.95	12 n89.1136w 200.69	
02 Lt, r=4.50, delta=038.2138, arc=3.01, chord=n71.2246e 2.96	13 n89.1056w 974.2	
03 Rt, r=68.50, delta=100.1200, arc=119.79, chord=s77.4203e 105.10	14 Rt, r=250.00, delta=031.5621, arc=139.36, chord=n73.1245w 137.56	
04 n62.2357e 10	15 Lt, r=250.00, delta=015.0728, arc=65.99, chord=n64.4819w 65.80	
05 s89.2625e 112.67	16 n11.1116e 112.5	
06 s83.3526e 100	17 Lt, r=200.00, delta=010.3741, arc=37.10, chord=n05.5226e 37.05	
07 Lt, r=694.00, delta=006.3208, arc=79.16, chord=s03.0830w 79.12	18 n00.3335e 572.36	
08 s77.5001e 350.9		
09 Rt, r=3.00, delta=034.4807, arc=1.82, chord=s60.2558e 1.79		
10 s43.0154e 779.48		
11 s00.4824w 50		



Client: Kimley Horn
Job No.: 9519
Date: February 16, 2024
Re: Jackson Ridge Estates

REZONE R-4 PART 2
PROPERTY DESCRIPTION

A parcel of land being a portion of the NE 1/4 and a portion of Lot 1, 2 and 3 of Basslin Ridge Estates as on file in Book 64 of Plats at Page 6469 in the Office of the Recorder of Ada County, Idaho, all located in Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Northerly boundary of said NW 1/4 NE 1/4, S. 89° 06' 38" E., a distance of 1328.23 feet to the NE corner of said NW 1/4 NE 1/4, (East 1/16 corner common to Sections 23 and 26);

Thence along the Easterly boundary of said NW 1/4 NE 1/4, S. 00° 33' 37" W., a distance of 1326.54 feet to a found 5/8 inch diameter iron pin with illegible cap marking the Northwest corner of said Basslin Ridge Estates;

Thence along the Northerly boundary of said Basslin Ridge Estates, S. 89° 08' 36" E., a distance of 70.00 feet to the POINT OF BEGINNING;

Thence Continuing along the Northerly boundary of said Basslin Ridge Estates, S. 89° 08' 36" E., a distance of 728.19 feet;

Thence leaving said Northerly boundary of said Basslin Ridge Estates, N. 00° 37' 19" E., a distance of 165.10 feet;

Thence S. 89° 03' 39" E., a distance of 527.88 feet to a point on the Easterly line of the E1/2 NE1/4 of said Section 26 (Common line to sections 25 and 26);

Thence along the Easterly boundary line of said E 1/2 NE 1/4, S. 00° 37' 17" W., a distance of 1490.18 feet to the SE corner of said SE 1/4 NE 1/4, (East 1/4 corner);

Thence along the Southerly boundary of said SE 1/4 NE 1/4, N. 89° 11' 36" W., a distance of 1125.24 feet;

Thence leaving said Southerly boundary line N. 00° 48' 24" E., a distance of 50.00 feet;

Thence N. 43° 01' 54" W., a distance of 3.59 feet;

Thence N. 46° 58' 06" E., a distance of 166.00 feet;

Thence S. $43^{\circ} 01' 54''$ E., a distance of 29.90 feet to the beginning of a tangent curve right;

Thence a distance of 57.78 feet along the arc of said curve right, having a radius of 150.00 feet, a central angle of $22^{\circ} 04' 14''$, the long chord of which bears S. $31^{\circ} 59' 47''$ E., a distance of 57.42 feet;

Thence N. $69^{\circ} 02' 20''$ E., a distance of 30.00 feet;

Thence N. $65^{\circ} 34' 19''$ E., a distance of 156.36 feet;

Thence N. $63^{\circ} 40' 01''$ E., a distance of 57.42 feet;

Thence N. $46^{\circ} 58' 06''$ E., a distance of 122.00 feet;

Thence N. $41^{\circ} 18' 40''$ E., a distance of 60.29 feet;

Thence S. $89^{\circ} 07' 53''$ E., a distance of 230.00 feet;

Thence N. $00^{\circ} 52' 07''$ E., a distance of 155.00 feet;

Thence N. $89^{\circ} 07' 53''$ W., a distance of 272.61 feet to the beginning of a tangent curve to the left;

Thence a distance of 76.62 feet along the arc of said curve left, having a radius of 100.00 feet, a central angle of $43^{\circ} 54' 01''$, the long chord of which bears S. $68^{\circ} 55' 06''$ W., a distance of 74.76 feet;

Thence, S. $46^{\circ} 58' 06''$ w., a distance of 37.44 feet;

Thence N. $43^{\circ} 01' 54''$ W., a distance of 698.49 feet to the beginning of a tangent curve to the right;

Thence a distance of 142.21 feet along the arc of said curve right, having a radius of 750.00 feet, a central angle of $10^{\circ} 48' 53''$, the long chord of which bears N. $37^{\circ} 35' 59''$ W., a distance of 142.00 feet;

Thence N. $32^{\circ} 10' 04''$ W., a distance of 101.09 feet to the beginning of a tangent curve to the left;

Thence a distance of 3.79 feet along the arc of said curve left, having a radius of 750.00 feet, a central angle of $00^{\circ} 17' 24''$, the long chord of which bears N. $32^{\circ} 18' 46''$ W., a distance of 3.79 feet;

Thence N. $57^{\circ} 49' 56''$ E., a distance of 54.42 feet to the beginning of a tangent curve to the right;

Thence a distance of 74.45 feet along the arc of said curve right, having a radius of 130.00 feet, a central angle of $32^{\circ} 48' 53''$, the long chord of which bears N. $74^{\circ} 14' 23''$ E., a distance of 73.44 feet;

Thence N. $00^{\circ} 51' 24''$ E., a distance of 140.00 feet to the POINT OF BEGINNING.

This parcel contains 32.03 acres more or less.



EXHIBIT

LOCATED IN THE NE1/4 OF SECTION 26,

T. 3 N., R. 1 W., B.M.,

ADA COUNTY, IDAHO

2024

BASIS OF BEARINGS

S 89°08'38" E 2655.71'

1327.48'

W. VICTORY ROAD

23 24
26 25

N 00°37'17" E
1161.44'

S 89°03'39" E 527.88'

POINT OF
BEGINNING
S 89°08'36" E 728.19'

S 00°33'37" W
1326.54'

S 89°08'36" E
70.00'

C5

L15

C4

L14

C3

S 43°01'54" E 698.49'

L16

L13

C2

L12

L11

L10

L9

L8

L7

L6

L5

L4

C1

L3

L2

L1

C 1/4 Corner

S 89°10'56" E 1326.91'

CE 1/16th Corner

200.69'

L1

L2

S 00°37'17" W 1490.18'

S. LINDER ROAD

UNPLATTED



N 00°33'35" E 2655.21'

SPECIAL NOTES

1 See Detail A, Sheet 2 of 2

2 See Detail B, Sheet 2 of 2

LEGEND

○ Calculated point

⊕ Found brass cap monument

⊕ Found aluminum cap monument

⊙ Found 5/8 inch dia. iron pin

NOTES:

See sheet 2 of 2 for line and curve table

UNPLATTED

COMPASS LAND SURVEYING, PLLC

623 11th Avenue South

Office: (208) 442-0115

Nampa, ID 83651
Fax: (208) 327-2106

JN 9519

Sheet 1 of 2

File: 9519 - REZONE R-4 JACKSON RIDGE PART 2 02-16-2024.dwg

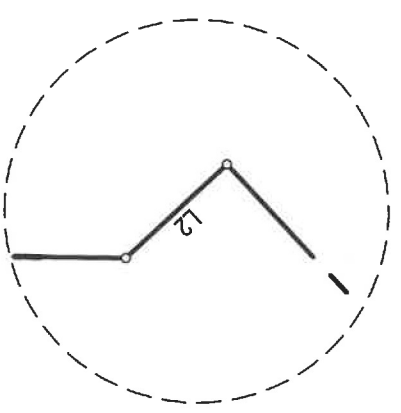


EXHIBIT

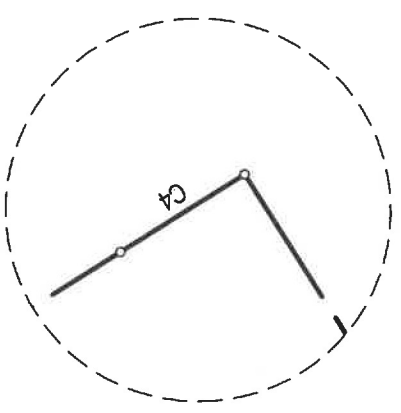
LOCATED IN THE NE1/4 OF SECTION 26,
T. 3 N., R. 1 W., B.M., ADA COUNTY, IDAHO
2024

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 00°48'24" E	50.00'
L2	N 43°01'54" W	3.59'
L3	N 46°58'06" E	166.00'
L4	S 43°01'54" E	29.90'
L5	N 69°02'20" E	30.00'
L6	N 65°34'19" E	156.36'
L7	N 63°40'01" E	57.42'
L8	N 46°58'06" E	122.00'
L9	N 41°18'40" E	60.29'
L10	S 89°07'53" E	230.00'
L11	N 00°52'07" E	155.00'
L12	N 89°07'53" W	272.61'
L13	S 46°58'06" W	37.44'
L14	N 32°10'04" W	101.09'
L15	N 57°49'56" E	54.42'
L16	N 00°51'24" E	140.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	150.00'	022°04'14"	57.78'	S 31°59'47" E	57.42'
C2	100.00'	043°54'01"	76.62'	S 66°55'06" W	74.76'
C3	750.00'	010°51'50"	142.21'	N 37°35'59" W	142.00'
C4	750.00'	000°17'24"	3.79'	N 32°18'46" W	3.79'
C5	130.00'	032°48'53"	74.45'	N 74°14'23" E	73.44'



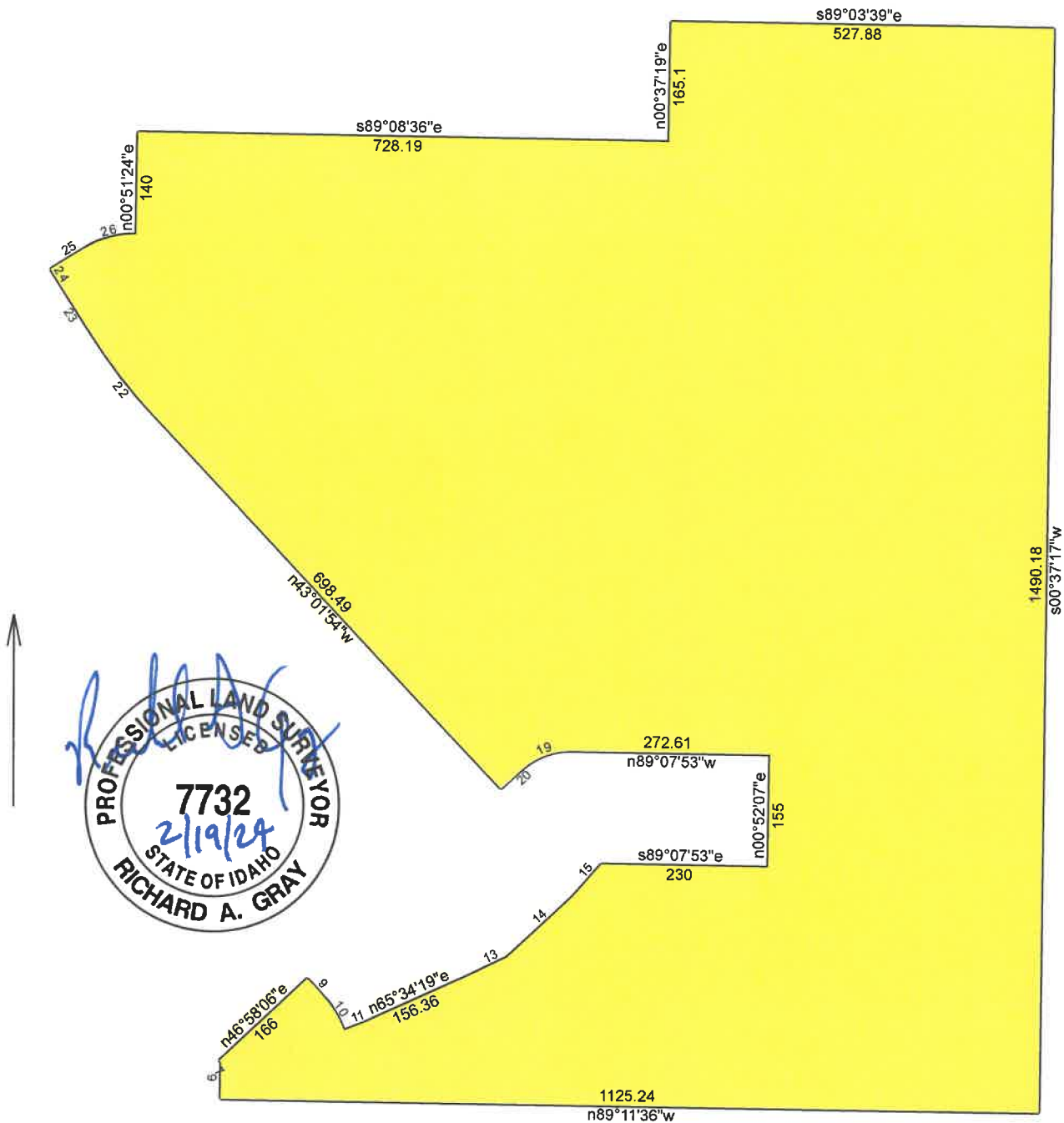
Detail A
Scale 1" = 5'



Detail B
Scale 1" = 5'



COMPASS LAND SURVEYING, PLLC



9519 Revised R-4 Zoning Jackson Ridge Estates Part 2

2/16/2024

Scale: 1 inch= 220 feet

File: 9519 Revised Zone R4 Part 2 02-16-2024.ndp

Tract 1: 32.0319 Acres, Closure: n89.1116e 0.01 ft. (1/571367), Perimeter=6756 ft.

- | | |
|--|---|
| 01 s89.0836e 728.19 | 17 n00.5207e 155 |
| 02 n00.3719e 165.1 | 18 n89.0753w 272.61 |
| 03 s89.0339e 527.88 | 19 Lt, r=100.00, delta=043.5401, chord=s68.5506w 74.76 |
| 04 s00.3717w 1490.18 | 20 s46.5806w 37.44 |
| 05 n89.1136w 1125.24 | 21 n43.0154w 698.49 |
| 06 n00.4824e 50 | 22 Rt, r=750.00, delta=010.4853, chord=n37.3559w 142.00 |
| 07 n43.0154w 3.59 | 23 n32.1004w 101.09 |
| 08 n46.5806e 166 | 24 Lt, r=750.00, delta=000.1724, chord=n32.1846w 3.79 |
| 09 s43.0154e 29.9 | 25 n57.4956e 54.42 |
| 10 Rt, r=150.00, delta=022.0414, chord=s31.5947e 57.42 | 26 Rt, r=130.00, delta=032.4853, chord=n74.1423e 73.44 |
| 11 n69.0220e 30 | 27 n00.5124e 140 |
| 12 n65.3419e 156.36 | |
| 13 n63.4001e 57.42 | |
| 14 n46.5806e 122 | |
| 15 n41.1840e 60.29 | |
| 16 s89.0753e 230 | |



Client: Kimley Horn
Job No.: 9519
Date: February 16, 2024
Re: Jackson Ridge Estates

REZONE R-4
PROPERTY DESCRIPTION

A parcel of land being a portion of the W 1/2 NE 1/4, Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Northerly boundary of said W 1/2 NE 1/4, S. 89° 06' 38" E., a distance of 116.02 feet to the POINT OF BEGINNING;

Thence continuing along the Northerly boundary of said W 1/2 NE 1/4, S. 89° 06' 38" E., a distance of 1212.21 feet to the NE corner of said W 1/2 NE 1/4, (East 1/16 corner common to Sections 23 and 26);

Thence along the Easterly boundary of said W 1/2 NE 1/4, S. 00° 33' 37" W., a distance of 1323.58 feet;

Thence leaving said Easterly boundary N. 42° 06' 23" W., a distance of 209.48 feet;

Thence N. 53° 16' 20" W., a distance of 50.43 feet to the beginning of a non-tangent curve right;

Thence a distance of 282.75 feet along the arc of said curve right, having a radius of 756.00 feet, a central angle of 21° 25' 45", the long chord of which bears S. 47° 26' 33" W., a distance of 281.10 feet to a point on a compound curve left;

Thence a distance of 671.95 feet along the arc of said curve left, having a radius of 744.00 feet, a central angle of 51° 44' 51", the long chord of which bears S. 32° 17' 00" W., a distance of 649.35 feet;

Thence N. 83° 35' 26" W., a distance of 50.00 feet;

Thence N. 89° 26' 25" W., a distance of 112.67 feet;

Thence, S. 62° 23' 57" W., a distance of 10.00 feet to the beginning of a non-tangent curve left;

Thence a distance of 119.79 feet along the arc of said curve left, having a radius of 68.50 feet, a central angle of 100° 12' 00", the long chord of which bears N. 77° 42' 03" W., a distance of 105.10 feet to a point on a compound curve right;

Thence a distance of 3.01 feet along the arc of said curve right, having a radius of 4.50 feet, a central angle of $38^{\circ} 21' 38''$, the long chord of which bears S. $71^{\circ} 22' 46''$ W., a distance of 2.96 feet;

Thence N. $89^{\circ} 26' 25''$ W., a distance of 166.95 feet;

Thence N. $00^{\circ} 33' 35''$ E., a distance of 161.98 feet to the beginning of a tangent curve right;

Thence a distance of 187.58 feet along the arc of said curve right, having a radius of 130.00 feet, a central angle of $82^{\circ} 40' 31''$, the long chord of which bears N. $41^{\circ} 53' 51''$ E., a distance of 171.73 feet;

Thence N. $06^{\circ} 45' 54''$ W., a distance of 254.12 feet;

Thence N. $23^{\circ} 41' 08''$ E., a distance of 55.03 feet;

Thence N. $22^{\circ} 05' 29''$ E., a distance of 177.00 feet to the beginning of a non-tangent curve left;

Thence from a tangent which bears N $67^{\circ} 54' 31''$ W, along curve to the left with a radius of 456.00 feet, and having a central angle of $01^{\circ} 13' 12''$ an arc length of 9.71 feet with a chord bearing of N $68^{\circ} 31' 07''$ W, and a chord distance of 9.71 feet to the beginning of a reverse curve right;

Thence a distance of 246.91 feet along the arc of said reverse curve right, having a radius of 203.00 feet, a central angle of $69^{\circ} 41' 18''$, the long chord of which bears N. $34^{\circ} 17' 04''$ W., a distance of 231.97 feet;

Thence N. $00^{\circ} 33' 35''$ E., a distance of 709.53 feet;

Thence N. $23^{\circ} 43' 26''$ W., a distance of 158.91 feet;

Thence N. $00^{\circ} 53' 22''$ E., a distance of 64.00 feet to the POINT OF BEGINNING.

This parcel contains 40.11 acres more or less.



EXHIBIT

LOCATED IN THE W1/2 NE1/4 OF SECTION 26,
T. 3 N., R. 1 W., B.M., ADA COUNTY, IDAHO

2024

BASIS OF BEARINGS

S 89°06'38" E 2655.71'

LEGEND

- Calculated point
- ⊙ Found brass cap monument
- ⊕ Found aluminum cap monument
- ⊙ Found 5/8 inch dia. iron pin

N. 1/4
Corner

POINT OF
BEGINNING

W. VICTORY ROAD

UNPLATTED

ZONE R-4
Area: 1,747,375 s.f. ±
40.11 acres ±

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 89°06'38" E	116.02'
L2	N 42°06'23" W	209.48'
L3	N 53°16'20" W	50.43'
L4	N 83°35'26" W	50.00'
L5	N 89°26'25" W	112.67'
L6	S 62°23'57" W	10.00'
L7	N 89°26'25" W	166.95'
L8	N 00°33'35" E	161.98'
L9	N 06°45'54" W	254.12'
L10	N 23°41'08" E	55.03'
L11	N 22°05'29" E	177.00'
L12	N 23°43'26" W	158.91'
L13	N 00°53'22" E	64.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	756.00'	021°25'45"	282.75'	S 47°26'33" W	281.10'
C2	744.00'	051°44'51"	671.95'	S 32°17'00" W	649.35'
C3	68.50'	100°12'00"	119.79'	N 77°42'03" W	105.10'
C4	4.50'	038°21'38"	3.01'	S 71°22'46" W	2.96'
C5	130.00'	082°40'31"	187.58'	N 41°53'51" E	171.73'
C6	456.00'	001°13'12"	9.71'	N 68°31'07" W	9.71'
C7	203.00'	069°41'18"	246.91'	N 34°17'04" W	231.97'

0 150 300 600
Scale: 1"=300'



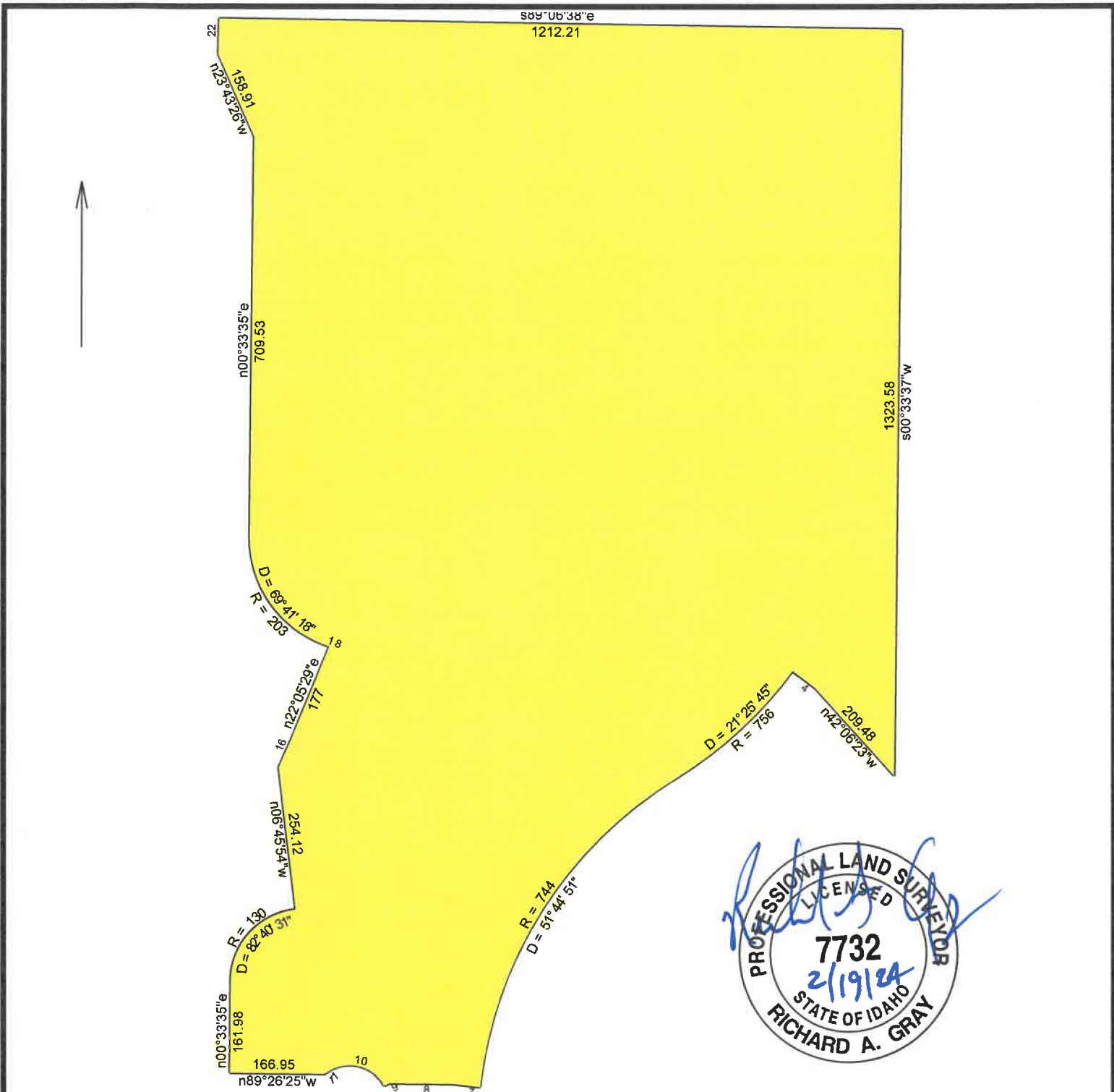
COMPASS LAND SURVEYING, PLLC

623 11th Avenue South
Office: (208) 442-0115

Nampa, ID 83651
Fax: (208) 327-2106

JN 9519

File: 9519 - REZONE R-4 JACKSON RIDGE PART 1 02-16-2024.dwg



9519 Revised R-4 Zoning Jackson Ridge Estate Part 1

2/16/2024

Scale: 1 inch= 246 feet

File: 9519 Revised Zone R4 Part 1 02-16-2024.ndp

Tract 1: 40.1142 Acres, Closure: s02.3047w 0.01 ft. (1/999999), Perimeter=6238 ft.

01 s89.0638e 1212.21
 02 s00.3337w 1323.58
 03 n42.0623w 209.48
 04 n53.1620w 50.43
 05 Rt, r=756.00, delta=021.2545, chord=s47.2633w 281.11
 06 Lt, r=744.00, delta=051.4451, chord=s32.1700w 649.35
 07 n83.3526w 50
 08 n89.2625w 112.67
 09 s62.2357w 10
 10 Lt, r=68.50, delta=100.1200, chord=n77.4203w 105.10
 11 Rt, r=4.50, delta=038.2138, chord=s71.2246w 2.96
 12 n89.2625w 166.95
 13 n00.3335e 161.98
 14 Rt, r=130.00, delta=082.4031, chord=n41.5351e 171.73

15 n06.4554w 254.12
 16 n23.4108e 55.03
 17 n22.0529e 177
 18 Lt, r=456.00, delta=001.1312, arc=9.71, chord=n68.3107w 9.71
 19 Rt, r=203.00, delta=069.4118, chord=n34.1704w 231.97
 20 n00.3335e 709.53
 21 n23.4326w 158.91
 22 n00.5322e 64



Client: Kimley Horn
Date: January 24, 2024
Job No.: 9519
Re: Jackson Ridge Estates

REZONE R2
PROPERTY DESCRIPTION

A parcel of land being a portion of the W 1/2 NE 1/4, Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

BEGINNING at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Northerly boundary of said W 1/2 NE 1/4, S. 89° 06' 38" E., a distance of 116.02 feet;

Thence leaving said Northerly boundary, S. 00° 53' 22" W., a distance of 64.00 feet;

Thence S. 23° 43' 26" E., a distance of 158.91 feet;

Thence S. 00° 33' 35" W., a distance of 709.53 feet to the beginning of a tangent curve left;

Thence a distance of 246.91 feet along the arc of said curve left, having a radius of 203.00 feet, a central angle of 69° 41' 18", the long chord of which bears S. 34° 17' 04" E., a distance of 231.97 feet to a point on a reverse curve to the right;

Thence along said reverse curve to the right, with a radius of 456.00 feet and a central angle of 01° 13' 12", an arc length of 9.71 feet with a chord bearing of S 68° 31' 07" E and a chord distance of 9.71 feet;

Thence S. 22° 05' 29" W., a distance of 177.00 feet;

Thence S. 23° 41' 08" W., a distance of 55.03 feet;

Thence S. 06° 45' 54" E., a distance of 254.12 feet to the beginning of a non tangent curve left;

Thence a distance of 187.58 feet along the arc of said curve left, having a radius of 130.00 feet, a central angle of 82° 40' 31", the long chord of which bears S. 41° 53' 51" W., a distance of 171.73 feet;

Thence S. 00° 33' 35" W., a distance of 85.31 feet;

Thence N. 89° 26' 25" W., a distance of 155.00 feet to the Westerly boundary of said W 1/2 NE 1/4;

Thence along the Westerly boundary of said W 1/2 NE 1/4, N. 00° 33' 35" E., a distance of 1794.43 feet to the POINT OF BEGINNING.

This parcel contains 8.27 acres more or less.



EXHIBIT

LOCATED IN THE W1/2 NE1/4 OF SECTION 26,
T. 3 N., R. 1 W., B.M., ADA COUNTY, IDAHO
2024

POINT OF
BEGINNING

N. 1/4 Corner
L1
L2

BASIS OF BEARINGS

S 89°06'38" E 2655.71'

2539.69'

W. VICTORY ROAD

23
26
24
25

LEGEND

- Calculated point
- ⊙ Found brass cap monument
- ⊕ Found aluminum cap monument
- ⊙ Found 5/8 inch dia. iron pin

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 89°06'38" E	116.02'
L2	S 00°53'22" W	64.00'
L3	S 23°43'26" E	158.91'
L4	S 22°05'29" W	177.00'
L5	S 23°41'08" W	55.03'
L6	S 06°45'54" E	254.12'
L7	S 00°33'35" W	85.31'
L8	N 89°26'25" W	155.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	203.00'	069°41'18"	246.91'	S 34°17'04" E	231.97'
C2	456.00'	001°13'12"	9.71'	S 68°31'07" E	9.71'
C3	130.00'	082°40'31"	187.58'	S 41°53'51" W	171.73'

S 00°33'35" W 2655.21'
N 00°33'35" E 1794.43'

S 00°33'35" W 709.53'

ZONE R-4
Area: 360,343 s.f. ±
8.27 acres ±

L7
L8

C 1/4 Corner

0 150 300 600

Scale: 1"=300'



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South

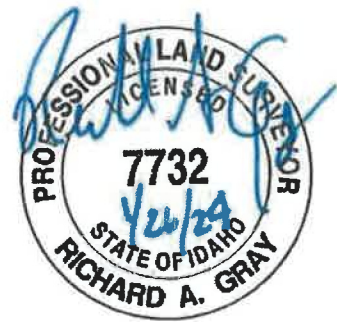
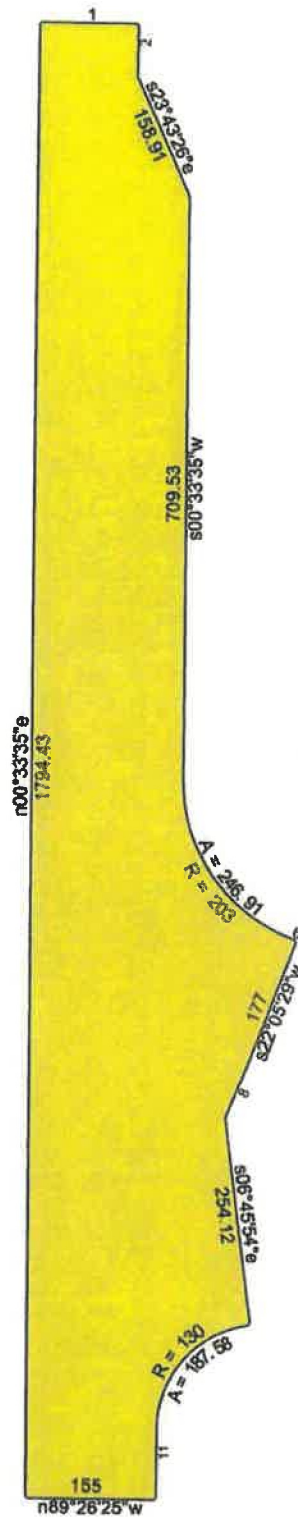
Nampa, ID 83651

Office: (208) 442-0115

Fax: (208) 327-2106

JN 9519

File: 9519 - REZONE R-2 JACKSON RIDGE 02-15-2024.dwg



9519 R-2 Zoning Jackson Ridge Estates

1/24/2024

Scale: 1 Inch= 225 feet

File: 9519 Revised Zone R2 Jackson Ridge 01-24-2024.ndp

Tract 1: 8.2723 Acres (360343 Sq. Feet), Closure: n08.4852w 0.01 ft. (1/334170), Perimeter=4014 ft.

01 s89.0638e 116.02

02 s00.5322w 64

03 s23.4326e 158.91

04 s00.3335w 709.53

05 Lt, r=203.00, delta=069.4118, arc=246.91, chord=s34.1704e 231.97

06 Rt, r=456.00, delta=001.1312, arc=9.71, chord=s68.3107e 9.71

07 s22.0529w 177

08 s23.4108w 55.03

09 s06.4554e 254.12

10 Lt, r=130.00, delta=082.4031, arc=187.58, chord=s41.5351w 171.73

11 s00.3335w 85.31

12 n89.2625w 155

13 n00.3335e 1794.43



Client: Kimley Horn
Job No.: 9519

Date: January 24, 2024
Re: Jackson Ridge Estates

REZONE R-2 HOLDING AREA
PROPERTY DESCRIPTION

A parcel of land being a portion of the SW 1/4 NE 1/4, located in Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Westerly boundary of said NE 1/4, S. 00° 33' 35" W., a distance of 1794.43 feet to the POINT OF BEGINNING;

Thence leaving said Westerly boundary line, S. 89° 26' 25" E., a distance of 155.00 feet;

Thence S. 0° 33' 35" W., a distance of 76.67 feet;

Thence S. 89° 26' 25" E., a distance of 30.00 feet;

Thence S. 0° 33' 35" W., a distance of 572.36 feet to the beginning of a curve right;

Thence a distance of 37.10 feet along the arc of said curve right, having a radius of 200.00 feet, a central angle of 10° 37' 41", the long chord of which bears S. 05° 52' 26" W., a distance of 37.05 feet;

Thence S. 11° 11' 16" W., a distance of 112.50 feet to the beginning of a non tangent curve right;

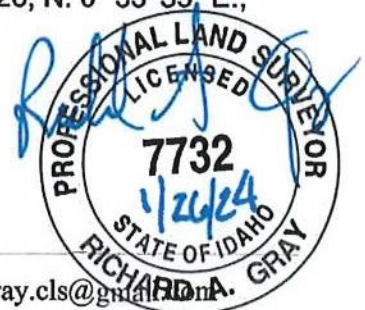
Thence a distance of 65.99 feet along the arc of said curve right, having a radius of 250.00 feet, a central angle of 15° 07' 28", the long chord of which bears S. 64° 48' 19" E., a distance of 65.80 feet to the beginning of a reverse curve left;

Thence a distance of 139.36 feet along the arc of said curve right, having a radius of 250.00 feet, a central angle of 31° 56' 21", the long chord of which bears S. 73° 12' 45" E., a distance of 137.56 feet to the Southerly boundary line of the SE1/4 NE1/4 of said Section 26;

Thence along the Southerly Boundary of the SW1/4 NE 1/4 of said Section 26, N. 89° 10' 56" W., a distance of 352.72 feet to a found 5/8 inch Iron Pin with a plastic cap stamped "PLS 6901" marking the Southwest corner of the SW1/4 NE1/4 of said Section 26 (Center 1/4 of said Section 26);

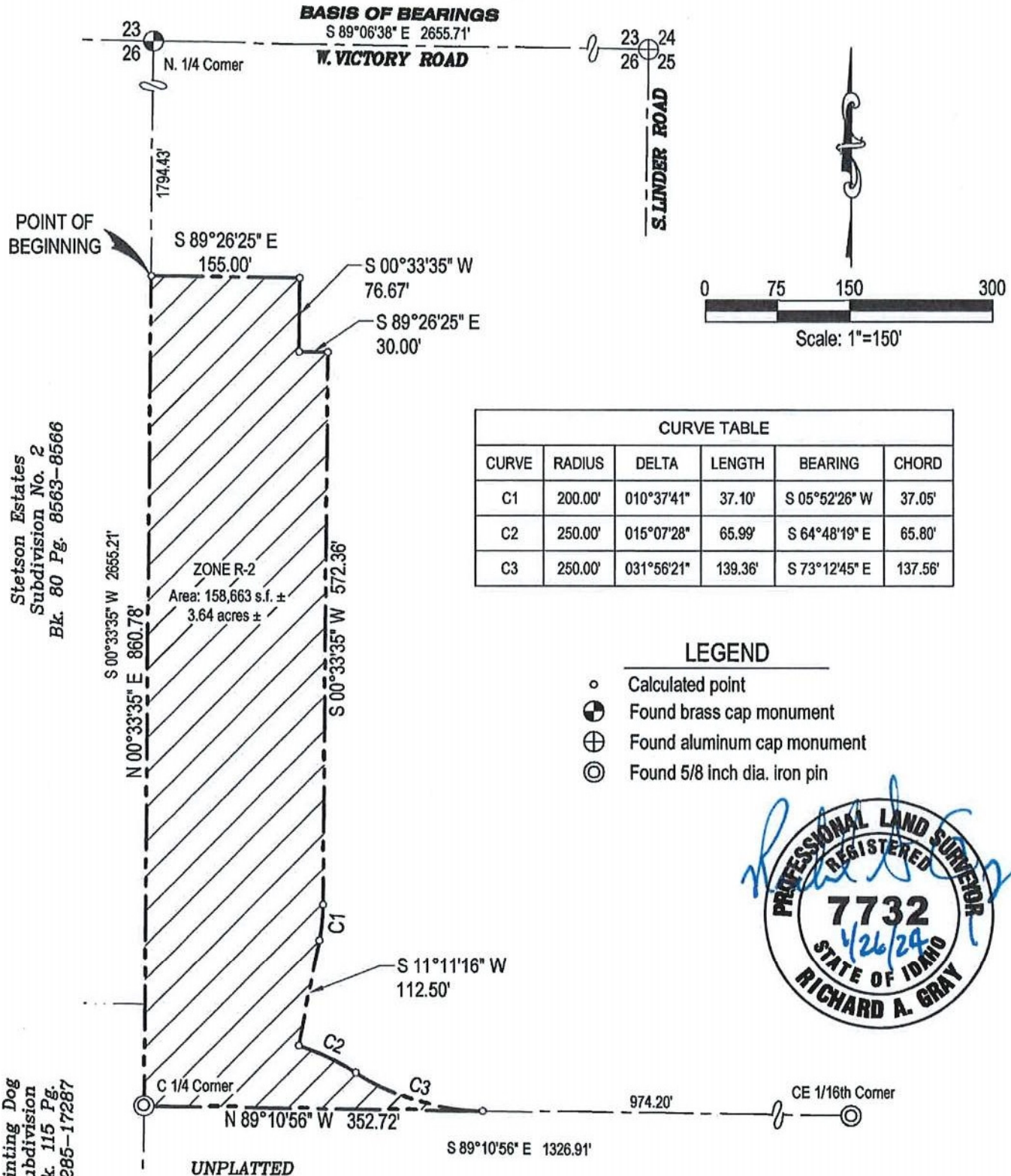
Thence along the Westerly boundary line of the SW1/4 NE1/4 of said Section 26, N. 0° 33' 35" E., a distance of 860.78 feet to the POINT OF BEGINNING.

This parcel contains 3.64 acres more or less.



EXHIBIT

LOCATED IN THE SW1/4 NE1/4 OF SECTION 26, T. 3 N., R. 1 W., B.M.,
ADA COUNTY, IDAHO
2024



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South

Office: (208) 442-0115

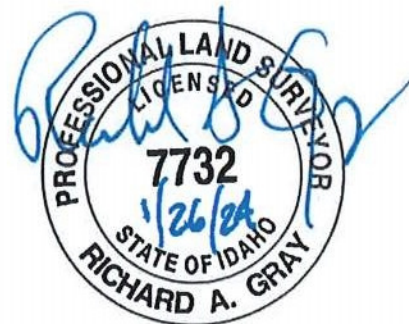
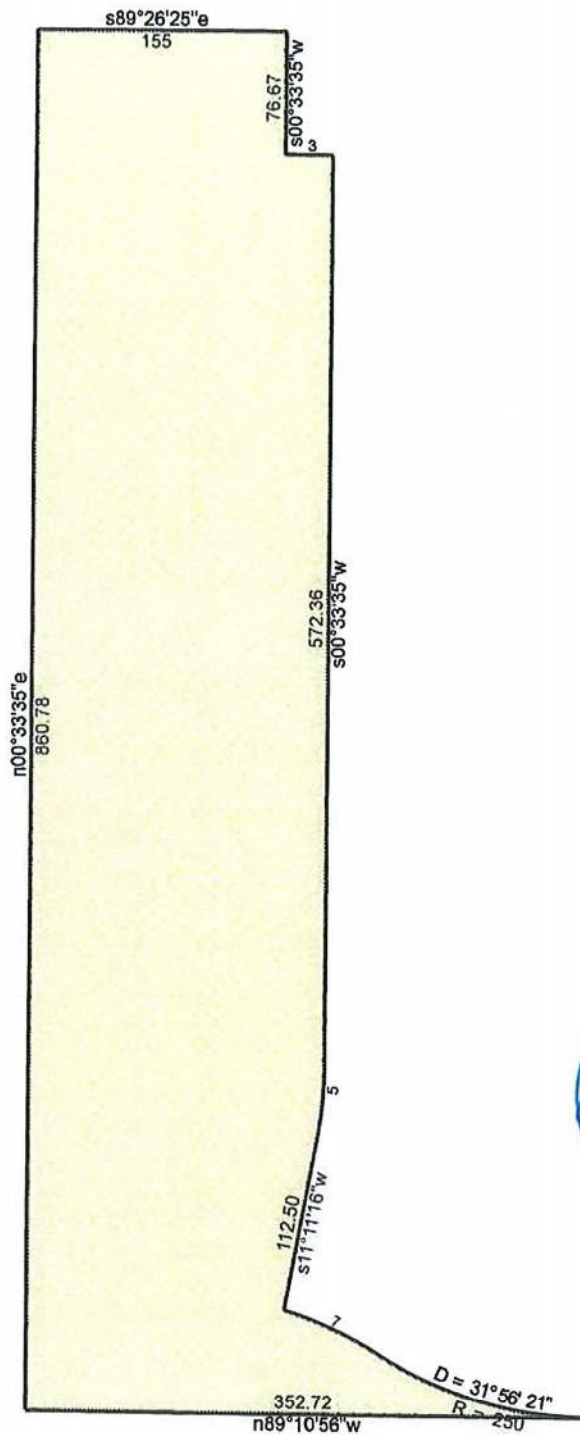
Nampa, ID 83651

Fax: (208) 327-2106

JN 9519

File: 9519 - REZONE R-2 HOLDING AREA EXHIBIT 01-24-2024.dwg

Pointing Dog
Subdivision
Bk. 115 Pg.
17285-17287



9519 R-2 Holding Area Jackson Ridge

1/24/2024

Scale: 1 inch= 120 feet

File: 9519 Revised Zone R2 Holding Area 1-24-2024.ndp

Tract 1: 3.6424 Acres (158662 Sq. Feet), Closure: s05.3525e 0.01 ft. (1/225731), Perimeter=2402 ft.

01 s89.2625e 155

02 s00.3335w 76.67

03 s89.2625e 30

04 s00.3335w 572.36

05 Rt, r=200.00, delta=010.3741, chord=s05.5226w 37.05

06 s11.1116w 112.50

07 Rt, r=250.00, delta=015.0728, chord=s64.4819e 65.80

08 Lt, r=250.00, delta=031.5621, chord=s73.1245e 137.56

09 n89.1056w 352.72

10 n00.3335e 860.78



Client: Kimley Horn
Job No.: 9519

Date: January 24, 2024
Re: Jackson Ridge Estates

REZONE R-8 PROPERTY DESCRIPTION

A parcel of land being a portion of the NE 1/4 and a portion of Lot 1, 2 and 3 of Basslin Ridge Estates as on file in Book 64 of Plats at Page 6469 in the Office of the Recorder of Ada County, Idaho, all located in Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Northerly boundary of said NW 1/4 NE 1/4, S. 89° 06' 38" E., a distance of 1328.23 feet to the NE corner of said NW 1/4 NE 1/4, (East 1/16 corner common to Sections 23 and 26);

Thence along the Easterly boundary of said NW 1/4 NE 1/4, S. 00° 33' 37" W., a distance of 1323.58 feet to the POINT OF BEGINNING;

Thence continuing along said Easterly Boundary line S. 00° 33' 37" W., a distance of 2.96 feet to a found 5/8 inch diameter iron pin with illegible cap marking the Northwest corner of said Basslin Ridge Estates;

Thence along the Northerly boundary of said Basslin Ridge Estates, S. 89° 08' 36" E., a distance of 70.00 feet;

Thence leaving the Northerly boundary of said Basslin Ridge Estates, S. 00° 51' 24" W., a distance of 140.00 feet to the beginning of a non-tangent cure left;

Thence an arc length of 74.45 feet along the arc of said curve left, having a radius of 130.00 feet, a central angle of 32° 48' 53", the long chord of which bears S. 74° 14' 23" W., a distance of 73.44 feet;

Thence S. 57° 49' 56" W., a distance of 54.42 feet to the beginning of a non-tangent cure right;

Thence an arc length of 3.79 feet along the arc of said curve right, having a radius of 750.00 feet, a central angle of 00° 17' 24", the long chord of which bears S. 32° 18' 46" E., a distance of 3.79 feet;

Thence S. 32° 10' 04" E., a distance of 101.09 feet to the beginning of a tangent cure left;

Thence an arc length of 142.21 feet along the arc of said curve right, having a radius of 750.00 feet, a central angle of 10° 51' 50", the long chord of which bears S. 37° 35' 59" E., a distance of 142.00 feet;

Thence S. 43° 01' 54" E., a distance of 698.49 feet;

Thence N. 46° 58' 06" E., a distance of 37.44 feet to the beginning of a tangent cure right;

Thence an arc length of 76.62 feet along the arc of said curve right, having a radius of 100.00 feet, a central angle of 43° 54' 01", the long chord of which bears N. 68° 55' 06" E., a distance of 74.76 feet;

Thence S. 89° 07' 53" E., a distance of 272.61 feet;

Thence S. 00° 52' 07" W., a distance of 155.00 feet;

Thence N. 89° 07' 53" W., a distance of 230.00 feet;

Thence S. 41° 18' 40" W., a distance of 60.29 feet;

Thence S. 46° 58' 06" W., a distance of 122.00 feet;

Thence S. 63° 40' 01" W., a distance of 57.42 feet;

Thence S. 65° 34' 19" W., a distance of 156.36 feet;

Thence S. 69° 02' 20" W., a distance of 30.00 feet to the beginning of a non-tangent cure left;

Thence an arc length of 57.78 feet along the arc of said curve left, having a radius of 150.00 feet, a central angle of 22° 04' 14", the long chord of which bears N. 31° 59' 47" W., a distance of 57.42 feet;

Thence N. 43° 01' 54" W., a distance of 29.90 feet;

Thence S. 46° 58' 06" W., a distance of 166.00 feet;

Thence N. 43° 01' 54" W., a distance of 775.89 feet to the beginning of a tangent cure left;

Thence an arc length of 1.82 feet along the arc of said curve left, having a radius of 3.00 feet, a central angle of 34° 48' 07", the long chord of which bears N. 60° 25' 58" W., a distance of 1.79 feet;

Thence N. 77° 50' 01" W., a distance of 350.90 feet to the beginning of a non-tangent cure right;

Thence an arc length of 79.16 feet along the arc of said curve right, having a radius of 694.00 feet, a central angle of 06° 32' 08", the long chord of which bears N. 03° 08' 30" E., a distance of 79.12 feet;

Thence N. 83° 35' 26" W., a distance of 50.00 feet to the beginning of a non-tangent cure right;

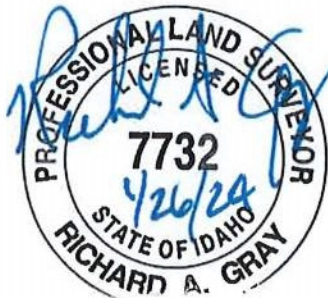
Thence an arc length of 671.95 feet along the arc of said curve right, having a radius of 744.00 feet, a central angle of 51° 44' 51", the long chord of which bears N. 32° 17' 00" E., a distance of 649.35 feet to a point on a compound curve to the left;

Thence an arc length of 282.75 feet along the arc of said curve left, having a radius of 756.00 feet, a central angle of 21° 25' 45", the long chord of which bears N. 47° 26' 33" E., a distance of 281.10 feet;

Thence S. 53° 16' 20" E., a distance of 50.43 feet;

Thence S. 42° 06' 23" E., a distance of 209.48 feet to the POINT OF BEGINNING.

This parcel contains 21.82 acres more or less.



EXHIBIT

LOCATED IN THE NE1/4 OF SECTION 26,
T. 3 N., R. 1 W., B.M.,
ADA COUNTY, IDAHO
2024

W. VICTORY ROAD
BASIS OF BEARINGS
S 89°06'38" E 2655.71'

23 N. 1/4 Corner

1328.23' 1327.48' 23 24 26 25

POINT OF BEGINNING
L2
S 00°33'37" W 1326.54'

SPECIAL NOTES

- 1 See Detail A, Sheet 2 of 2
- 2 See Detail B, Sheet 2 of 2
- 3 See Detail C, Sheet 2 of 2
- 4 See Detail D, Sheet 2 of 2



NOTES:

See sheet 2 of 2 for line and curve table and details



LEGEND

- Calculated point
- Found brass cap monument
- ⊕ Found aluminum cap monument
- ⊙ Found 5/8 inch dia. iron pin

C 1/4 Corner

S 89°10'56" E 1326.91'

CE 1/16th Corner

200.69'

1125.24'

E 1/4 Corner

26 25

UNPLATTED

COMPASS LAND SURVEYING, PLLC

JN 9519
Sheet 1 of 2

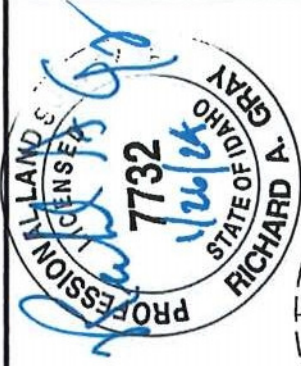
623 11th Avenue South
Office: (208) 442-0115

Nampa, ID 83651
Fax: (208) 327-2106

File: 9519 Revised R-8 Zoning Jackson Ridge Estates 01-24-2024.dwg

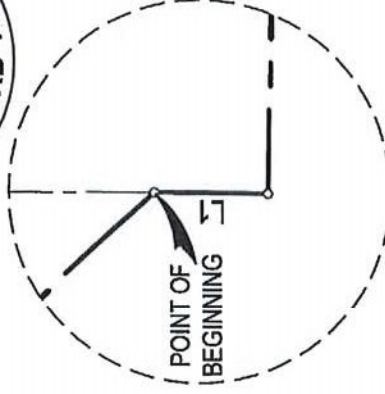
EXHIBIT

LOCATED IN THE NE1/4 OF SECTION 26,
T. 3 N., R. 1 W., B.M., ADA COUNTY, IDAHO
2024

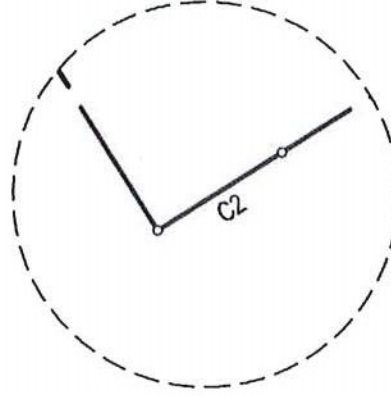


LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 00°33'37" W	2.96'
L2	S 89°08'36" E	70.00'
L3	S 00°51'24" W	140.00'
L4	S 57°49'56" W	54.42'
L5	S 32°10'04" E	101.09'
L6	N 46°58'06" E	37.44'
L7	S 89°07'53" E	272.61'
L8	S 00°52'07" W	155.00'
L9	N 89°07'53" W	230.00'
L10	S 41°18'40" W	60.29'
L11	S 46°58'06" W	122.00'
L12	S 63°40'01" W	57.42'
L13	S 65°34'19" W	156.36'
L14	S 69°02'20" W	30.00'
L15	N 43°01'54" W	29.90'
L16	S 46°58'06" W	166.00'
L17	N 83°35'26" W	50.00'
L18	S 53°16'20" E	50.43'
L19	S 42°06'23" E	209.48'
L20	S 43°01'54" E	3.59'
L21	S 00°48'24" W	49.86'

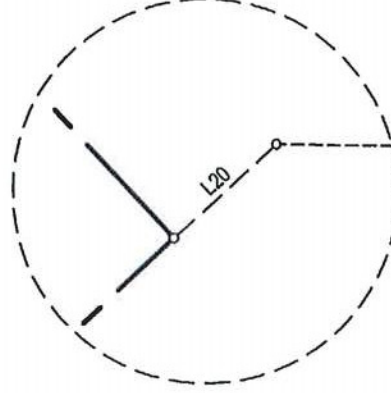
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	130.00'	032°48'53"	74.45'	73.44'
C2	750.00'	000°17'24"	3.79'	3.79'
C3	750.00'	010°51'50"	142.21'	142.00'
C4	100.00'	043°54'01"	76.62'	74.76'
C5	150.00'	022°04'14"	57.78'	57.42'
C6	3.00'	034°48'07"	1.82'	1.79'
C7	694.00'	006°32'08"	79.16'	79.12'
C8	744.00'	051°44'51"	671.95'	649.35'
C9	756.00'	021°25'45"	282.75'	281.10'



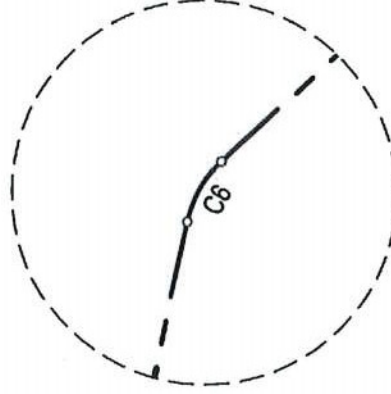
Detail A
Scale 1" = 5'



Detail B
Scale 1" = 5'



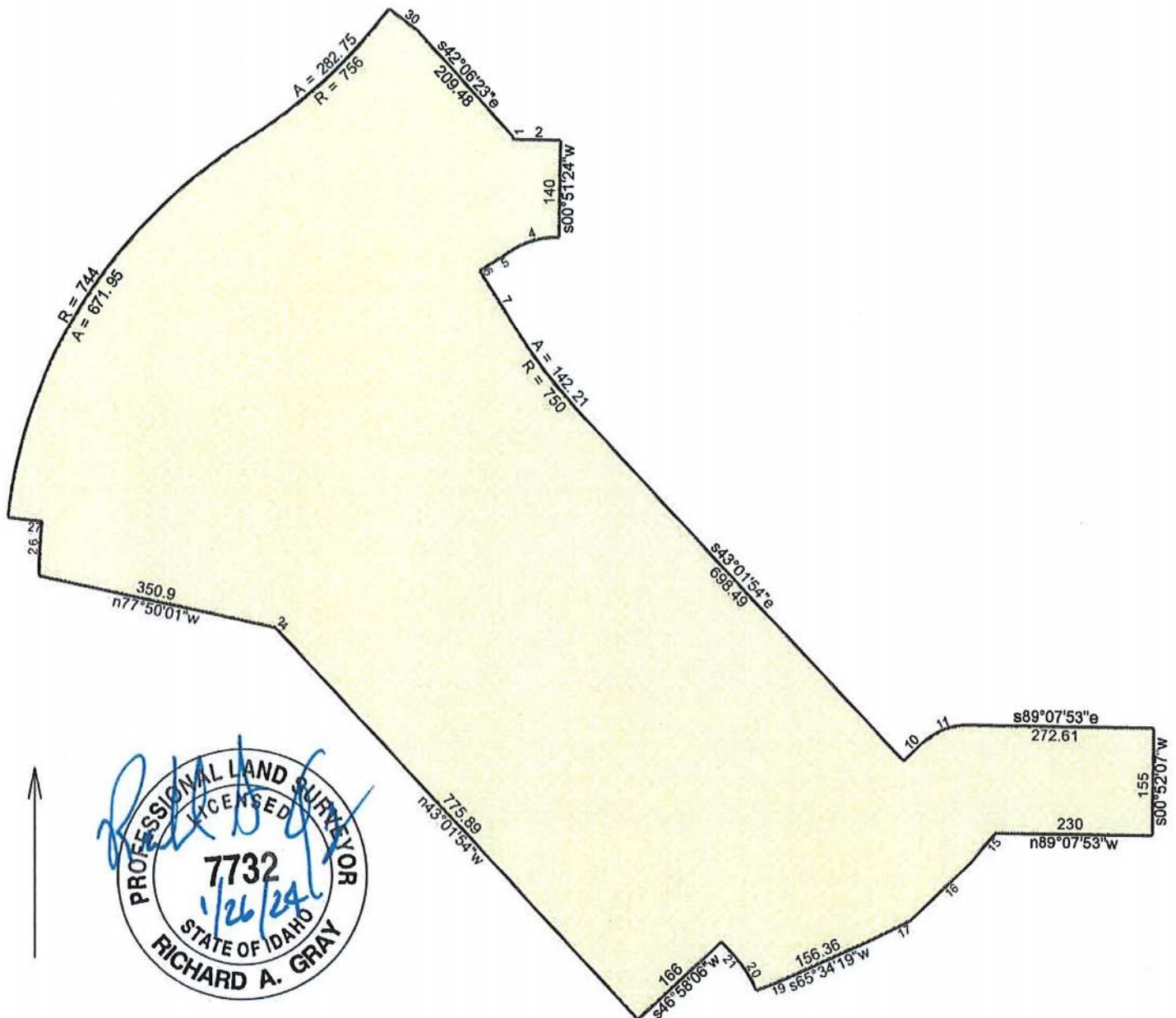
Detail C
Scale 1" = 5'



Detail D
Scale 1" = 5'

COMPASS LAND SURVEYING, PLLC

623 11th Avenue South
Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2106



9519 Revised R-8 Zoning Jackson Ridge Estates

1/24/2024

Scale: 1 inch= 230 feet

File: 9519 Revised Zone R8 09-01-24-2024.ndp

Tract 1: 21.8171 Acres, Closure: s50.0218w 0.01 ft. (1/393249), Perimeter=5211 ft.

01 s00.3337w 2.96
 02 s89.0836e 70
 03 s00.5124w 140
 04 Lt, r=130.00, delta=032.4853, arc=74.45, chord=s74.1423w 73.44
 05 s57.4956w 54.42
 06 Rt, r=750.00, delta=000.1724, arc=3.79, chord=s32.1846e 3.80
 07 s32.1004e 101.09
 08 Lt, r=750.00, delta=010.5150, arc=142.21, chord=s37.3559e 142.00
 09 s43.0154e 698.49
 10 n46.5806e 37.44
 11 Rt, r=100.00, delta=043.5401, arc=76.62, chord=n68.5506e 74.76
 12 s89.0753e 272.61
 13 s00.5207w 155
 14 n89.0753w 230
 15 s41.1840w 60.29
 16 s46.5806w 122
 17 s63.4001w 57.42
 18 s65.3419w 156.36
 19 s69.0220w 30

20 Lt, r=150.00, delta=022.0414, arc=57.78, chord=n31.5947w 57.42
 21 n43.0154w 29.9
 22 s46.5806w 166
 23 n43.0154w 775.89
 24 Lt, r=3.00, delta=034.4807, arc=1.82, chord=n60.2558w 1.79
 25 n77.5001w 350.9
 26 Rt, r=694.00, delta=006.3208, arc=79.16, chord=n03.0830e 79.12
 27 n83.3526w 50
 28 Rt, r=744.00, delta=051.4451, arc=671.95, chord=n32.1700e 649.35
 29 Lt, r=756.00, delta=021.2545, arc=282.75, chord=n47.2633e 281.11
 30 s53.1620e 50.43
 31 s42.0623e 209.48

EXHIBIT B

CITY OF MERIDIAN FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION & ORDER



In the Matter of the Request for Annexation of 123.28-acres of Land with R-2 (11.91 acres), R-4 (89.55-acres) and R-8 (21.8-acres) Zoning Districts; and Preliminary Plat Consisting of 263 Building Lots, 32 Common Lots and One (1) Other Lot, which is a Holding Area for Future Re-subdivision, on 121.31-acres of Land in the R-2, R-4 and R-8 Zoning Districts for Burnside Ridge Estates Subdivision, by Kimley-Horn.

Case No(s). H-2023-0055

For the City Council Hearing Dates of: May 7 and 28, 2024 (Findings on June 11, 2024)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of May 28, 2024, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of May 28, 2024, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of May 28, 2024, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of May 28, 2024, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of May 28, 2024, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for annexation and zoning and a preliminary plat is hereby approved with the requirement of a development agreement per the provisions in the Staff Report for the hearing date of May 28, 2024, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short 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 or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, 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 Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of May 28, 2024

By action of the City Council at its regular meeting held on the 11th day of June, 2024.

COUNCIL PRESIDENT LUKE CAVENER VOTED _____

COUNCIL VICE PRESIDENT LIZ STRADER VOTED _____

COUNCIL MEMBER DOUG TAYLOR VOTED AYE

COUNCIL MEMBER JOHN OVERTON VOTED AYE

COUNCIL MEMBER ANNE LITTLE ROBERTS VOTED AYE

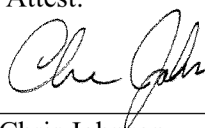
Council Member Brian Whitlock

MAYOR ROBERT SIMISON VOTED AYE
(TIE BREAKER)



Mayor Robert E. Simison

Attest:

Chris Johnson
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By:  Dated: 6-11-2024
City Clerk's Office

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



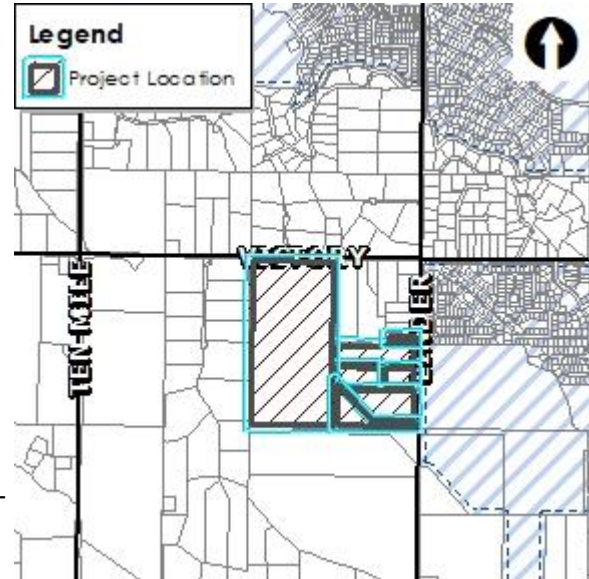
HEARING DATE: May 28, 2024
Continued from: May 7, 2024

TO: Mayor & City Council

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

SUBJECT: Burnside Ridge Estates – AZ, PP
[H-2023-0055](#)

LOCATION: Generally located southwest of the W. Victory Rd. and the S. Linder Rd. intersection, in the NE 1/4 of Section 26, T.3N., R.1W. (Parcels: S1226120750; R-831430010; R0831430022; R0831430030; S1226142251; R0831430025; S1226110575) (2365 W. Victory Rd.; 3605, 3801 & 4005 S. Linder Rd.)



I. PROJECT DESCRIPTION

Annexation of 123.28 acres of land with R-2 (11.91 acres), R-4 (89.55 acres) and R-8 (21.82 acres) zoning districts; and preliminary plat consisting of 263 building lots, ~~33~~ 32 common lots and one (1) other lot, which is a holding area for future re-subdivision, on 121.31 acres of land in the R-2, R-4 and R-8 zoning districts.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details
Acreage	121.31-acres
Future Land Use Designation	Low Density Residential (LDR) (41.2-acres) & Medium Density Residential (MDR) (80-acres)
Existing Land Use	Rural residential/agricultural
Proposed Land Use(s)	Single-family detached dwellings
Current Zoning	Rural Urban Transition (RUT) in Ada County
Proposed Zoning	R-2 (Low Density Residential), R-4 (Medium Low-Density Residential) & R-8 (Medium Density Residential)
Lots (# and type; bldg/common)	297 lots (263 building/ 33 32 common/1 other)
Phasing plan (# of phases)	4 (+ holding area for future re-subdivision)
Number of Residential Units (type of units)	263 single-family detached units

Density (gross & net)	2.62 units/acre overall, not including holding area (gross) [LDR - 2.81 units/acre; MDR – 1.78 units/acre (without holding area and 2.27 units/acre with holding area lots] – see analysis in Section V for more information.
Open Space (acres, total [%] / buffer / qualified)	41.53 <u>13.36</u> -acres (502,252 <u>581,836</u> s.f.)
Amenities	Clubhouse, commercial outdoor kitchen, outdoor fire ring, public art (3), picnic areas (2), fitness course, swimming pool and spa, tot lot, sports courts (pickleball) (2), multi-use pathways (3), <u>bike repair station</u>
Physical Features (waterways, hazards, flood plain, hillside)	The Calkins Lateral runs across the southwest corner of this site and the Givens Lateral runs along the western boundary of the site. The Williams Northwest gas pipeline crosses the northeast corner of this site. There is significant topography on this site dropping down 23' to the south & west from the lateral & dropping down 14' from the lateral to the north.
Neighborhood meeting date	10/12/23
History (previous approvals)	ROS #2409 (1993); Lots 1-3, Block 1, Basslin Ridge Estates; H-2021-0070 (Burnside Ridge Estates – <u>denied</u>)

B. Community Metrics

Description	Details															
Ada County Highway District																
• Staff report (yes/no)	Yes															
• Requires ACHD Commission Action (yes/no)	No															
• TIS (yes/no)	Yes															
• Level of Service (LOS)	<table><tr><th>Roadway</th><th>Frontage</th><th>Functional Classification</th><th>PM Peak Hour Traffic Count</th><th>PM Peak Hour Level of Service</th></tr><tr><td>Linder Road Between Overland Road & Victory Road</td><td>None</td><td>Minor Arterial</td><td>268</td><td>Better than "E"</td></tr><tr><td>Linder Road-South of Victory Road</td><td>1,322-feet</td><td>Minor Arterial</td><td>274</td><td>Better than "E"</td></tr></table> * Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).	Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Linder Road Between Overland Road & Victory Road	None	Minor Arterial	268	Better than "E"	Linder Road-South of Victory Road	1,322-feet	Minor Arterial	274	Better than "E"
Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service												
Linder Road Between Overland Road & Victory Road	None	Minor Arterial	268	Better than "E"												
Linder Road-South of Victory Road	1,322-feet	Minor Arterial	274	Better than "E"												
• Existing Conditions	Linder Rd. is improved with 2-travel lanes, 24' of pavement & no curb, gutter or sidewalk abutting the site. There is 64' of ROW for Linder Rd. – 40' from centerline. Victory Rd. is improved with 2-travel lanes, 22' of pavement & no curb, gutter or sidewalk abutting the site. There is 55' of ROW for Victory Rd. – 25' from centerline.															

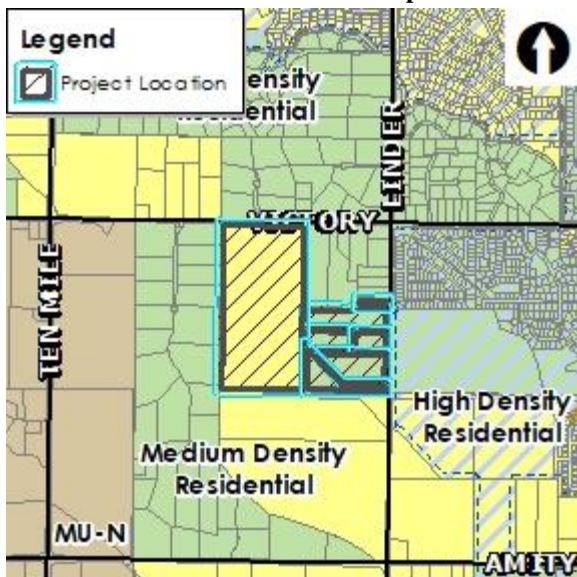
• CIP/IFYWP	Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP): • Victory Road is scheduled in the IFYWP to be widened to 3-lanes from Linder Road to Meridian Road with the design year in 2026 and the construction date has not been determined. • Ten Mile Road is scheduled in the IFYWP to be widened to 5-lanes from Victory Road to Overland Road and includes Bridge #1181 over the Calkins Lateral and is currently under construction. • The intersection of Ten Mile Road and Victory Road is scheduled in the IFYWP to be reconstructed as a multi-lane roundabout and is currently under construction. • The intersection of Overland Road and Linder Road is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 5-lanes on the south, 6-lanes on the east, and 6-lanes on the west leg as part of the Linder Road widening project from Overland Road to Franklin Road. The design year is scheduled for 2022 and the construction date has not been determined. • Victory Road is listed in the CIP to be widened to 3-lanes from Ten Mile Road to Linder Road between 2036 and 2040. • Linder Road is listed in the CIP to be widened to 3-lanes from Victory Road to Amity Road between 2036 and 2040. • Linder Road is listed in the CIP to be widened to 3-lanes from Victory Road to Overland Road between 2036 and 2040. • The intersection of Victory Road and Linder Road is listed in the CIP to be reconstructed as a single lane roundabout between 2036 and 2040. • The intersection of Amity Road/SH-69 is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes on the east, and 7-lanes on the west leg and signalized between 2031 and 2035.
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Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	One (1) access is proposed via W. Victory Rd., a minor arterial street; and two (2) accesses are proposed via S. Linder Rd., a residential arterial street. Internal local streets are proposed.
Proposed Road Improvements	The Applicant is required to dedicate additional ROW to total 50' from centerline of Linder Rd. plus a 3' gravel shoulder & the construction of a 5' wide detached sidewalk. Additional ROW totaling 39' from centerline of Victory Rd. is required to be dedicated for improvement of Victor Rd. with 17' of pavement from centerline plus 3' wide gravel shoulder and the construction of 5' wide detached sidewalk. A westbound left-turn lane is required to be constructed on Victory Rd.
Fire Service	
• Distance to Fire Station • Fire Response Time	1.4 miles from Station 6
• Resource Reliability • Risk Identification	Project falls in an area where the FD doesn't have total response times that meet NFPA 1710 standards or current City adopted standards.
• Accessibility • Special/resource needs	84% from Station #6 – does meet the targeted goal of 80% or greater.
• Water Supply • Other Resources	2 (current resources would not be adequate to supply service to this project)
Police Service	Meets all requirements
	Will require an aerial device; can meet this need
	1,000 gallons/minute for one hour
	No comments received
West Ada School District	No comments received
Wastewater	
• Distance to Sewer Services • Sewer Shed	Available at site
• Estimated Project Sewer ERU's • WRRF Declining Balance	See application
• Project Consistent with WW Master Plan/Facility Plan • Impacts/Concerns	Yes
Water	Flow is committed. See Public Works Site Specific Conditions

• Distance to Services	Water available at site.
• Pressure Zone	5
• Estimated Project Water ERU's	See application
• Water Quality Concerns	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	See Public Works Site Specific Conditions in Section IX.B of this report.

C. Project Maps

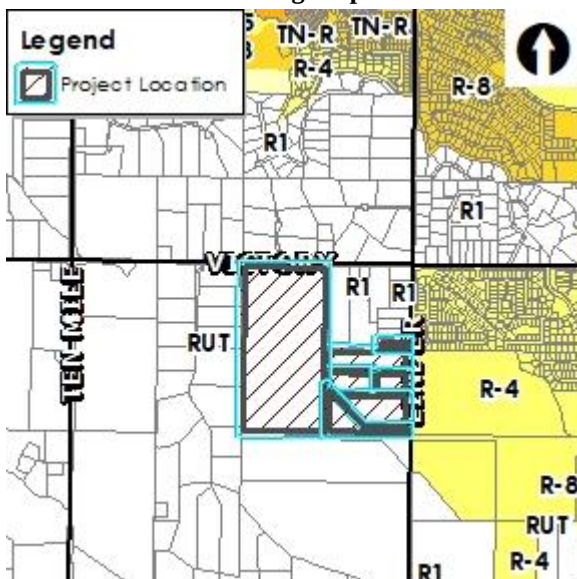
Future Land Use Map



Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant:

Nicolette Womack, Kimley-Horn – 950 W. Bannock St., Ste. 1100, Boise, ID 83702

B. Owners:

Linder Holdings – 1681 S. Kimball Way, Boise, ID 83709

C. Representative:

Hethe Clark, Clark Wardle – 251 E. Front St., Ste. 310, Boise, ID 83701

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper notification published in newspaper	3/19/2024	4/21/2024
Radius notification mailed to property owners within 300 feet	3/15/2024	4/19/2024
Public hearing notice sign posted on site	3/21/2024	4/18/2024
Nextdoor posting	3/19/2024	4/19/2024

V. COMPREHENSIVE PLAN ANALYSIS

FUTURE LAND USE: Approximately 41.2-acres of the eastern portion of this property is designated Low Density Residential (LDR) and approximately 80-acres of the western portion is designated Medium Density Residential (MDR) on the Future Land Use Map (FLUM) contained in the [Comprehensive Plan](#) (see map above in Section II.C).

The LDR designation allows for the development of single-family homes on large and estate lots at gross densities of three dwelling units or less per acre. These areas often transition between existing rural residential and urban properties. Developments need to respect agricultural heritage and resources, recognize view sheds and open spaces, and maintain or improve the overall atmosphere of the area. The use of open spaces, parks, trails, and other appropriate means should enhance the character of the area. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

The MDR designation allows for dwelling units at gross densities of 3 to 8 dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

TRANSPORTATION: ACHD's Master Street Map (MSM) depicts north/south and east/west segments of the Roadway to Bikeway Master Plan along the west and south boundaries of the site.

The section of W. Victory Rd. between Linder and Meridian Roads is within the corridor improvement project, which includes widening of Victory to 3-lanes and constructing enhanced pedestrian and bike facilities on both sides of the roadway as per the adopted Bike Master Plan and the 2020 Capital Improvement Plan (CIP).

The long-range transit plan Valley Connect 2.0 has a route extending along Linder Rd. planned in the Growth Scenario (pg. 49). **Therefore, Valley Regional Transit (VRT) requests a standard bus stop (size small) with a concrete pad 10' x 10' is provided along N. Linder Rd. just south of E. Pivot Dr.** The

purpose of the pad is to provide an ADA compliance boarding/alighting area. The pad will allow VRT to schedule a stop there as part of future route planning and place signage and a bench onsite (see comments in Section IX.I below for more information).

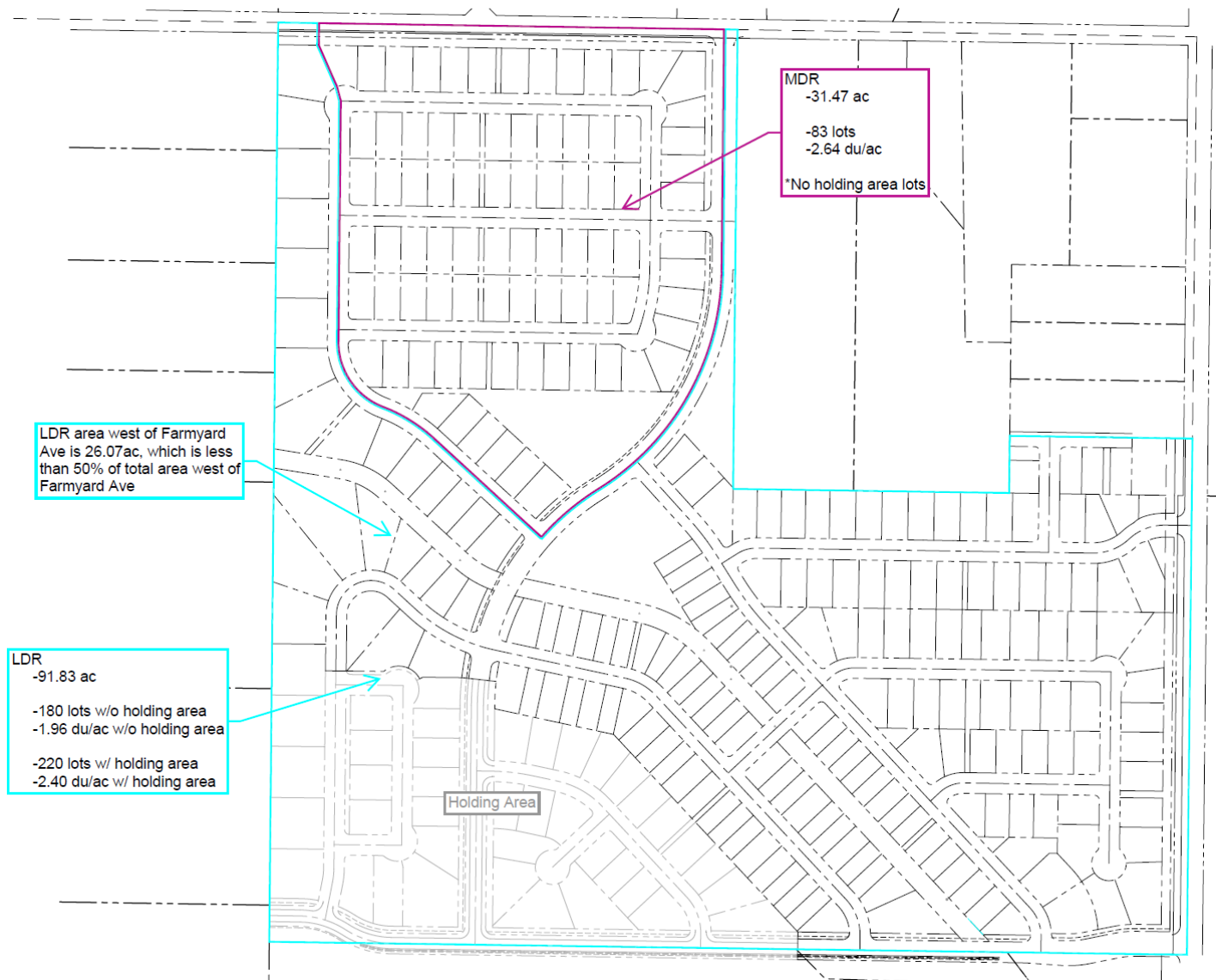
This project lies within the South Meridian Transportation Plan. The Plan recommends that Linder Rd. is constructed as a 5-lane minor arterial roadway and this segment of Victory Rd. is constructed as a 3-lane minor arterial roadway. The Plan also recommends the construction of a multi-lane roundabout at the Victory Rd. and Linder Rd. intersection.

A Traffic Impact Study (TIS) was completed for this development in 2021 which estimates 2,513 vehicle trips per day; 255 vehicle trips per hour in the PM peak hour.

PROPOSED DEVELOPMENT: The subject property is proposed to develop with 263 single-family detached homes at a gross overall density of 2.62 units/acre, not including the holding area at the southwest corner of the site. A gross overall density of 2.5 units/acre is proposed with the holding area included. The LDR designated area has a gross density of 2.81 units per acre, which is consistent with the density desired in LDR designated areas. The MDR designated area *without* the holding area has a gross density of 1.78 units per acre and 2.27 units/acre *with* the holding area lots depicted on the concept plan, which is *below* the density desired in MDR designated areas.

Per the Comprehensive Plan, “Future land use designations are not parcel specific. An adjacent abutting designation when appropriate and approved as part of a public hearing with a land development application, may be used. A designation may not be used however, across planned or existing collector or arterial roadways, must not be used on a parcel not directly abutting the designation, and may not apply to more than 50% of the land being developed. All other changes to designations must be approved through a Comprehensive Plan Map Amendment.”

Accordingly, the Applicant proposes to apply the abutting LDR FLUM designation to the west to a portion of the MDR designated area that lies west of the collector street (S. Farmyard Ave.) and the LDR designation on the eastern portion of the site to the portion of the MDR designated area that lies east of the collector street (see exhibit below). The proposed use of the abutting LDR designations does not apply to more than 50% of the land being developed. With this change, the total expanded LDR area, including the holding area, consists of 48.53-acres with a gross density of 2.40 units/acre, which is consistent with the density desired of 3 or fewer units/acre. The remaining MDR designated area on the northern portion of the site consists of 31.47-acres with a gross density of 2.64 units/acre, which when rounded up as allowed, complies with the minimum density of three (3) units/acre. Staff is supportive of the Applicant’s proposal for decreased density in the areas proposed as it allows for larger lots along the west boundary of the subdivision adjacent to large rural/agricultural lots and provides a good transition in density.



Goals, Objectives, & Action Items: Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in *italics*):

- “Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian’s present and future residents.” (2.01.02D)

Only one (1) housing type, single-family detached dwellings, is proposed within this development. Including a variety of housing types would increase the density of the development and a lower density is desired by the Applicant and adjacent neighbors.

- “Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.” (3.03.03F)

City water and sewer service is available to the site, except for the holding area (water is available but sewer is not), and can be extended by the developer with development in accord with UDC 11-3A-21.

- “Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.” (3.07.01A)

The proposed site design with larger lot sizes on the western periphery abutting large rural parcels designated LDR provides a transition of 2-2.5:1, which should be compatible with adjacent uses. The 0.25+/- acre lots proposed adjacent to the Wood, Sandquist and Coleman properties, although smaller, also provide a transition to larger rural parcels to the north (i.e. 5-6:1). The Commission and Council should rely on testimony from these neighbors to determine if enough transition is being provided.

- “Encourage compatible uses and site design to minimize conflicts and maximize use of land.” (3.07.00)

The proposed residential uses and site layout should minimize conflicts and maximize use of land.

- “Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development.” (3.03.03A)

The proposed development will connect to City water and sewer systems with development of the subdivision; services are required to be provided to and through this development in accord with current City plans.

- “Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity.” (2.02.01D)

Sidewalks are proposed along all public streets within the development, which will provide pedestrian connectivity to adjacent subdivisions. No pedestrian connections exist to this property from adjacent rural residential properties.

- “Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.” (3.03.03G)

Urban sewer and water infrastructure and curb, gutter and sidewalks are required to be provided with development of the subdivision. The holding area will be re-subdivided in the future as sewer service is not able to be provided at this time.

- “Eliminate existing private treatment and septic systems on properties annexed into the City and instead connect users to the City wastewater system; discourage the prolonged use of private treatment septic systems for enclave properties.”

With redevelopment of the site, the septic systems for the existing homes should be removed; wells may be utilized for irrigation purposes. The property owner (Colleen Kelly) at 3801 S. Linder Rd. requests Council approval to retain use of the existing well and septic system until such time as the home is removed with Phase 4 of the development.

- “Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.” (6.01.02B)

There are currently five (5) existing driveways via Linder Rd. and four (4) existing driveways via Victory Rd., which will be closed upon development of the property, which will reduce access points to the arterial roadways. North/south and east/west collector streets are proposed with this subdivision, which will provide future vehicular connectivity to the south and to the west.

VI. STAFF ANALYSIS

A. ANNEXATION (AZ)

The Applicant proposes to annex 123.28 acres of land with R-2 (11.91 acres), R-4 (89.55 acres) and R-8 (21.82 acres) zoning districts. The proposed density of the development is consistent with the corresponding FLUM designations of LDR and MDR as discussed above in Section V.

A legal description and exhibit map for the overall annexation area is included in Section VIII.A along with individual legal descriptions and exhibit maps for individual zones. This property is within the City's Area of City Impact boundary.

The R-2 (low-density residential) zoning is proposed along the western property boundary of the subdivision as a transition to the 5- to 10-acre rural residential lots in Stetson Estates subdivision, designated Low Density Residential (LDR) on the FLUM. The R-4 (medium low-density residential) zoning is proposed along the southern, eastern and northeastern boundaries of the subdivision adjacent to rural residential/agricultural properties also designated LDR. The R-8 (medium-density residential) zoning is proposed internal to the development where the smallest lots are proposed.

A preliminary plat and conceptual building elevations were submitted showing how the property is proposed to be subdivided and developed with 263 single-family residential detached homes and associated common area and public streets (see Section VIII). Single-family detached dwellings are listed as a principal permitted use in the R-2, R-4 and R-8 zoning districts per UDC [Table 11-2A-2](#).

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. **To ensure the subject property develops as proposed, Staff recommends a DA is required with the provisions discussed herein and included in Section IX.A.**

B. PRELIMINARY PLAT (PP):

History: In 2021, a previous annexation and preliminary plat application ([H-2021-0070](#)) for this property was [denied](#) by City Council due to it not being located in an area the City prioritized for near-term growth and the additional burdens it would place on City services, including but not limited to, public safety services, and on local roads. Thus, the annexation was found to not be in the best interest of the City.

The previous plat did not include the 2-acre parcel at the northeast corner of the site and lots were proposed in the "holding" area; it also included larger lots adjacent to the Calkins Lateral. Comparatively, the previous plat consisted of a total of 275 building lots; the proposed plat, with the lots shown on the conceptual development plan for the holding area and the additional 2-acre area with 5 building lots, consists of a total of 303 building lots.

The proposed preliminary plat consists of 263 building lots, ~~33~~ 32 common lots and one (1) other lot, which is a holding area for future re-subdivision, on 121.31 acres of land in the R-2, R-4 and R-8 zoning districts. A conceptual development plan was submitted for the holding area, included in Section VIII.F below, that depicts 40 building lots on 21.05-acres of land at a gross density of 1.90 units/acre in the R-2 and R-4 zoning districts. **Future re-subdivision of the holding area (i.e. Lot 11, Block 7) should generally comply with the layout shown on the conceptual plan. The holding area should be re-subdivided prior to issuance of any building permits for that lot.** *Note: The holding area is not currently serviceable by City sewer and won't be for quite some time until the temporary lift station on Ten Mile and the 15" trunk line to the lift station is constructed.*

The minimum lot size in the R-2 zoned area is 18,993 square feet (s.f.) (or 0.44-acre) with an average lot size of 22,168 s.f. (or 0.5-acre). The minimum lot size in the R-4 zoned area is 8,003 s.f. (or 0.18-acre) with an average lot size of 11,023 s.f. (or 0.25-acre). The minimum lot size in the R-8 zoned area is 5,508 s.f. (or 0.12-acre) with an average lot size of 7,628 s.f. (or 0.17-acre).

Phasing Plan: The subdivision is proposed to develop in four (4) phases per the phasing plan in Section VIII.B. These phases are proposed to be final platted by 2025 and built-out by 2030. The first phase includes the northern portion of the collector street via W. Victory Rd. and a local street access via S. Linder Rd. and is located on the northeast portion of the site. This phase is proposed to include all of the street buffer improvements, including sidewalk, along Victory and Linder Roads. The second phase is located on the northwest portion of the site and includes the southern portion of the collector street. The third phase is located along the southeast portion of the site. The fourth phase is the Kelly property and is located along the east side of the development between phases 1 and 3 and fronts on Linder Rd. Staff recommends the phasing plan is revised prior to the City Council hearing to include the holding area lot (i.e. Lot 11, Block 7) in Phase 3. A revised phasing plan was submitted as requested.

Existing Structures/Site Improvements: There are five (5) existing homes and accessory structures on the property, four (4) of which will be removed prior to development of the phase in which they are located. **The Jackson home at 3605 S. Linder Rd. is proposed to remain on Lot 9, Block 6 and is required to disconnect from their septic system and well and connect to City water and sewer service within 60 days of it becoming available; the well may be used for irrigation purposes. The address will also be required to change and access should be taken internally from within the development and the existing driveway via Linder Rd. removed.**

The property owner (Colleen Kelly) at 3801 S. Linder Rd. requests Council approval to remain on well and septic until her property re-develops with Phase 4 as utilities will not be accessible until at a minimum Phase 3. Retention of the existing access via Linder Rd. is also requested until such time as the property redevelops. The property owner is amenable to installation of the Linder Rd. street frontage/buffer improvements, including the sidewalk, on her property with Phase 1.

Because the home is allowed to remain on the site until the (final plat) phase in which it's located is signed by the City Engineer, at which time the home is required to be removed, Staff is amenable to this request and proposes a DA provision to that effect. Inclusion of this parcel within the development will ensure consistent streetscape improvements along Linder Rd. and prevent an outparcel within the project. Approval of the allowances requested by the property owner will ensure she can retain a similar lifestyle until such time as the property redevelops.

Dimensional Standards (UDC 11-2): The proposed plat and future development is subject to the dimensional standards listed in UDC Tables [11-2A-4](#) for the R-2 district, [11-2A-5](#) for the R-4 district and [11-2A-6](#) for the R-8 district, as applicable.

Subdivision Design & Improvement Standards: The proposed subdivision is required to comply with the design and improvement standards listed in UDC [11-6C-3](#), including those for streets, block face and cul-de-sacs.

The following block faces exceed the maximum length allowed in UDC [11-6C-3F](#): Block 7 (south side of S. Red Angus Way), Block 1 (west side of S. Moline Way), Block 5 (north side of E. Pivot Dr.) and Block 10 (south side of E. Pivot Dr.). Staff recommends the plat is revised to comply with the maximum block face standards and/or a request for City Council waiver(s) to the standards is submitted prior to the City Council hearing. Note: Block face is measured from the near edge of right-of-way to near edge of right-of-way of streets per UDC 11-6C-3F.5. The Applicant opted not to revise the plat to comply with the block face standards and requests approval of a Council waiver to exceed the maximum block face allowed on all of the block faces with the following justifications:

- West block face of Moline Way (1,507')

Justification: The west block face of Moline Way includes only 15 single family detached lots, of which 8 are 0.5-acres or larger. A block face of similar length in an R-8 zoned area could include up to 30 single family detached lots. The developer has worked closely with the

neighbors (a large lot County subdivision) and those neighbors have specifically requested that this development not include an ACHD stub street to the west, and the ACHD Staff Report did not condition the project to provide one. The project provides a pathway connection within Lot 29 between the Calkins Lateral and Moline Way.

- North block face of Pivot Drive (1,281')

Justification: Pivot Drive intersects International Way at a 90d angle ~955-ft west of Siphon Avenue, and we believe this is a break in the Pivot Drive block face. Additionally, Lot 5 will front Pivot Drive and Lot 4 will front International Way.

- South block face of Pivot Drive (1,340')

Justification: Block 10, Lot 9 is a common lot connecting to Block 10, Lot 24 and ultimately to Drawbar Street. A public roadway connection between Pivot Drive and Drawbar Street is impractical considering the location of the Phase 3 & Phase 4 boundary which coincides with an existing property line. A public street connection does not benefit the Drawbar Street block face since Drawbar Street is significantly shorter Pivot Drive.

- South block face of Red Angus Way (1,422')

Justification: Block 7 Lot 29 is a common lot with a pathway. There is a considerable grade change beginning at Red Angus as you move further southwest which makes including a road stub impractical.



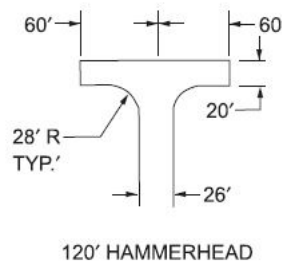
Council should consider requiring traffic calming measures and/or additional pedestrian connections as provisions for a waiver(s).

Access: There are five (5) existing driveways via Linder Rd. and four (4) via Victory Rd. that will be closed with development of the proposed subdivision. A new north/south collector street (S. Farmyard Ave.) is proposed via W. Victory Rd., a minor arterial street, and a new east/west collector street (E. Holstein Dr.) is proposed via S. Linder Rd., a residential arterial street, along the southern boundary of the property. A letter of cooperation was submitted from the adjacent property owner to the south (Providence Properties, LLC) in regard to construction of the collector street on the shared property line between the two properties. Another local street access (E. Pivot Dr.) is proposed via S. Linder Rd. to the north of the collector street. Internal local public streets are proposed for access within the development.

Traffic calming is proposed within the development by providing chokers on local streets where micro-path connections are proposed and stamped concrete and bulb-outs at 4-way intersections on the internal collector streets.

The ROW for S. Farmyard Ave. should be extended to the site's east property line as required by ACHD for future access to the collector street for the Coleman property located at 1995 W. Victory Rd. With re-subdivision of the holding area, the north/south collector street will extend to the southern boundary and the east/west collector street will extend to the western boundary of the subdivision for future extension.

East Guernsey St., which provides access to Lots 5, 6 and 8-9, Block 6 at the northeast corner of the development, is required to comply with ACHD standards and have a turnaround that meets Fire Dept. standards, as follows:



Pathways: All pathways should be constructed in accord with the standards listed in UDC [11-3A-8](#). The Pathways Master Plan (PMP) depicts segments of the City's 10-foot wide multi-use pathway system along the north side of the Calkins Lateral, along the east side of the north/south collector street (S. Farmyard Ave.) and along the southern boundary of the site along the collector street (E. Holstein Dr.). **The pathway and associated landscaping should be located outside of the Boise Project Board of Control's easement for the Calkins Lateral, unless otherwise allowed.**

A minimum 14-foot wide public use easement is required for all pathways required in the PMP unless they're located within road ROW; such easements should be submitted with the final plat application for the phase in which they're located and be recorded prior to signature on the final plat by the City Engineer.

Sidewalks/Parkways (11-3A-17): For public safety, Staff recommends 10-foot wide detached sidewalks are provided along all collector and arterial streets within and abutting the site; parkways should comply with the standards listed in UDC [11-3A-17](#). The plat and landscape plan, should be revised accordingly.

Landscaping: A minimum 25-foot wide street buffer is required along W. Victory Rd. and S. Linder Rd., both arterial streets, measured from *ultimate* back of curb location; and 20-foot wide street buffers are required along collector streets (S. Farmyard Ave. & E. Holstein Dr.) per UDC Tables [11-2A-4](#), [11-2A-5](#) and [11-2A-6](#) (a 20' buffer isn't required along the east side of the northern portion of Farmyard where there isn't adequate area for a buffer). **Landscaping is required within the street buffers and parkways in accord with the standards listed in UDC [11-3B-7C.3](#). Where 6-foot wide parkways**

with Class II trees are proposed, root barriers are required per the standards in UDC [11-3A-17E.2](#). the landscape plan should be revised to include a mix of landscaping materials and a calculations table that demonstrates compliance with the standards. All street buffers should be maintained by the property owner or homeowner's association.

Landscaping (a mix of trees, shrubs, lawn, and/or other vegetative groundcover) is required along all pathways in accord with the standards listed in UDC [11-3B-12C](#); revise the landscape plan accordingly.

All common open space areas are required to include a minimum of one (1) deciduous shade tree for every 5,000 s.f. of area and include a variety of trees, shrubs, lawn, or other vegetative groundcover in accord with UDC [11-3G-5B.3](#). The landscape plan should depict landscaping accordingly and include calculations demonstrating compliance with the minimum standards.

There are several existing trees on the site that are proposed to be removed that require mitigation in accord with the standards listed in UDC [11-3B-10C.5](#). A mitigation plan was submitted, included in Section VIII.C, that depicts compliance with the aforementioned standards. A total of 313 caliper inches of trees are required for mitigation; a total of 314 caliper inches of replacement trees are proposed in accord with UDC standards.

Common Open Space (UDC [11-3G-3](#)): Common open space is required to be provided for the development based on the area of each proposed zoning district. The common open space for the holding area on Lot 11, Block 7 will be evaluated with re-subdivision of the lot. Based on 8.27-acres for the R-2 district, which requires 8%; 72.14-acres for the R-4 district, which requires 12%; and 21.82-acres for the R-8 district, which requires 15%, a minimum of 12.59-acres (or 548,420 s.f.) of common open space is required to be provided that complies with the quality standards listed in UDC [11-3G-3A.2](#) and the qualified open space standards listed in UDC [11-3G-3B](#).

~~An revised open space exhibit was submitted as shown in Section VIII.D that depicts common open space totaling 41.53 13.36-acres (502,252 581,836 s.f.), which is 4.06 0.77-acres (or 46,174 33,416 s.f.) below over the required amount and includes areas that don't meet the qualifications for such in UDC 11-3G-3B. Areas that don't qualify include the following: Lot 18, Block 10, Lot 9, Block 11 and Lot 7, Block 6 as they don't seem to have been integrated into the development as a priority and appear to be remnant areas; the common lots encompassed by the Calkins Lateral easement as the Boise Project Board of Control doesn't allow their easement to be landscaped (only gravel is allowed within their easement); and common lots for micro-paths that are below 20' in width. These areas should be removed from the qualified open space calculations. Parkways along local streets may be counted if they meet the standards listed in UDC 11-3G-3B.4. The common area outside of the Calkins Lateral where the pathway and associated landscaping is located can also be counted.~~

Qualified open space areas consist of open grassy areas of at least 5,000 s.f. in area, the linear open space along the Calkins Lateral easement that includes a 10' wide multi-use pathway and associated landscaping, linear open space areas that are at least 20' and up to 50' in width that have an access at each end and are improved and landscaped in accord with the standards listed in UDC 11-3B, 100% of the landscape buffers along collector streets and 50% of the buffers along arterial streets *if* they meet the enhanced buffer requirements in UDC 11-3G-3B.3, a community garden and parkways along local residential streets if they meet the standards listed in UDC 11-3G-3B.4. ~~Staff recommends the open space exhibit is revised prior to the City Council hearing to include changes that demonstrate compliance with the minimum qualified open space standards. A revised open space exhibit was submitted that meets the minimum standards.~~

Site Amenities (UDC [11-3G-4](#)): Site amenities are required to be provided within the development based on the gross land area of the development as set forth in UDC [11-3G-4](#). A minimum of one (1) point of site amenity is required for each five (5) acres of gross land area; for projects 40-acres or more

in size, **multiple amenities are required from the separate categories listed in UDC Table 11-3G-4.** Based on 100.26-acres of land, a minimum of 20 site amenity points is required to be provided; qualified site amenities and associated point values are listed in UDC Table 11-3G-4. The site amenities for the holding area on Lot 11, Block 7 will be evaluated with re-subdivision of the lot.

The following site amenities with associated point values are proposed:

Quality of Life Amenities

Clubhouse (9,500+/- s.f.) – 6 pts.

Commercial outdoor kitchen – 2 pts.

Outdoor fire ring – 1 pt.

Public art – Livestock, grain bin & heritage garden farm equipment sculptures (3) – 3 pts.

Picnic area on a site 5,000 s.f. or greater in size with tables, shade & benches (2) – 4 pts.

Fitness course – 2 pts.

Recreation Activity Area Amenities

Swimming pool & spa – 4 pts.

Tot lot – 1 pt.

Sports courts, paved (2) (pickleball) – 8 pts.

Pedestrian & Bicycle Circulation Amenities

Multi-use pathways (1.25+/- mile) – 10 pts.

Multi-modal Amenities

Bicycle repair station – 1 pt.

The proposed amenities should comply with the associated standards listed in UDC 11-3G-4C, D, E and F. Amenities are proposed from the Quality of Life, Recreation Activity Area, and Pedestrian & Bicycle Circulation and Multi-modal amenity categories as required; at least one (1) amenity is required to be provided from the Multi-modal category the Applicant should identify what this amenity will be prior to the Council hearing. Amenities totaling ~~41~~ 42 points are proposed, which are more than twice as many as required.

Staff recommends as a DA provision that the use of common open space & site amenities is shared throughout the development, including the holding area.

Parking: Off-street parking is required to be provided for each home based on the total number of bedrooms per unit as set forth in UDC [Table 11-3C-6](#).

Williams Pipeline: The Williams Northwest Gas Pipeline crosses the northeast corner of this site on Lot 9, Block 6 within a 75-foot wide easement as depicted on the preliminary plat. Any development and/or improvements within the easement should comply with the Williams Developer's Handbook.

Waterways: The Calkins Lateral crosses the southwest portion of this site within a 60' wide federal easement (30' each side from centerline) – **the plat currently depicts a 40' wide easement and should be revised to accurately reflect the width of the easement or approval should be obtained for a reduced easement.** The Boise Project Board of Control submitted updated comments that agree to a reduction of the easement from 60' to 40' total (20' each side from centerline of the new pipe to be installed) if the lateral is piped as proposed.

The Givens Lateral runs along the west boundary of the site; a 7' wide easement exists on this site, which is proposed to run along the rear of adjacent building lots – the lateral itself lies on the abutting property to the west and is piped. **Consent should be obtained from the New York Irrigation District (NYID) for the 7' wide easement to be located on adjacent building lots and perimeter fencing to be installed on the property line within the easement; otherwise, the easement should be placed in a minimum 20-foot wide common lot, which could be counted toward the qualified open space requirement if landscaped in accord with the standards in UDC 11-3G-5B.** The NYID gave authority to Boise Project Board of Control (BPBC) to administer their easement; the BPBC will not allow anything within the easement and will not allow it to encroach within abutting building lots.

All irrigation ditches and laterals crossing this site that aren't being improved as a water amenity or linear open space as defined in UDC 11-1A-1 are required to be piped or otherwise covered as set forth in UDC 11-3A-6B.3, unless otherwise waived by City Council. The Applicant proposes to pipe the Calkins Lateral through the site.

Fencing: All fencing is required to comply with the standards listed in UDC 11-3A-6C and 11-3A-7, as applicable. The landscape plan depicts privacy fencing adjacent to common open space lots and the perimeter boundary of the site but doesn't include a detail of the fencing type and height. **Fencing details should be depicted on the landscape plan submitted with the final plat application(s).**

Utilities (UDC 11-3A-21): Connection to City water and sewer services is required in accord with UDC 11-3A-21. City water and sewer service is available to be extended to serve this development, except for the holding area at the southwest corner of the site. **Sewer service will not be available to serve the holding area for quite some time until the temporary lift station on Ten Mile and the 15" trunk line to the lift station is constructed. City Council may determine it's not in the best interest of the City to annex this property until such time as the entire property can be developed and serviced by the City with both water and sewer services.**

The property owner to the south (Providence Properties, LLC) submitted a [letter](#) of cooperation to enter into a joint venture agreement for the construction, use and maintenance of the regional lift station to be built in the northwest corner of Tessera Ranch with each developer paying for the lift station based on a pro-rata share of the number of lots contributing to the sewer lift station. The subject property will provide the sewer route through this development to accommodate the pressure line to tie into the Ten Mile lift station.

Street lighting is required to be installed in accord with the City's adopted standards, specifications and ordinances.

Pressurized Irrigation System (UDC 11-3A-15): Underground pressurized irrigation water is required to be provided to each lot within the subdivision as set forth in UDC 11-3A-15. Gravity irrigation is provided by Boise Project Board of Control via the Calkins Lateral. A pump station and adequate storage for peak demand will be constructed onsite for pressure irrigation service.

Storm Drainage (UDC 11-3A-18): An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow best management practice as adopted by the City as set forth in UDC 11-3A-18. A [Geotechnical Evaluation](#) was submitted with this application.

Building Elevations: Conceptual building elevations were submitted for the proposed 1- and 2-story single-family detached dwellings and two (2) different barn-style concept elevations were submitted for the clubhouse as shown in Section VIII.E. The architectural style of the homes will be a mix of contemporary forms and modern farmhouse styles. Building materials range from stone to stucco, and board-and-batten siding with natural colors. Home sizes are planned to be 2,200 s.f. or larger, similar to homes in the surrounding developments.

Because homes on lots that face collector (S. Farmyard Ave. & E. Holstein Dr.) and arterial (W. Victory Rd. & S. Linder Rd.) will be highly visible, Staff recommends the rear and/or sides of 2-story homes on these lots incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public streets.

A Certificate of Zoning Compliance and Design Review application is required to be submitted for the clubhouse structure to ensure it complies with the design standards in the Architectural Standards Manual and UDC standards.

VII. DECISION

A. Staff:

Staff recommends approval of the proposed annexation with the requirement of a Development Agreement, and preliminary plat per the provisions in Section IX in accord with the Findings in Section X.

B. The Meridian Planning & Zoning Commission heard these items on April 4, 2024. At the public hearing, the Commission moved to recommend approval of the subject AZ and PP requests.

1. Summary of Commission public hearing:

- a. In favor: Hethe Clark, Clark Wardle (Applicant's Representative)**
- b. In opposition: None**
- c. Commenting: Paula Connelly and Darcie Dillie**
- d. Written testimony: None**
- e. Staff presenting application: Sonya Allen**
- f. Other Staff commenting on application: None**

2. Key issue(s) of public testimony:

- a. Concern pertaining to smaller lots and higher density developing in the future on the holding area lot.**

3. Key issue(s) of discussion by Commission:

- a. Desire for the Applicant to leave the Calkins Lateral open as linear open space and for wildlife; another Commissioner felt it was better to pipe the lateral to reduce evaporation of irrigation water and for efficiency.**
- b. Preference for Phase 4 to be included in Phase 3;**
- c. Appreciation of the transition in density proposed from large rural parcels;**
- d. In favor of the proposed amenities and farm-style theme proposed for the development.**

4. Commission change(s) to Staff recommendation:

- a. Modification to DA provision #A.1f to clarify that the holding area on Lot 11, Block 7 shall only be developed when municipal services are available to the site as requested by the Applicant.**

5. Outstanding issue(s) for City Council:

- a. The Applicant requests City Council approval of a waiver to the maximum block face standards in UDC 11-6C-3F for four (4) block faces as noted in the staff report (condition #A.2e). Council may require traffic calming measures and/or additional pedestrian connections as provisions for a waiver.**
- b. The Applicant request City Council amend condition #A.2h to require a 7-foot wide instead of a 20-foot wide common lot for the Givens Lateral easement along the western boundary of the site.**

C. The Meridian City Council heard these items on May 7, and 28, 2024. At the public hearing on May 28th, the Council moved to approve the project.

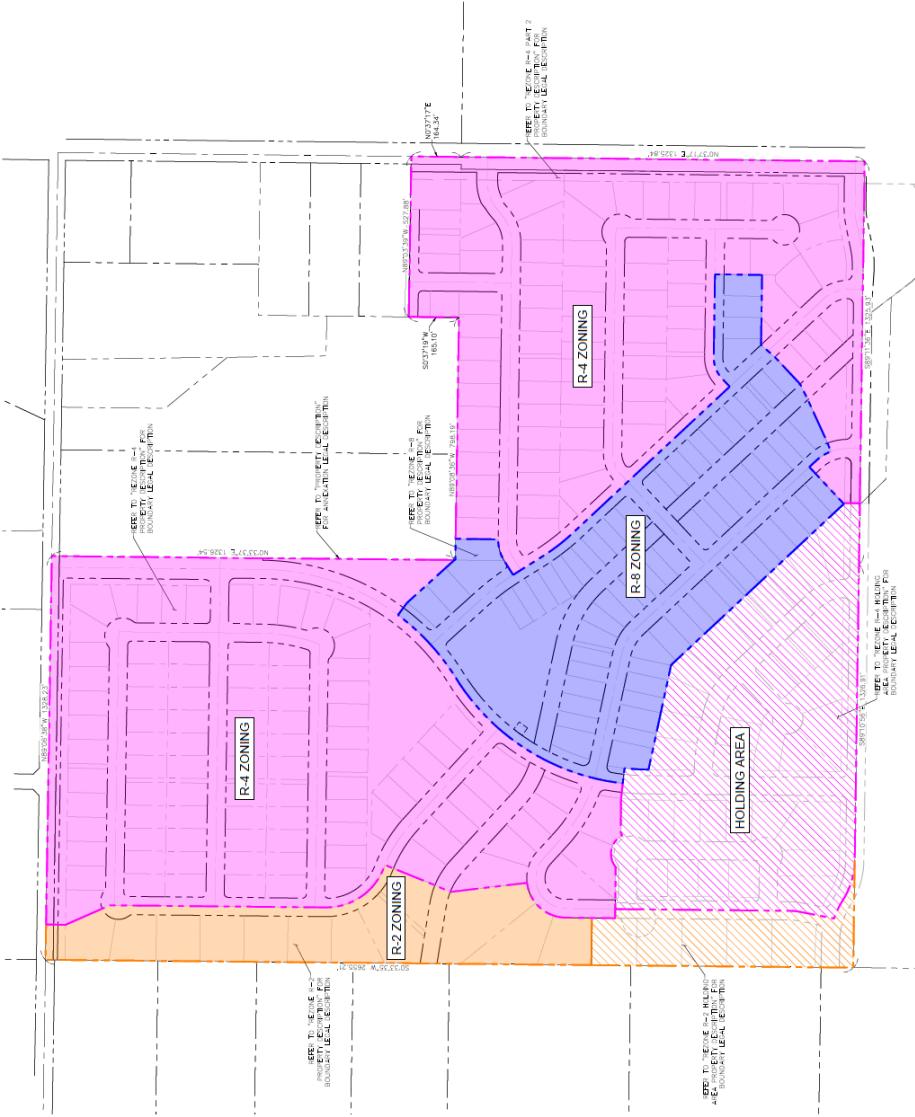
1. Summary of the City Council public hearing:

- a. In favor: Hethe Clark, Clark Wardle (Applicant's Representative); David Moorehouse
 - b. In opposition: None
 - c. Commenting: Tina Dean; Paula Connelly; Chris Hayes; Julie Langlois
 - d. Written testimony: Several letters of testimony were submitted (see [public record](#))
 - e. Staff presenting application: Sonya Allen, Bill Parsons
 - f. Other Staff commenting on application: None
- 2. Key issue(s) of public testimony:
 - a. Request for the holding area to be approved with lot sizes consistent with adjacent property sizes & approve the Applicant's request for a 7-foot wide common lot where the Given's Lateral is located;
 - b. In support of the large lot sizes proposed, which will accommodate larger home sizes for diversity within the City;
 - c. Request for a barrier to be installed with a "no trespassing" sign at the end of the multi-use pathway at the west boundary of the site; and safety concerns pertaining to poor visibility of the common area where the Calkins Lateral is located near the west boundary of the site where it curves to the west.
- 3. Key issue(s) of discussion by City Council:
 - a. None
- 4. City Council change(s) to Commission recommendation:
 - a. Council modified condition #A.2h to only require a 7-foot wide common lot to be provided along the west boundary of the site for the Givens Lateral.
 - b. Council approved the Applicant's request for a waiver to the block face standard for all blocks that exceed the maximum length and required the Applicant to work with ACHD to provide traffic calming in these areas (condition #A.2e).
 - c. Council included a new condition requiring a barricade to be installed at the end of the multi-use pathway adjacent to the Calkins Lateral at the west boundary of the site with a "No Trespassing" sign (condition #A.3j).

VIII. EXHIBITS

A. Annexation Legal Description and Exhibit Map

ZONING DATA	
ZONING	AREA (AC)
R-2	8.27
R-4	72.14
R-8	21.82
TOTAL	102.23
HOLDING AREA	
R-2	3.64
R-4	17.41
TOTAL	21.05





Client: Kimley Horn
Date: February 15, 2024
Job No.: 9519



ANNEXATION
PROPERTY DESCRIPTION

A parcel of land being the W 1/2 NE 1/4 and a portion of the SE 1/4 NE 1/4 and a portion of the NE 1/4 NE 1/4 and all of Lots 1, 2 and 3 of Basslin Ridge Estates as on file in Book 64 of Plats at Page 6469 in the Office of the Recorder of Ada County, Idaho, all located in Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

BEGINNING at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Northerly boundary of said W 1/2 NE 1/4, S. 89° 06' 38" E., a distance of 1328.23 feet to the NE corner of said W 1/2 NE 1/4, (East 1/16 corner common to sections 23 and 26);

Thence along the Easterly boundary of said W 1/2 NE 1/4, S. 00° 33' 37" W., a distance of 1326.54 feet to a found 5/8-inch diameter iron pin with illegible cap marking the Northwest corner of said Basslin Ridge Estates;

Thence along the Northerly boundary of said Basslin Ridge Estates, S. 89° 08' 36" E., a distance of 798.19 feet;

Thence leaving the Northerly boundary of said Basslin Ridge Estates, N. 00° 37' 19" E., a distance of 165.10 feet;

Thence S. 89° 03' 39" E., a distance of 527.88 feet to the east boundary of said NE 1/4 NE 1/4;

Thence along the east boundary of said NE 1/4 NE 1/4, S. 00° 37' 17" W., a distance of 164.34 feet to the NE corner of said SE 1/4 NE 1/4, (North 1/16 corner common to sections 25 and 26);

Thence along the Easterly boundary line of said SE 1/4 NE 1/4, S. 00° 37' 17" W., a distance of 1325.84 feet to the SE corner of said SE 1/4 NE 1/4, (East 1/4 corner);

Thence along the Southerly boundary of said SE 1/4 NE 1/4, N. 89° 11' 36" W., a distance of 1325.93 feet to the Southeast corner of said SE 1/4 NE 1/4, (Center east 1/16 corner);

Thence along the Southerly boundary of the W 1/2 NE 1/4, N. 89° 10' 56" W., a distance of 1326.91 feet to a found 5/8-inch diameter iron pin with cap stamped "PLS 6901" marking the Southwest corner of said W 1/2 NE 1/4, (Center 1/4 corner);

Thence along the Westerly boundary of said W 1/2 NE 1/4, N. 00° 33' 35" E., a distance of 2655.21 feet to the POINT OF BEGINNING.

This parcel contains 123.28 acres more or less.

EXHIBIT

LOCATED IN THE NE1/4 OF SECTION 26, T. 3 N., R. 1 W., B.M.,
ADA COUNTY, IDAHO

2024

White Mountain
Ranch Subdivision
Bk. 58 Pg. 5615-5616

Majestic View Subdivision
Bk. 61 Pg. 6110-6111

BASIS OF BEARINGS

POINT OF
BEGINNING

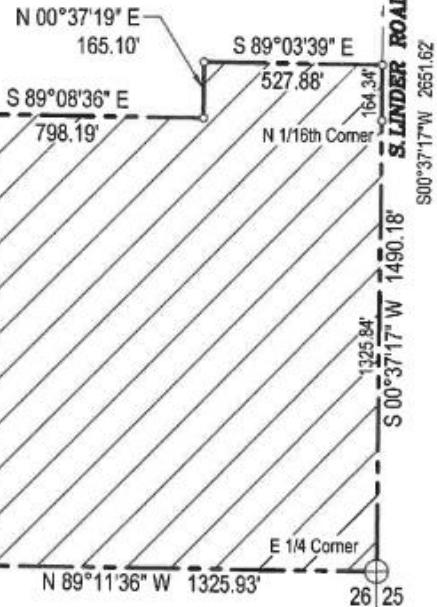
LEGEND

- Calculated point
- ⊙ Found brass cap monument
- ⊕ Found aluminum cap monument
- ⊙ Found 5/8 inch dia. iron pin

UNPLATTED

UNPLATTED

Area: 5,370,450 s.f. ±
123.28 acres ±



Pointing Dog Subdivision
Bk. 115 Pg. 17285-17287

Stetson Estates
Subdivision No. 2
Bk. 80 Pg. 8563-8566

Stetson Estates Subdivision
Bk. 77 Pg. 8160-8162



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South
Office: (208) 442-0115

Nampa, ID 83651
Fax: (208) 327-2106

JN 9519

File: 9519 - Annexation Exhibit 02-15-2024.dwg



Scale: 1"=500'



Client: Kimley Horn
Date: January 24, 2024
Job No.: 9519
Re: Jackson Ridge Estates

REZONE R2
PROPERTY DESCRIPTION

A parcel of land being a portion of the W 1/2 NE 1/4, Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

BEGINNING at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Northerly boundary of said W 1/2 NE 1/4, S. 89° 06' 38" E., a distance of 116.02 feet;

Thence leaving said Northerly boundary, S. 00° 53' 22" W., a distance of 64.00 feet;

Thence S. 23° 43' 26" E., a distance of 158.91 feet;

Thence S. 00° 33' 35" W., a distance of 709.53 feet to the beginning of a tangent curve left;

Thence a distance of 246.91 feet along the arc of said curve left, having a radius of 203.00 feet, a central angle of 69° 41' 18", the long chord of which bears S. 34° 17' 04" E., a distance of 231.97 feet to a point on a reverse curve to the right;

Thence along said reverse curve to the right, with a radius of 456.00 feet and a central angle of 01° 13' 12", an arc length of 9.71 feet with a chord bearing of S 68° 31' 07" E and a chord distance of 9.71 feet;

Thence S. 22° 05' 29" W., a distance of 177.00 feet;

Thence S. 23° 41' 08" W., a distance of 55.03 feet;

Thence S. 06° 45' 54" E., a distance of 254.12 feet to the beginning of a non tangent curve left;

Thence a distance of 187.58 feet along the arc of said curve left, having a radius of 130.00 feet, a central angle of 82° 40' 31", the long chord of which bears S. 41° 53' 51" W., a distance of 171.73 feet;

Thence S. 00° 33' 35" W., a distance of 85.31 feet;

Thence N. 89° 26' 25" W., a distance of 155.00 feet to the Westerly boundary of said W 1/2 NE 1/4;

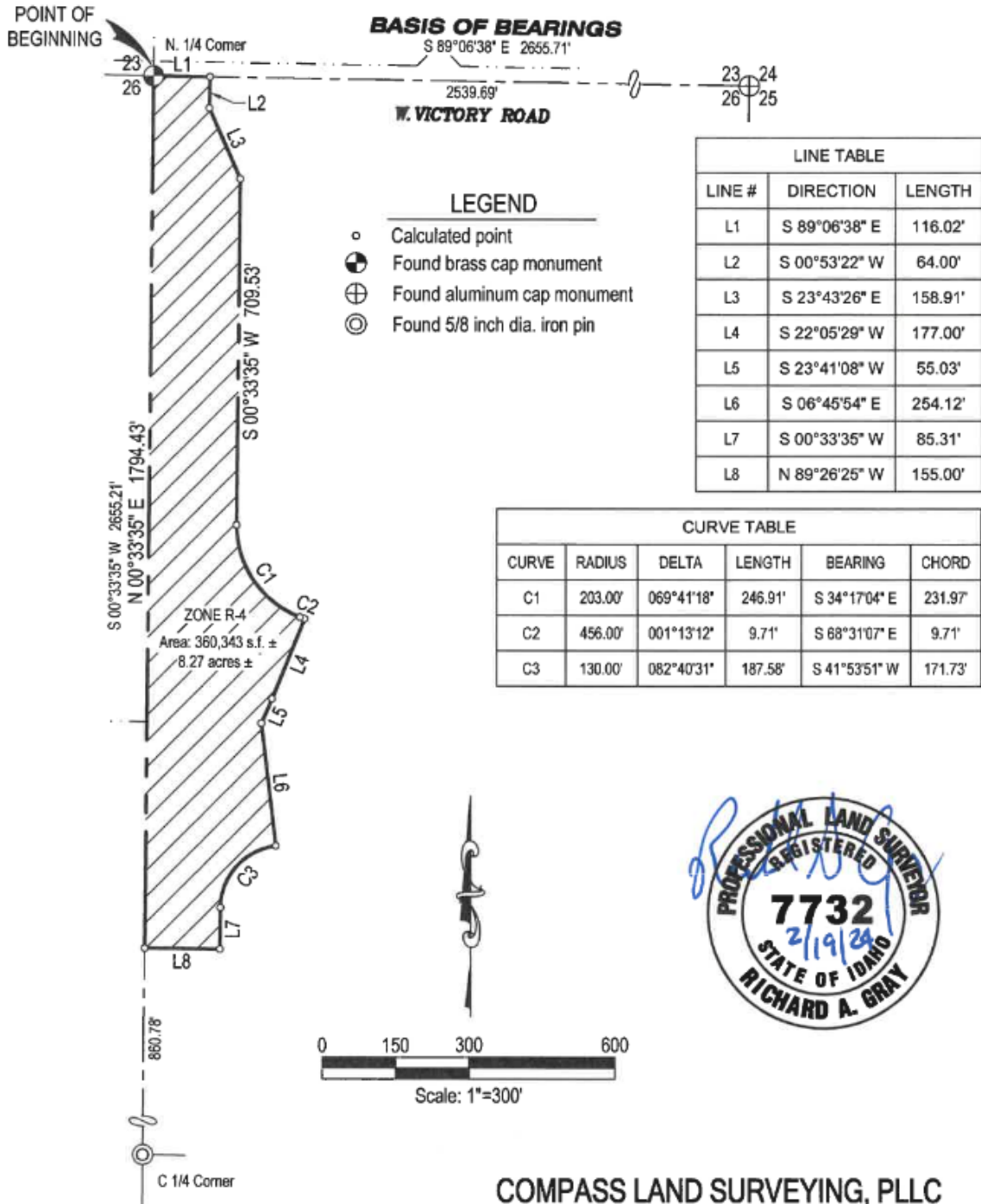
Thence along the Westerly boundary of said W 1/2 NE 1/4, N. 00° 33' 35" E., a distance of 1794.43 feet to the POINT OF BEGINNING.

This parcel contains 8.27 acres more or less.



EXHIBIT

LOCATED IN THE W1/2 NE1/4 OF SECTION 26,
T. 3 N., R. 1 W., B.M., ADA COUNTY, IDAHO
2024



JN 9519

File: 9519 - REZONE R-2 JACKSON RIDGE 02-15-2024.dwg



Client: Kimley Horn
Job No.: 9519

Date: January 24, 2024
Re: Jackson Ridge Estates

REZONE R-2 HOLDING AREA
PROPERTY DESCRIPTION

A parcel of land being a portion of the SW 1/4 NE 1/4, located in Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Westerly boundary of said NE 1/4, S. 00° 33' 35" W., a distance of 1794.43 feet to the POINT OF BEGINNING;

Thence leaving said Westerly boundary line, S. 89° 26' 25" E., a distance of 155.00 feet;

Thence S. 0° 33' 35" W., a distance of 76.67 feet;

Thence S. 89° 26' 25" E., a distance of 30.00 feet;

Thence S. 0° 33' 35" W., a distance of 572.36 feet to the beginning of a curve right;

Thence a distance of 37.10 feet along the arc of said curve right, having a radius of 200.00 feet, a central angle of 10° 37' 41", the long chord of which bears S. 05° 52' 26" W., a distance of 37.05 feet;

Thence S. 11° 11' 16" W., a distance of 112.50 feet to the beginning of a non tangent curve right;

Thence a distance of 65.99 feet along the arc of said curve right, having a radius of 250.00 feet, a central angle of 15° 07' 28", the long chord of which bears S. 64° 48' 19" E., a distance of 65.80 feet to the beginning of a reverse curve left;

Thence a distance of 139.36 feet along the arc of said curve right, having a radius of 250.00 feet, a central angle of 31° 56' 21", the long chord of which bears S. 73° 12' 45" E., a distance of 137.56 feet to the Southerly boundary line of the SE1/4 NE1/4 of said Section 26;

Thence along the Southerly Boundary of the SW1/4 NE 1/4 of said Section 26, N. 89° 10' 56" W., a distance of 352.72 feet to a found 5/8 inch Iron Pin with a plastic cap stamped "PLS 6901" marking the Southwest corner of the SW1/4 NE1/4 of said Section 26 (Center 1/4 of said Section 26);

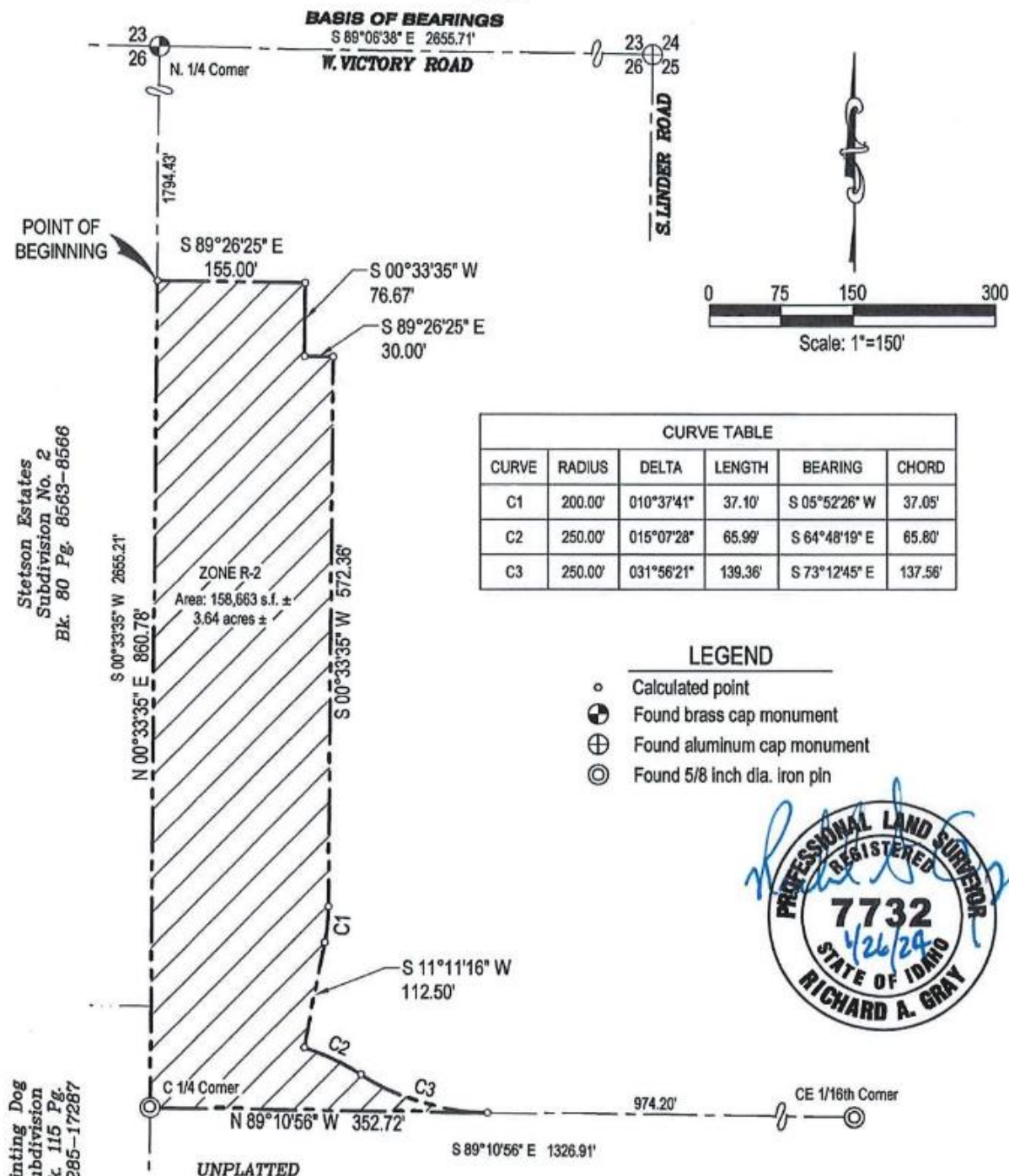
Thence along the Westerly boundary line of the SW1/4 NE1/4 of said Section 26, N. 0° 33' 35" E., a distance of 860.78 feet to the POINT OF BEGINNING.

This parcel contains 3.64 acres more or less.



EXHIBIT

LOCATED IN THE SW1/4 NE1/4 OF SECTION 26, T. 3 N., R. 1 W., B.M.,
ADA COUNTY, IDAHO
2024



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South

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Fax: (208) 327-2106

JN 9519

File: 9519 - REZONE R-2 HOLDING AREA EXHIBIT 01-24-2024.dwg



Client: Kimley Horn
Job No.: 9519
Rev. Date: February 16, 2024
Re: Jackson Ridge Estates

REZONE R-4 HOLDING AREA
PROPERTY DESCRIPTION

A parcel of land being a portion of the S 1/2 NE 1/4, located in Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Westerly boundary of said NE 1/4, S. 00° 33' 35" W., a distance of 1794.43 feet;

Thence leaving said Westerly boundary line, S. 89° 26' 25" E., a distance of 155.00 feet;

Thence S. 0° 33' 35" W., a distance of 76.67 feet;

Thence S. 89° 26' 25" E., a distance of 30.00 feet to the POINT OF BEGINNING;

Thence continuing S. 89° 26' 25" E., a distance of 136.95 feet;

Thence a distance of 3.01 feet along the arc of said curve right, having a radius of 4.50 feet, a central angle of 38° 21' 38", the long chord of which bears N. 71° 22' 46" E., a distance of 2.96 feet;

Thence a distance of 119.79 feet along the arc of said curve right, having a radius of 68.50 feet, a central angle of 100° 12' 00", the long chord of which bears S. 77° 42' 03" E., a distance of 105.10 feet;

Thence N. 62° 23' 57" E., a distance of 10.00 feet;

Thence S. 89° 26' 25" E., a distance of 112.67 feet;

Thence S. 83° 35' 26" E., a distance of 100.00 feet;

Thence a distance of 79.16 feet along the arc of said curve right, having a radius of 694.00 feet, a central angle of 06° 32' 08", the long chord of which bears S. 03° 08' 30" W. , a distance of 79.12 feet;

Thence S. 77° 50' 01" E., a distance of 350.90 feet;

Thence a distance of 1.82 feet along the arc of said curve right, having a radius of 3.00 feet, a central angle of 34° 48' 07", the long chord of which bears S. 60° 25' 58" E., a distance of 1.79 feet;

Thence S. 43° 01' 54" E., a distance of 779.48 feet;

Thence S. $00^{\circ} 48' 24''$ W., a distance of 50.00 feet to a point on the Southerly boundary line of the SE1/4 NE1/4 of said Section 26;

Thence along said Southerly boundary line, N. $89^{\circ} 11' 36''$ W., a distance of 200.69 feet, to the Center East 1/16 Corner of said Section 26;

Thence leaving said Center East 1/16 Corner and along the Southerly Boundary of the SW1/4 NE 1/4 of said Section 26, N. $89^{\circ} 10' 56''$ W., a distance of 974.20 feet to the beginning of a curve right;

Thence leaving the Southerly Boundary of the SW1/4 NE 1/4 of said Section 26, a distance of 139.36 feet along the arc of said curve right, having a radius of 250.00 feet, a central angle of $31^{\circ} 56' 21''$, the long chord of which bears N. $73^{\circ} 12' 45''$ W., a distance of 137.56 feet to the beginning of a reverse curve left;

Thence a distance of 65.99 feet along the arc of said curve left, having a radius of 250.00 feet, a central angle of $15^{\circ} 07' 28''$, the long chord of which bears N. $64^{\circ} 48' 19''$ W., a distance of 65.80 feet;

Thence non tangent to said curve, N. $11^{\circ} 11' 16''$ E., a distance of 112.50 feet to the beginning of a curve left;

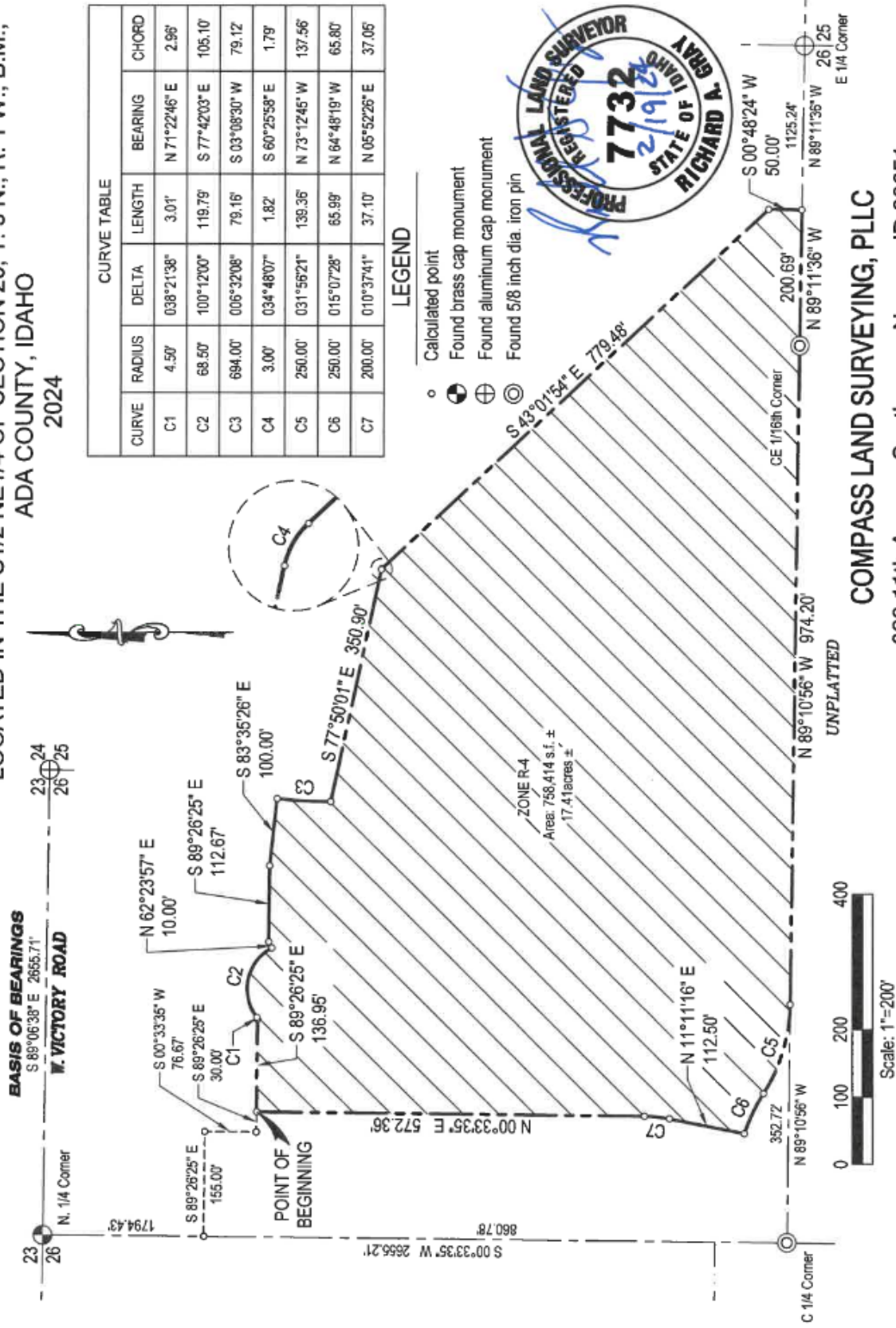
Thence a distance of 37.10 feet along the arc of said curve left, having a radius of 200.00 feet, a central angle of $10^{\circ} 37' 41''$, the long chord of which bears N. $05^{\circ} 52' 26''$ E., a distance of 37.05 feet;

Thence N. $0^{\circ} 33' 35''$ E., a distance of 572.36 feet to the POINT OF BEGINNING.

This parcel contains 17.41 acres more or less.



LOCATED IN THE S1/2 NE1/4 OF SECTION 26, T. 3 N., R. 1 W., B.M.,
ADA COUNTY, IDAHO
2024





Client: Kimley Horn
Job No.: 9519
Date: February 16, 2024
Re: Jackson Ridge Estates

REZONE R-4 PART 2
PROPERTY DESCRIPTION

A parcel of land being a portion of the NE 1/4 and a portion of Lot 1, 2 and 3 of Basslin Ridge Estates as on file in Book 64 of Plats at Page 6469 in the Office of the Recorder of Ada County, Idaho, all located in Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Northerly boundary of said NW 1/4 NE 1/4, S. 89° 06' 38" E., a distance of 1328.23 feet to the NE corner of said NW 1/4 NE 1/4, (East 1/16 corner common to Sections 23 and 26);

Thence along the Easterly boundary of said NW 1/4 NE 1/4, S. 00° 33' 37" W., a distance of 1326.54 feet to a found 5/8 inch diameter iron pin with illegible cap marking the Northwest corner of said Basslin Ridge Estates;

Thence along the Northerly boundary of said Basslin Ridge Estates, S. 89° 08' 36" E., a distance of 70.00 feet to the POINT OF BEGINNING;

Thence Continuing along the Northerly boundary of said Basslin Ridge Estates, S. 89° 08' 36" E., a distance of 728.19 feet;

Thence leaving said Northerly boundary of said Basslin Ridge Estates, N. 00° 37' 19" E., a distance of 165.10 feet;

Thence S. 89° 03' 39" E., a distance of 527.88 feet to a point on the Easterly line of the E1/2 NE1/4 of said Section 26 (Common line to sections 25 and 26);

Thence along the Easterly boundary line of said E 1/2 NE 1/4, S. 00° 37' 17" W., a distance of 1490.18 feet to the SE corner of said SE 1/4 NE 1/4, (East 1/4 corner);

Thence along the Southerly boundary of said SE 1/4 NE 1/4, N. 89° 11' 36" W., a distance of 1125.24 feet;

Thence leaving said Southerly boundary line N. 00° 48' 24" E., a distance of 50.00 feet;

Thence N. 43° 01' 54" W., a distance of 3.59 feet;

Thence N. 46° 58' 06" E., a distance of 166.00 feet;

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Kimley-Horn-9519\Survey\Descriptions\Rev 2-8-22Rezone R-4 Boundary.doc

Page 2 of 2

Thence S. 43° 01' 54" E., a distance of 29.90 feet to the beginning of a tangent curve right;

Thence a distance of 57.78 feet along the arc of said curve right, having a radius of 150.00 feet, a central angle of 22° 04' 14", the long chord of which bears S. 31° 59' 47" E., a distance of 57.42 feet;

Thence N. 69° 02' 20" E., a distance of 30.00 feet;

Thence N. 65° 34' 19" E., a distance of 156.36 feet;

Thence N. 63° 40' 01" E., a distance of 57.42 feet;

Thence N. 46° 58' 06" E., a distance of 122.00 feet;

Thence N. 41° 18' 40" E., a distance of 60.29 feet;

Thence S. 89° 07' 53" E., a distance of 230.00 feet;

Thence N. 00° 52' 07" E., a distance of 155.00 feet;

Thence N. 89° 07' 53" W., a distance of 272.61 feet to the beginning of a tangent curve to the left;

Thence a distance of 76.62 feet along the arc of said curve left, having a radius of 100.00 feet, a central angle of 43° 54' 01", the long chord of which bears S. 68° 55' 06" W., a distance of 74.76 feet;

Thence, S. 46° 58' 06" w., a distance of 37.44 feet;

Thence N. 43° 01' 54" W., a distance of 698.49 feet to the beginning of a tangent curve to the right;

Thence a distance of 142.21 feet along the arc of said curve right, having a radius of 750.00 feet, a central angle of 10° 48' 53", the long chord of which bears N. 37° 35' 59" W., a distance of 142.00 feet;

Thence N. 32° 10' 04" W., a distance of 101.09 feet to the beginning of a tangent curve to the left;

Thence a distance of 3.79 feet along the arc of said curve left, having a radius of 750.00 feet, a central angle of 00° 17' 24", the long chord of which bears N. 32° 18' 46" W., a distance of 3.79 feet;

Thence N. 57° 49' 56" E., a distance of 54.42 feet to the beginning of a tangent curve to the right;

Thence a distance of 74.45 feet along the arc of said curve right, having a radius of 130.00 feet, a central angle of 32° 48' 53", the long chord of which bears N. 74° 14' 23" E., a distance of 73.44 feet;

Thence N. 00° 51' 24" E., a distance of 140.00 feet to the POINT OF BEGINNING.

This parcel contains 32.03 acres more or less.



LOCATED IN THE NE 1/4 OF SECTION 26,

BASIS OF BEARINGS
C 80°05'38" E 3556.741



- Calculated point
- Found brass cap monument
- ⊕ Found aluminum cap monument
- ⊙ Found 5/8 inch dia. iron pin

See sheet 2 of 2 for line and curve table

COMPASS LAND SURVEYING, PLLC

Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2106

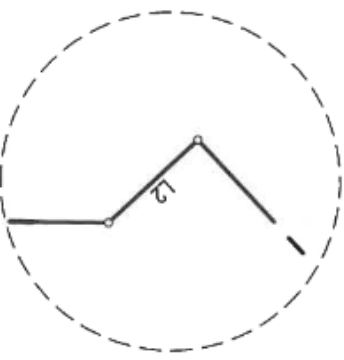
JN 9519
Sheet 1 of 2
File: 9519 - REZONE R-4 JACKSON RIDGE PART 2 02-16-2024.dwg
See s

EXHIBIT

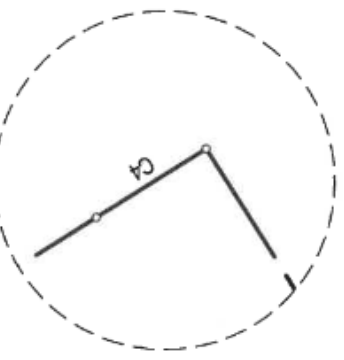
LOCATED IN THE NE1/4 OF SECTION 26,
T. 3 N., R. 1 W., B.M., ADA COUNTY, IDAHO
2024

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 00°48'24" E	50.00'
L2	N 43°01'54" W	3.59'
L3	N 46°58'06" E	166.00'
L4	S 43°01'54" E	29.90'
L5	N 69°02'20" E	30.00'
L6	N 65°34'19" E	156.36'
L7	N 63°40'01" E	57.42'
L8	N 46°58'06" E	122.00'
L9	N 41°18'40" E	60.29'
L10	S 89°07'53" E	230.00'
L11	N 00°52'07" E	155.00'
L12	N 89°07'53" W	272.61'
L13	S 46°58'06" W	37.44'
L14	N 32°10'04" W	101.09'
L15	N 57°49'56" E	54.42'
L16	N 00°51'24" E	140.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	150.00'	022°04'14"	57.78'	S 31°59'47" E	57.42'
C2	100.00'	043°54'01"	76.62'	S 68°55'06" W	74.76'
C3	750.00'	010°51'50"	142.21'	N 37°35'59" W	142.00'
C4	750.00'	000°17'24"	3.79'	N 32°18'46" W	3.79'
C5	130.00'	032°48'53"	74.45'	N 74°14'23" E	73.44'



Detail A
Scale 1" = 5'



Detail B
Scale 1" = 5'





Client: Kimley Horn
Job No.: 9519
Date: February 16, 2024
Re: Jackson Ridge Estates

REZONE R-4
PROPERTY DESCRIPTION

A parcel of land being a portion of the W 1/2 NE 1/4, Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Northerly boundary of said W 1/2 NE 1/4, S. 89° 06' 38" E., a distance of 116.02 feet to the POINT OF BEGINNING;

Thence continuing along the Northerly boundary of said W 1/2 NE 1/4, S. 89° 06' 38" E., a distance of 1212.21 feet to the NE corner of said W 1/2 NE 1/4, (East 1/16 corner common to Sections 23 and 26);

Thence along the Easterly boundary of said W 1/2 NE 1/4, S. 00° 33' 37" W., a distance of 1323.58 feet;

Thence leaving said Easterly boundary N. 42° 06' 23" W., a distance of 209.48 feet;

Thence N. 53° 16' 20" W., a distance of 50.43 feet to the beginning of a non-tangent curve right;

Thence a distance of 282.75 feet along the arc of said curve right, having a radius of 756.00 feet, a central angle of 21° 25' 45", the long chord of which bears S. 47° 26' 33" W., a distance of 281.10 feet to a point on a compound curve left;

Thence a distance of 671.95 feet along the arc of said curve left, having a radius of 744.00 feet, a central angle of 51° 44' 51", the long chord of which bears S. 32° 17' 00" W., a distance of 649.35 feet;

Thence N. 83° 35' 26" W., a distance of 50.00 feet;

Thence N. 89° 26' 25" W., a distance of 112.67 feet;

Thence, S. 62° 23' 57" W., a distance of 10.00 feet to the beginning of a non-tangent curve left;

Thence a distance of 119.79 feet along the arc of said curve left, having a radius of 68.50 feet, a central angle of 100° 12' 00", the long chord of which bears N. 77° 42' 03" W., a distance of 105.10 feet to a point on a compound curve right;

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Kimley-Horn-9519\Survey\Descriptions\Rev 2-8-22Rezone R-4 Boundary.doc

Page 2 of 2

Thence a distance of 3.01 feet along the arc of said curve right, having a radius of 4.50 feet, a central angle of $38^{\circ} 21' 38''$, the long chord of which bears S. $71^{\circ} 22' 46''$ W., a distance of 2.96 feet;

Thence N. $89^{\circ} 26' 25''$ W., a distance of 166.95 feet;

Thence N. $00^{\circ} 33' 35''$ E., a distance of 161.98 feet to the beginning of a tangent curve right;

Thence a distance of 187.58 feet along the arc of said curve right, having a radius of 130.00 feet, a central angle of $82^{\circ} 40' 31''$, the long chord of which bears N. $41^{\circ} 53' 51''$ E., a distance of 171.73 feet;

Thence N. $06^{\circ} 45' 54''$ W., a distance of 254.12 feet;

Thence N. $23^{\circ} 41' 08''$ E., a distance of 55.03 feet;

Thence N. $22^{\circ} 05' 29''$ E., a distance of 177.00 feet to the beginning of a non-tangent curve left;

Thence from a tangent which bears N $67^{\circ} 54' 31''$ W, along curve to the left with a radius of 456.00 feet, and having a central angle of $01^{\circ} 13' 12''$ an arc length of 9.71 feet with a chord bearing of N $68^{\circ} 31' 07''$ W, and a chord distance of 9.71 feet to the beginning of a reverse curve right;

Thence a distance of 246.91 feet along the arc of said reverse curve right, having a radius of 203.00 feet, a central angle of $69^{\circ} 41' 18''$, the long chord of which bears N. $34^{\circ} 17' 04''$ W., a distance of 231.97 feet;

Thence N. $00^{\circ} 33' 35''$ E., a distance of 709.53 feet;

Thence N. $23^{\circ} 43' 26''$ W., a distance of 158.91 feet;

Thence N. $00^{\circ} 53' 22''$ E., a distance of 64.00 feet to the POINT OF BEGINNING.

This parcel contains 40.11 acres more or less.



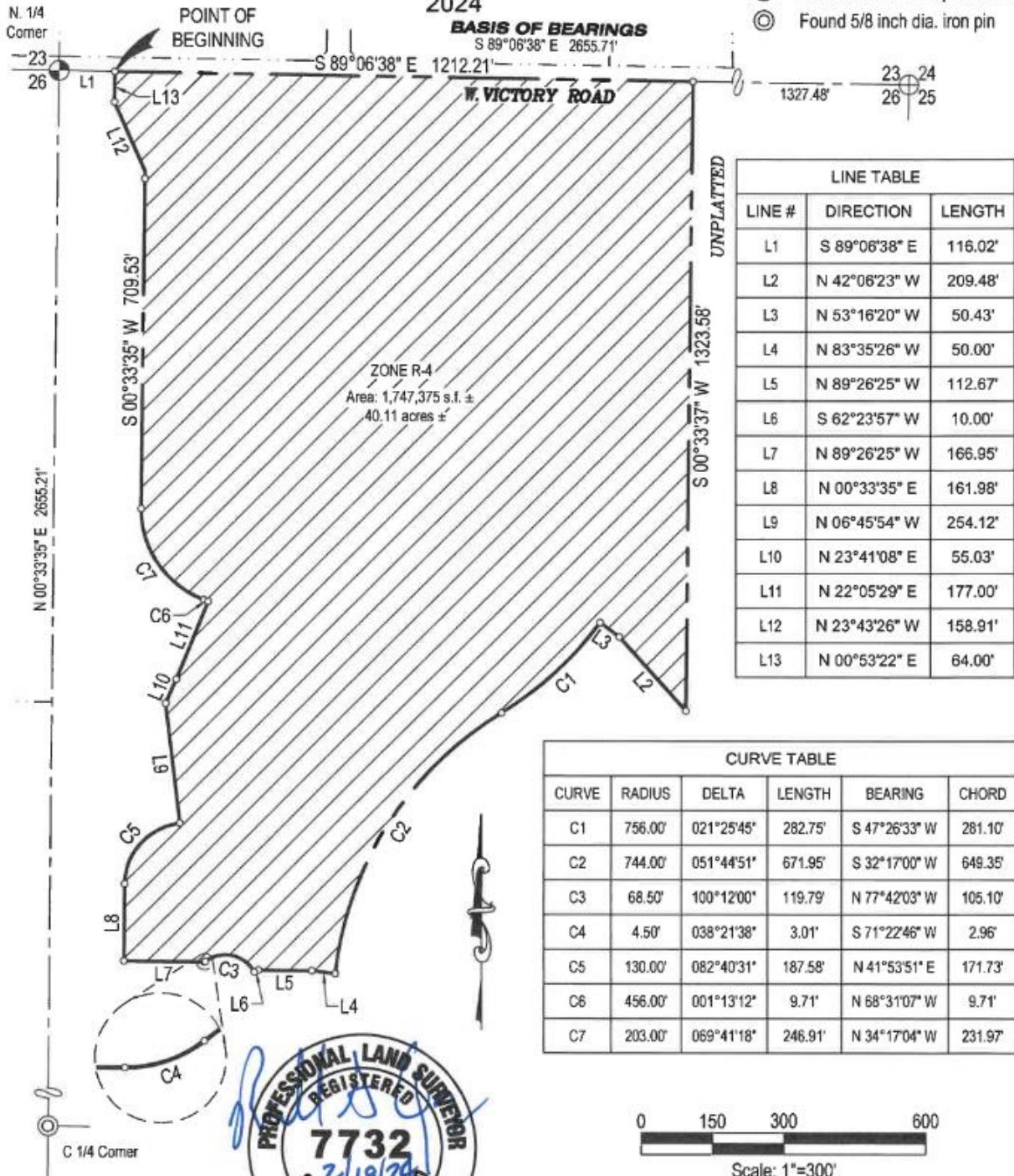
EXHIBIT

LOCATED IN THE W1/2 NE1/4 OF SECTION 26,
T. 3 N., R. 1 W., B.M., ADA COUNTY, IDAHO

2024

LEGEND

- Calculated point
- ⊙ Found brass cap monument
- ⊕ Found aluminum cap monument
- ⊙ Found 5/8 inch dia. iron pin



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South
Office: (208) 442-0115

Nampa, ID 83651
Fax: (208) 327-2106

JN 9519

File: 9519 - REZONE R-4 JACKSON RIDGE PART 1 02-16-2024.dwg



Client: Kimley Horn
Job No.: 9519

Date: January 24, 2024
Re: Jackson Ridge Estates

REZONE R-8 PROPERTY DESCRIPTION

A parcel of land being a portion of the NE 1/4 and a portion of Lot 1, 2 and 3 of Basslin Ridge Estates as on file in Book 64 of Plats at Page 6469 in the Office of the Recorder of Ada County, Idaho, all located in Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Northerly boundary of said NW 1/4 NE 1/4, S. 89° 06' 38" E., a distance of 1328.23 feet to the NE corner of said NW 1/4 NE 1/4, (East 1/16 corner common to Sections 23 and 26);

Thence along the Easterly boundary of said NW 1/4 NE 1/4, S. 00° 33' 37" W., a distance of 1323.58 feet to the POINT OF BEGINNING;

Thence continuing along said Easterly Boundary line S. 00° 33' 37" W., a distance of 2.96 feet to a found 5/8 inch diameter iron pin with illegible cap marking the Northwest corner of said Basslin Ridge Estates;

Thence along the Northerly boundary of said Basslin Ridge Estates, S. 89° 08' 36" E., a distance of 70.00 feet;

Thence leaving the Northerly boundary of said Basslin Ridge Estates, S. 00° 51' 24" W., a distance of 140.00 feet to the beginning of a non-tangent cure left;

Thence an arc length of 74.45 feet along the arc of said curve left, having a radius of 130.00 feet, a central angle of 32° 48' 53", the long chord of which bears S. 74° 14' 23" W., a distance of 73.44 feet;

Thence S. 57° 49' 56" W., a distance of 54.42 feet to the beginning of a non-tangent cure right;

Thence an arc length of 3.79 feet along the arc of said curve right, having a radius of 750.00 feet, a central angle of 00° 17' 24", the long chord of which bears S. 32° 18' 46" E., a distance of 3.79 feet;

Thence S. 32° 10' 04" E., a distance of 101.09 feet to the beginning of a tangent cure left;

Thence an arc length of 142.21 feet along the arc of said curve right, having a radius of 750.00 feet, a central angle of 10° 51' 50", the long chord of which bears S. 37° 35' 59" E., a distance of 142.00 feet;

Thence S. 43° 01' 54" E., a distance of 698.49 feet;

Thence N. 46° 58' 06" E., a distance of 37.44 feet to the beginning of a tangent cure right;

Thence an arc length of 76.62 feet along the arc of said curve right, having a radius of 100.00 feet, a central angle of 43° 54' 01", the long chord of which bears N. 68° 55' 06" E., a distance of 74.76 feet;

Thence S. 89° 07' 53" E., a distance of 272.61 feet;

Thence S. 00° 52' 07" W., a distance of 155.00 feet;

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Kimley-Horn-9519\Survey\Descriptions\Rev 2-8-22Rezone R-4 Boundary.doc

Page 2 of 2

Thence N. 89° 07' 53" W., a distance of 230.00 feet;

Thence S. 41° 18' 40" W., a distance of 60.29 feet;

Thence S. 46° 58' 06" W., a distance of 122.00 feet;

Thence S. 63° 40' 01" W., a distance of 57.42 feet;

Thence S. 65° 34' 19" W., a distance of 156.36 feet;

Thence S. 69° 02' 20" W., a distance of 30.00 feet to the beginning of a non-tangent cure left;

Thence an arc length of 57.78 feet along the arc of said curve left, having a radius of 150.00 feet, a central angle of 22° 04' 14", the long chord of which bears N. 31° 59' 47" W., a distance of 57.42 feet;

Thence N. 43° 01' 54" W., a distance of 29.90 feet;

Thence S. 46° 58' 06" W., a distance of 166.00 feet;

Thence N. 43° 01' 54" W., a distance of 775.89 feet to the beginning of a tangent cure left;

Thence an arc length of 1.82 feet along the arc of said curve left, having a radius of 3.00 feet, a central angle of 34° 48' 07", the long chord of which bears N. 60° 25' 58" W., a distance of 1.79 feet;

Thence N. 77° 50' 01" W., a distance of 350.90 feet to the beginning of a non-tangent cure right;

Thence an arc length of 79.16 feet along the arc of said curve right, having a radius of 694.00 feet, a central angle of 06° 32' 08", the long chord of which bears N. 03° 08' 30" E., a distance of 79.12 feet;

Thence N. 83° 35' 26" W., a distance of 50.00 feet to the beginning of a non-tangent cure right;

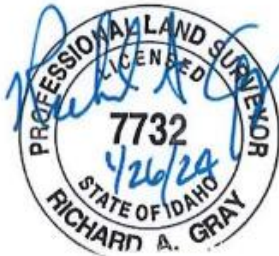
Thence an arc length of 671.95 feet along the arc of said curve right, having a radius of 744.00 feet, a central angle of 51° 44' 51", the long chord of which bears N. 32° 17' 00" E., a distance of 649.35 feet to a point on a compound curve to the left;

Thence an arc length of 282.75 feet along the arc of said curve left, having a radius of 756.00 feet, a central angle of 21° 25' 45", the long chord of which bears N. 47° 26' 33" E., a distance of 281.10 feet;

Thence S. 53° 16' 20" E., a distance of 50.43 feet;

Thence S. 42° 06' 23" E., a distance of 209.48 feet to the POINT OF BEGINNING.

This parcel contains 21.82 acres more or less.



EXHIBIT

LOCATED IN THE NE1/4 OF SECTION 26,
T. 3 N., R. 1 W., B.M.,
ADA COUNTY, IDAHO
2024

W. VICTORY ROAD
BASIS OF BEARINGS

N. 1/4 Corner
23
26
1328.23' S 89°06'38" E 2655.71' 1327.48' 23.24' 26.25'

POINT OF BEGINNING
L2
1323.58' S 00°33'37" W 1326.54'

SPECIAL NOTES

- 1 See Detail A, Sheet 2 of 2
- 2 See Detail B, Sheet 2 of 2
- 3 See Detail C, Sheet 2 of 2
- 4 See Detail D, Sheet 2 of 2

NOTES:

See sheet 2 of 2 for line and curve table and details

LEGEND

- Calculated point
- ⊙ Found brass cap monument
- ⊕ Found aluminum cap monument
- ⊗ Found 5/8 inch dia. iron pin



C 1/4 Corner
S 89°10'56" E 1326.91' 1125.24' E 1/4 Corner
26
25
UNPLATTED

COMPASS LAND SURVEYING, PLLC

623 11th Avenue South
Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2106

JN 9519

Sheet 1 of 2

File: 9519 Revised R-8 Zoning Jackson Ridge Estates 01-24-2024.dwg

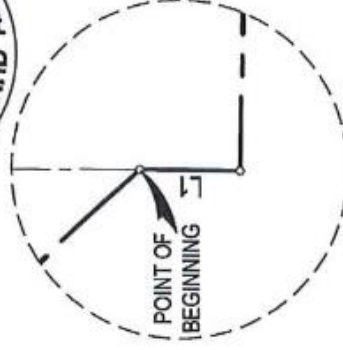
EXHIBIT

LOCATED IN THE NE1/4 OF SECTION 26,
T. 3 N., R. 1 W., B.M., ADA COUNTY, IDAHO
2024

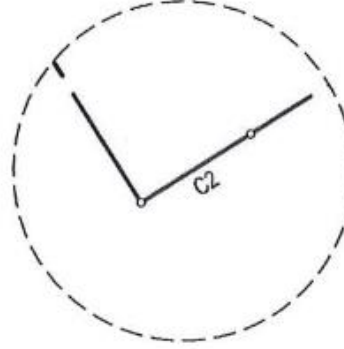


LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 00°33'37" W	2.96'
L2	S 89°08'36" E	70.00'
L3	S 00°51'24" W	140.00'
L4	S 57°49'56" W	54.42'
L5	S 32°10'04" E	101.09'
L6	N 46°58'06" E	37.44'
L7	S 89°07'53" E	272.61'
L8	S 00°52'07" W	155.00'
L9	N 89°07'53" W	230.00'
L10	S 41°18'40" W	60.29'
L11	S 46°58'06" W	122.00'
L12	S 63°40'01" W	57.42'
L13	S 65°34'19" W	156.36'
L14	S 69°02'20" W	30.00'
L15	N 43°01'54" W	29.90'
L16	S 46°58'06" W	166.00'
L17	N 83°35'26" W	50.00'
L18	S 53°16'20" E	50.43'
L19	S 42°06'23" E	209.48'
L20	S 43°01'54" E	3.59'
L21	S 00°48'24" W	49.86'

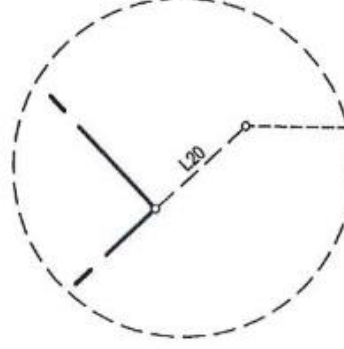
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	130.00'	032°48'53"	74.45'	73.44'
C2	750.00'	000°17'24"	3.79'	3.79'
C3	750.00'	010°51'50"	142.21'	142.00'
C4	100.00'	043°54'01"	76.62'	74.76'
C5	150.00'	022°04'14"	57.78'	57.42'
C6	3.00'	034°48'07"	1.82'	1.79'
C7	694.00'	006°32'08"	79.16'	79.12'
C8	744.00'	061°44'51"	671.95'	648.35'
C9	755.00'	021°25'45"	282.75'	281.10'



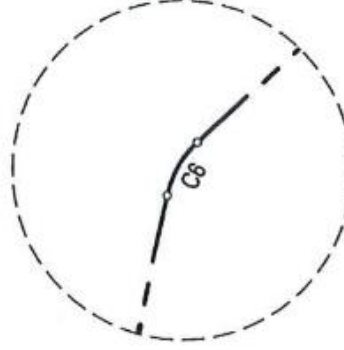
Detail A
Scale 1" = 5'



Detail B
Scale 1" = 5'



Detail C
Scale 1" = 5'



Detail D
Scale 1" = 5'

JN 9519

Sheet 2 of 2

File: 9519 Revised R-8 Zoning Jackson Ridge Estates 01-24-2024.dwg

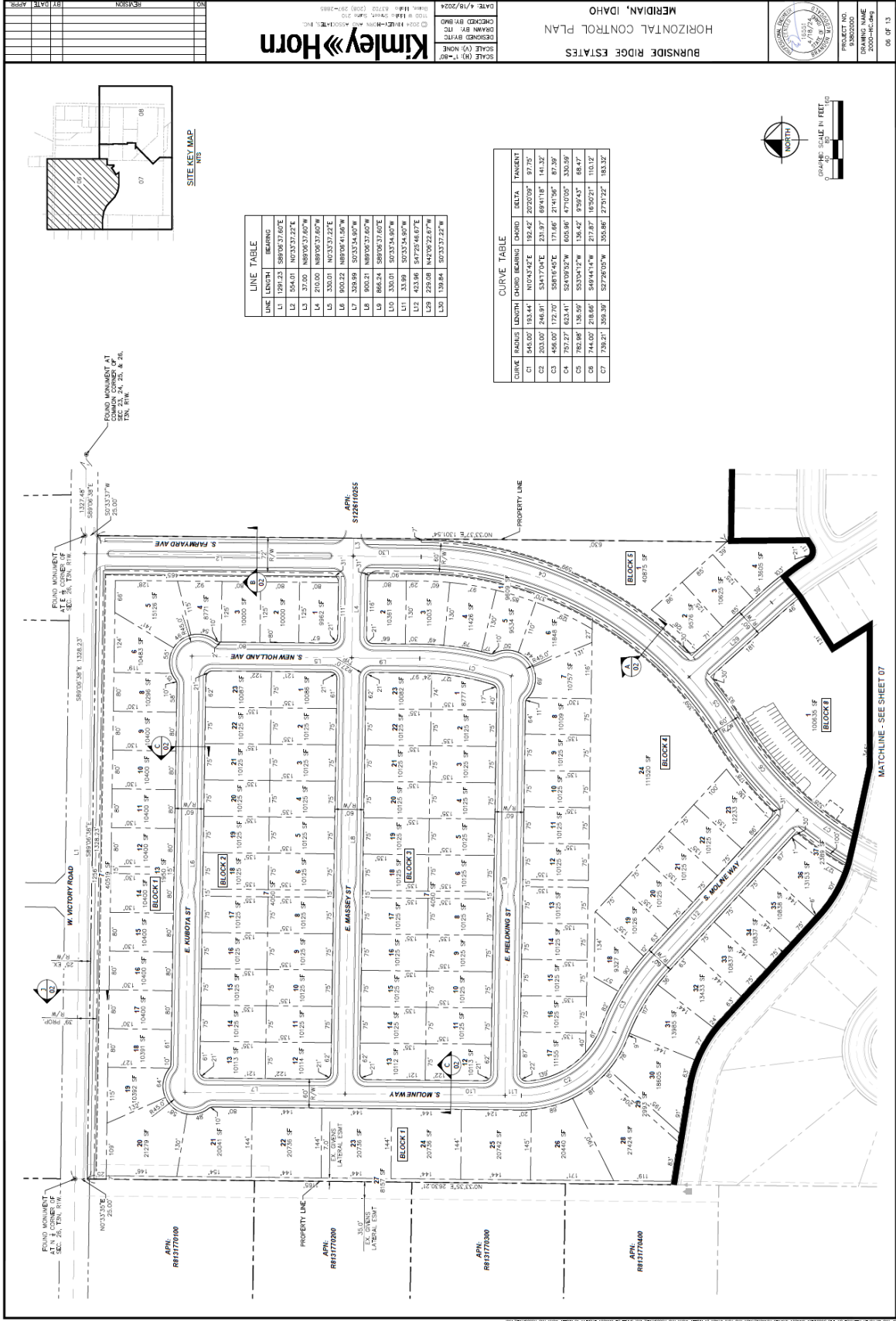
COMPASS LAND SURVEYING, PLLC

623 11th Avenue South

Nampa, ID 83651

Office: (208) 442-0115

Fax: (208) 327-2106



LINE TABLE		
LINE	LENGTH	BEARING
L1	1291.23	S89°06'37.60"E
L2	554.01	N0°33'37.22"E
L3	27.00	N89°06'37.60"W
L4	210.00	N89°06'37.60"W
L5	330.01	N0°33'37.22"E
L6	800.22	N89°04'1.96"W
L7	329.99	S0°33'34.96"W
L8	800.21	N89°06'37.60"E
L9	866.24	S89°06'37.60"E
L10	330.01	S0°33'34.96"W
L11	33.99	S47°25'46.87"E
L12	433.96	S47°25'46.87"E
L13	229.08	N40°05'22.67"W
L14	139.84	S0°33'37.22"W

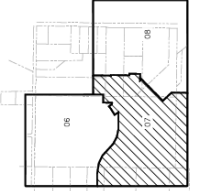
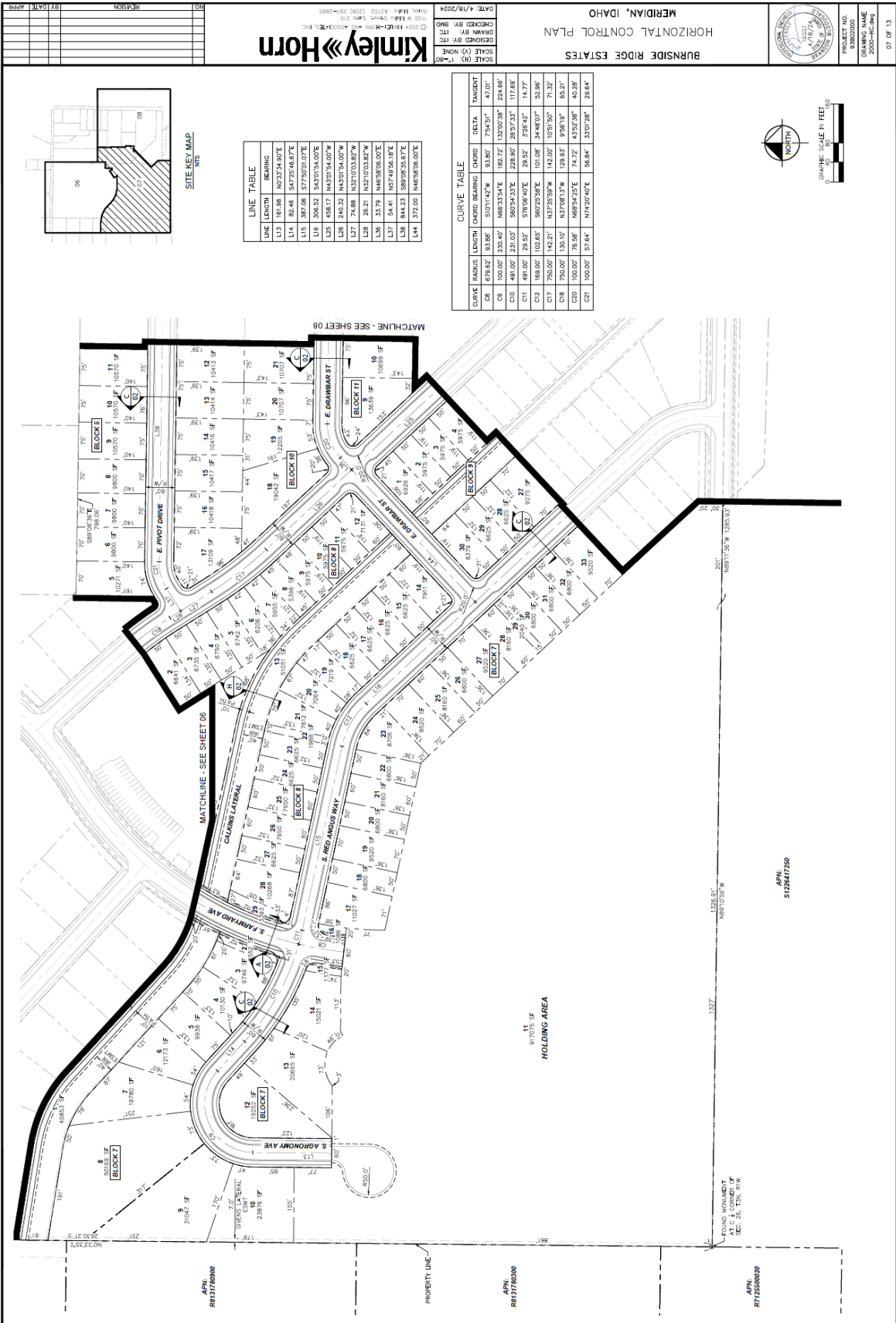
CURVE TABLE			
CURVE	RADIUS	CHORD BEARING	CHORD
C1	544.00'	N19°44'18.44"	182.42'
C2	203.00'	S41°17'04.12"	231.97'
C3	456.00'	S89°16'40.51"	171.66'
C4	751.27'	S24°09'02.92"	605.96'
C5	782.86'	S53°04'12.14"	156.42'
C6	744.00'	S18°46'14.14"	217.87'
C7	738.21'	S27°26'05.14"	356.96'

Kimley»Horn

HORIZONTAL CONTROL PLAN
BURNSIDE RIDGE ESTATES
MERIDIAN, IDAHO

SCALE: 1"=80'
SCALE: 1"=80'
SCALE: 1"=80'
SCALE: 1"=80'

DATE: 4/19/2024
DRAWN BY: JTC
CHECKED BY: BMD
DESIGNED BY: JTC
PROJECT NO: 2000-HC-004
DRAWING NAME: 2000-HC-004
06 OF 13



SITE KEY MAP

LINE TABLE	
LINE	BEARING
L13	165.08
L14	82.48
L15	307.08
L16	308.52
L25	438.17
L26	240.32
L27	74.88
L28	28.21
L36	33.79
L37	54.41
L38	844.23
L44	372.00

CURVE TABLE			
CURVE	RADIUS	CHORD BEARING	CHORD DELTA
C8	679.62	53.82	53.82
C9	100.00	230.47	100.00
C10	401.00	231.03	231.03
C11	401.00	29.52	29.52
C12	180.00	102.65	102.65
C17	750.00	142.21	142.21
C18	750.00	130.10	130.10
C20	100.00	78.50	78.50
C21	100.00	97.84	97.84

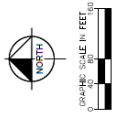
Kimley»Horn

BURNSIDE RIDGE ESTATES
HORIZONTAL CONTROL PLAN
MERIDIAN, IDAHO

PROJECT NO.
83602020

DRAWING NAME
2000-HC-045

07 OF 13



FOUND MONUMENT
SEC. 26, T2N, R1W

APN
1126417290

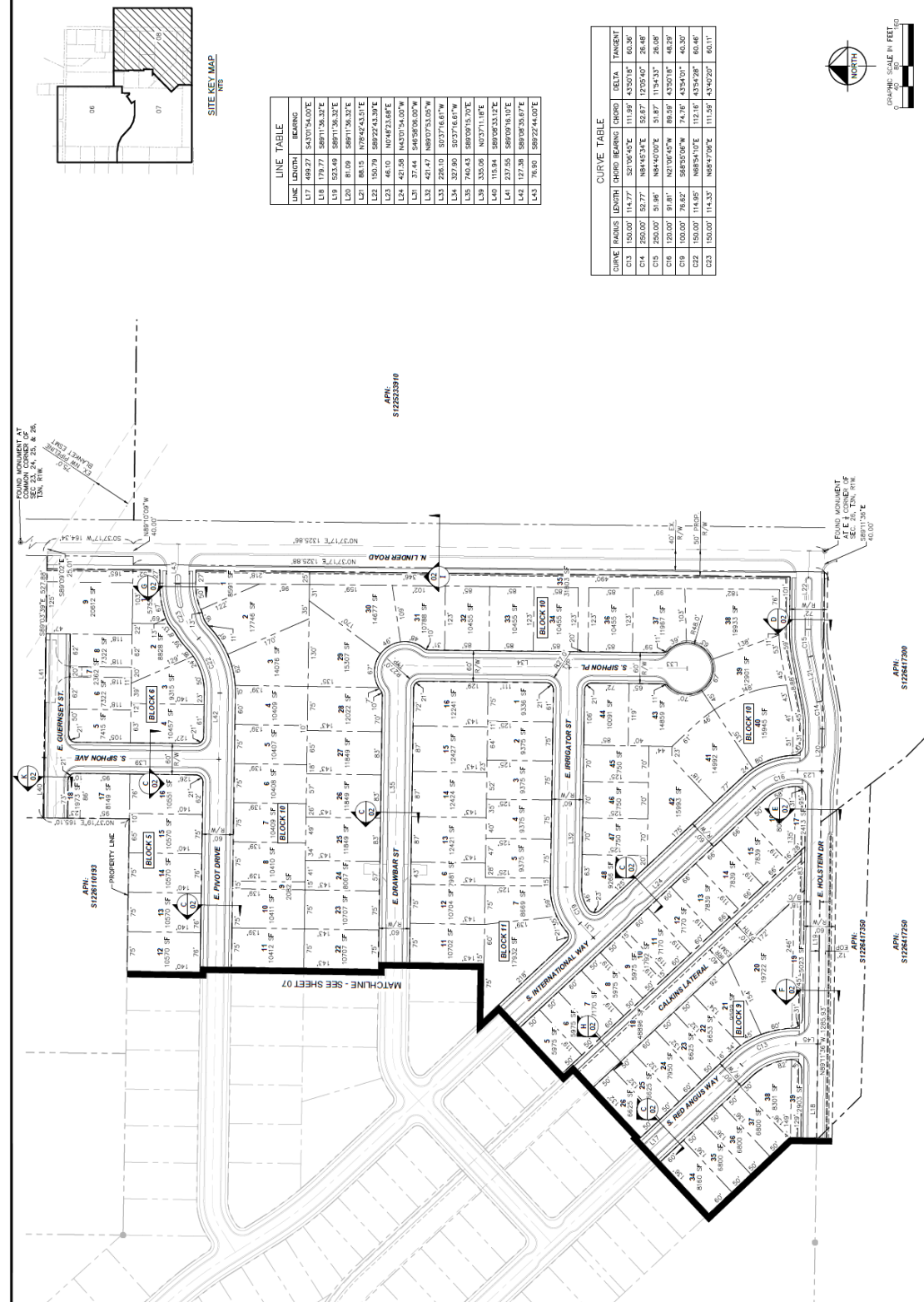
11
97707.5 SF
HOLDING AREA

APN
R113780300

APN
R113780300

CURVE TABLE					
ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
1°	150.00'	54.77'	32°06'45"E	111.99'	43301.6'
2°	75.00'	27.39'	64°13'40"E	55.97'	12054.0'
3°	50.00'	18.26'	96°14'00"E	37.31'	11543.3'
4°	37.50'	13.66'	128°10'45"E	27.85'	11240.1'
5°	30.00'	10.91'	158°35'06"W	22.59'	43304.0'
6°	25.00'	9.18'	186°54'10"E	19.24'	43342.9'
7°	21.43'	7.82'			
8°	18.75'	6.72'			
9°	16.67'	5.82'			
10°	15.00'	5.10'			

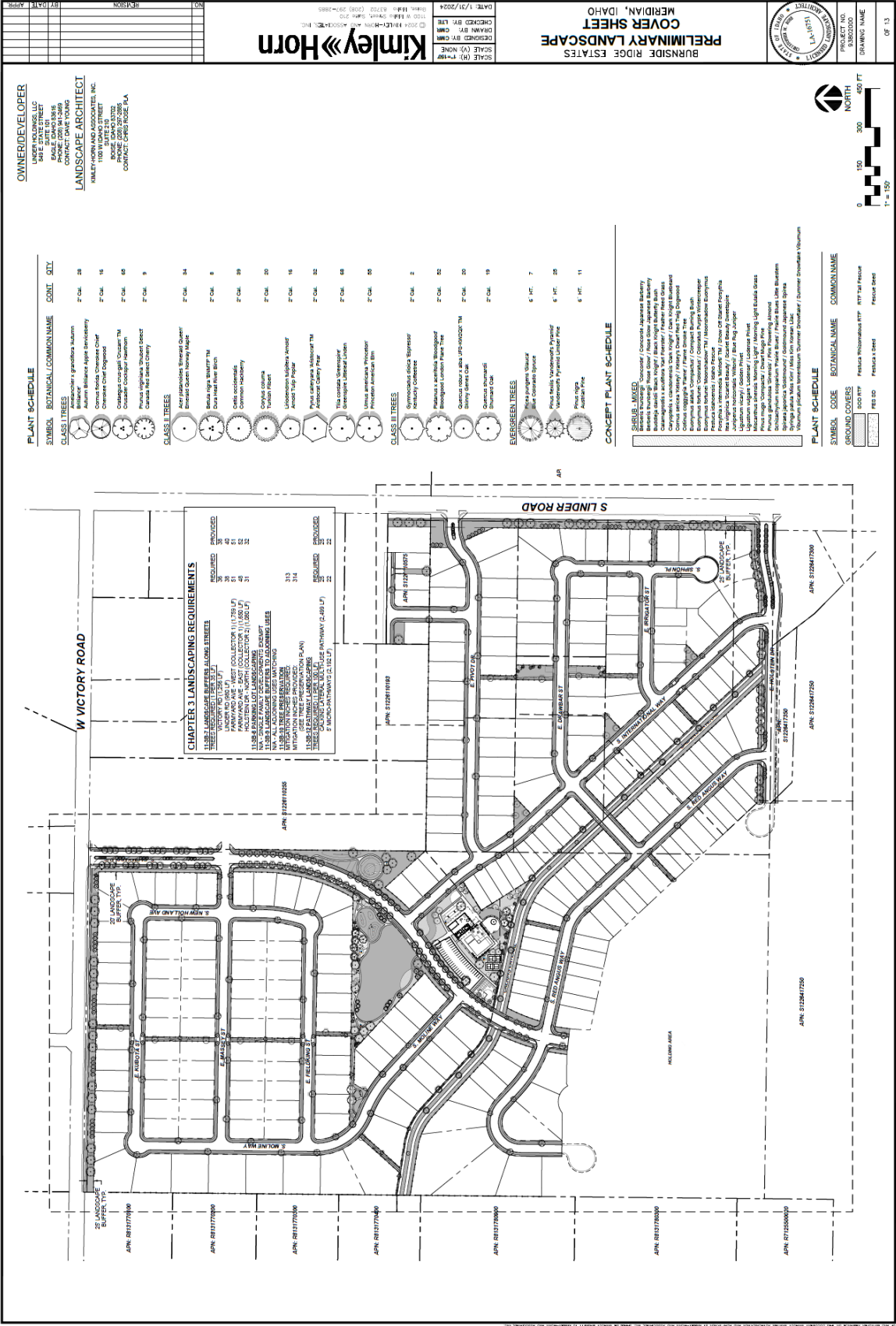
LINE TABLE			
LINE	LENGTH	BEARING	
7	489.27	S47°01'34.30"E	
8	179.77	S67°17'56.32"E	
9	523.49	S89°17'56.32"E	
10	81.09	S89°17'56.32"E	
11	68.15	N79°42'54.51"E	
12	150.79	S42'43.39"E	
13	48.10	N04°22'46.68"E	
14	431.58	N4°07'54.00"E	
15	37.44	S49°50'07.00"E	
16	421.47	S03°17'50.00"E	
17	236.10	S03°17'50.00"E	
18	327.80	S03°17'50.00"E	
19	740.43	S89°07'51.37"E	
20	335.06	N03°17'18.18"E	
21	115.94	S89°07'51.37"E	
22	237.55	S89°07'51.37"E	
23	127.38	S89°07'51.37"E	
24	76.90	S89°22'44.00"E	



SITE KEY MAP

C. Landscape Plan & Tree Mitigation Plan





OWNER/DEVELOPER

UNIVERSITY HOLDINGS LLC
100 W. MAIN ST. SUITE 100
BOISE, IDAHO 83725
PHONE: (208) 333-2446
FAX: (208) 333-2447

LANDSCAPE ARCHITECT

KIMLEY-HORN & ASSOCIATES, INC.
100 W. MAIN ST. SUITE 100
BOISE, IDAHO 83725
PHONE: (208) 333-2446
FAX: (208) 333-2447
CONTACT: CHRIS RUIZ, P.E.

PROJECT INFORMATION

PROJECT NAME: UNIVERSITY HOLDINGS LLC
PROJECT ADDRESS: 100 W. MAIN ST. SUITE 100
PROJECT CITY: BOISE, IDAHO 83725
PROJECT PHONE: (208) 333-2446
PROJECT FAX: (208) 333-2447
PROJECT CONTACT: CHRIS RUIZ, P.E.

DATE

1/15/2024

DESIGNED BY

CHM

CHECKED BY

CHM

SCALE

1" = 40'

DATE

1/15/2024

PROJECT NAME

UNIVERSITY HOLDINGS LLC

PROJECT ADDRESS

100 W. MAIN ST. SUITE 100

PROJECT CITY

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PROJECT CONTACT

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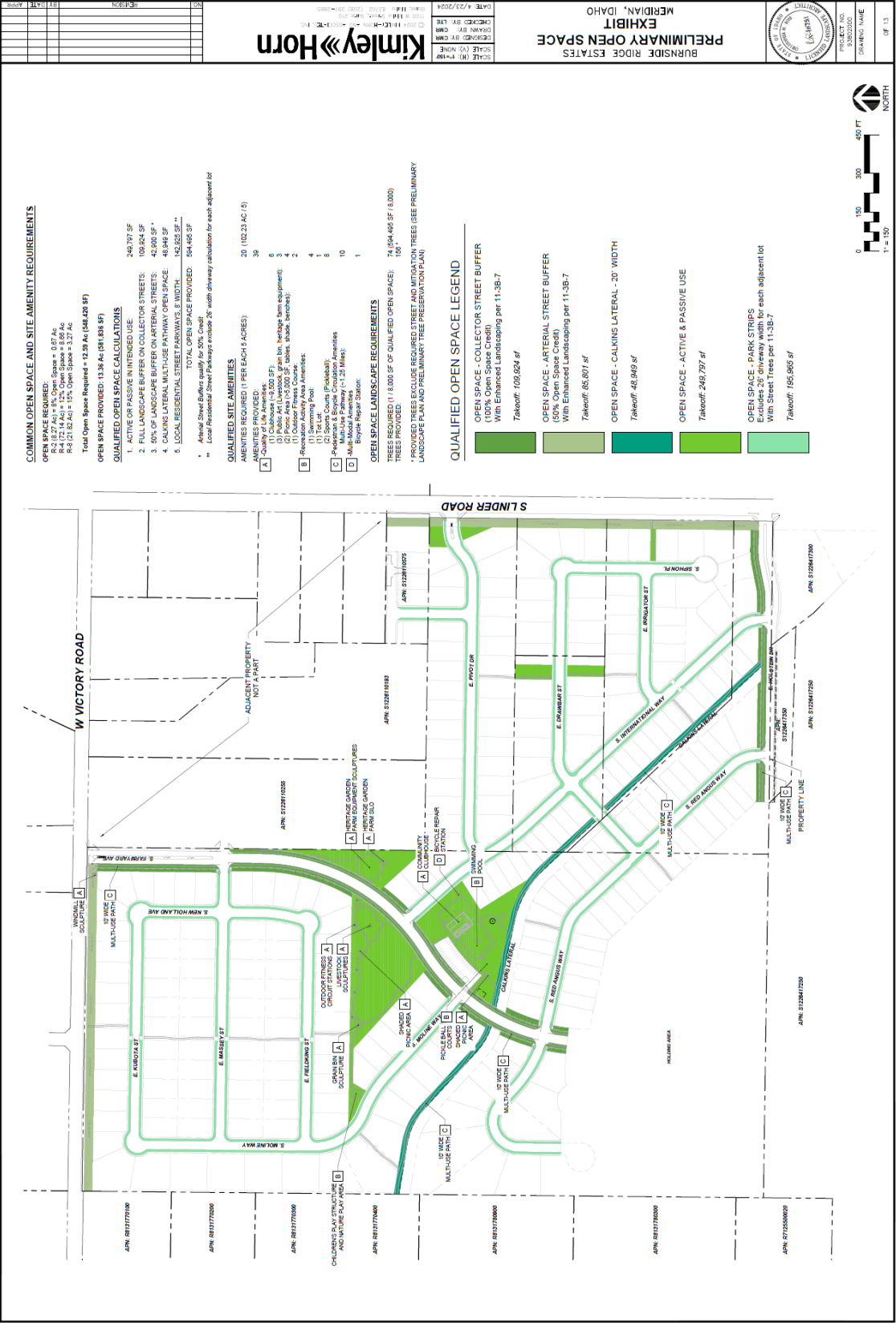
PROJECT FAX

(208) 333-2447

PROJECT CONTACT

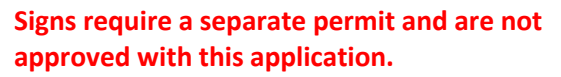
CHRIS RUIZ, P.E.

D. Qualified Open Space & Site Amenity Exhibit (dated: 1/31/2024 4/23/24) – REVISED





ENTRY MONUMENT CONCEPT





JACKSON RIDGE
ESTATES

OPEN SPACE & AMENITIES





JACKSON RIDGE
ESTATES

THE GARDEN





JACKSON RIDGE
ESTATES

THE BARNYARD





JACKSON RIDGE
ESTATES



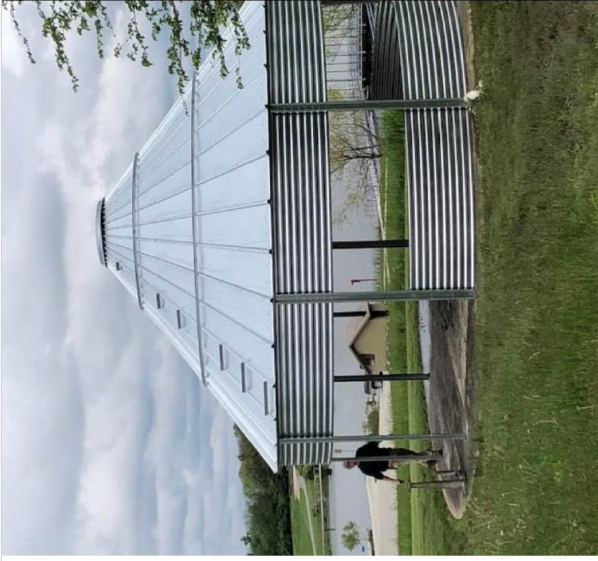


CLUBHOUSE CONCEPTS

Pool, workout room, meeting area, kitchen, outdoor lounge.



CLUBHOUSE CONCEPTS



PICNIC SHELTER CONCEPTS

E. Conceptual Building Elevations (dated: 9/20/21)



The architecture style of the project will largely be a mix of contemporary forms and modern farmhouse styles. An elegant and plentiful blend of materials ranging from stone to stucco, and board-and-batten siding materials is planned with stylish natural colors. Home sizes are planned to be 2,200 square feet or larger, similar to the homes in the surrounding developments. Maximum building height will be 35 feet. Representative architecture elevations are shown below.

F. Conceptual Development Plan for Holding Area



IX. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer.

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the date of City Council approval of the Findings of Fact, Conclusions of Law and Decision & Order for the annexation request. A final plat application will not be accepted until the property is annexed (i.e. the ordinance and development agreement are recorded). The DA shall, at minimum, incorporate the following provisions *IF* City Council determines annexation is in the best interest of the City:

- a. Future development of this site shall generally comply with the development plans, including that for the holding area, submitted with this application, included in Section VIII, and the provisions contained herein.
- b. Comply with the [*Williams Developer's Handbook*](#) for any development and/or improvements within the Williams pipeline easement.
- c. The existing home at 3801 S. Linder Rd. (Parcel #R0831430025) shall be allowed to remain on well and septic until such time as the property re-develops with Phase 4 and shall not be required to connect to City water and sewer service. The existing access via S. Linder Rd. is also allowed to be retained until such time as the property re-develops. Prior to the City Engineer's signature on the Phase 4 final plat, the existing home, accessory structures and driveway via S. Linder Rd. shall be removed.
- d. The existing home at 3605 S. Linder Rd. (Parcel #S1226110575) shall disconnect from the existing well and septic system and connect to City water and sewer service within 60 days of it becoming available as set forth in MCC [9-1-4](#) and [9-4-8](#). The well may be used for irrigation purposes. The driveway via S. Linder Rd. shall be removed and access shall be taken internally from within the subdivision.
- e. A 10-foot wide detached sidewalk/multi-use pathway shall be provided within the required street buffers along all collector and arterial streets within and abutting the site.
- f. The holding area at the southwest corner of the site, depicted as Lot 11, Block 7 on the preliminary plat, shall be re-subdivided prior to issuance of any building permits for that lot and shall only be developed when municipal water and sewer service are available to the site.
- g. A standard bus stop (size small) with a concrete pad 10' x 10' shall be provided along N. Linder Rd. just south of E. Pivot Dr. as requested by Valley Regional Transit (VRT). The purpose of the pad is to provide an ADA compliance boarding/alighting area. The pad will allow VRT to schedule a stop there as part of future route planning and place signage and a bench onsite.
- h. The use of common open space & site amenities shall be shared throughout the development, including the property in the holding area, which is proposed to be re-subdivided in the future.
- i. The rear and/or sides of 2-story homes on lots that face collector (S. Farmyard Ave. & E. Holstein Dr.) and arterial (W. Victory Rd. & S. Linder Rd.) streets shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public streets. *Single-story homes are exempt from this requirement.*

2. The final plat shall include the following revisions:
- a. ~~The holding area lot (i.e. Lot 11, Block 7) shall be included in the third phase of development. The phasing plan was revised accordingly.~~
 - b. Extend the right-of-way for S. Farmyard Ave. (the collector street via Victory Rd.) to the site's east property line as required by ACHD.
 - c. ~~Widen the federal easement for the Calkins Lateral to 60 feet (30 feet each side from centerline) per Boise Project Board of Control's letter, unless a lesser width is allowed. If a lesser width is allowed, submit a letter from the Boise Project Board of Control stating such. A lesser width of 40-feet (20' each side of the center of the new pipe to be installed) is allowed as currently depicted.~~
 - d. ~~The common lot(s) containing the Calkins lateral shall be widened to accommodate a 10-foot wide multi-use pathway with 5-foot wide landscape strips on each side of the pathway outside of the Calkins lateral easement, unless the easement holder will allow these improvements within their easement. The plat was revised to include a 60-foot wide common lot, which will accommodate a 40-foot wide easement for the Calkins Lateral, as allowed by the Irrigation District, and a 20-foot wide common area outside the easement with a 10-foot wide multi-use pathway and 5-foot wide landscape strips on both sides of the pathway.~~
 - e. The following blocks exceed the maximum block face length allowed in UDC [11-6C-3F](#): Block 7 (south side of S. Red Angus Way), Block 1 (west side of S. Moline Way), Block 5 (north side of E. Pivot Dr.) and Block 10 (south side of E. Pivot Dr.). ~~The plat shall be revised to comply with the maximum block face standards prior to the City Council hearing and/or a request for City Council waiver(s) to the standards shall be submitted. A request for City Council waiver to the block face standards is requested for all of the aforementioned block faces. Council approved the Applicant's request for a waiver to the block face standard for all blocks that exceed the maximum length with the provision that the Applicant work with ACHD to provide traffic calming measures in these areas in the form of bulb-outs, chokers, stamped concrete, etc.~~
 - f. Depict a vehicle turnaround at the east end of Guernsey St. that meets Fire Dept. standards. Obtain approval from ACHD for the proposed street section.
 - g. Depict 10-foot wide detached sidewalks/pathways along both sides of all collector streets (i.e. S. Farmyard Ave. and E. Holstein Dr.) and along the arterial streets (i.e. W. Victory Rd. and S. Linder Rd.) within and abutting the site. All pathways shall comply with the standards listed in UDC [11-3A-8](#); all parkways shall comply with the standards listed in UDC [11-3A-17](#).
 - h. Obtain consent from the New York Irrigation District for the 7-foot wide easement for the Givens Lateral to be located along the rear of adjacent building lots along the west boundary of the site and for perimeter fencing to be installed on the property line within the easement. If consent cannot be obtained, depict the easement in a minimum 20-foot wide common lot landscaped in accord with the standards listed in UDC [11-3G-5B](#). A letter was received from the Boise Project Board of Control, who administers the easement, stating they will not allow anything within their easement (i.e. including a fence). Therefore, the 7-foot wide easement shall be placed in a 7-foot wide common lot.
 - i. A minimum of 12.59 acres (or 548,420 s.f.) of common open space is required to be provided that complies with the quality standards listed in UDC [11-3G-3A.2](#) and the qualified open space standards listed in UDC [11-3G-3B](#). Changes to the plat may be necessary to comply with these standards. An updated common open space exhibit shall be ~~was~~ submitted that demonstrates

compliance with *and exceeds* the minimum standards ~~prior to the City Council hearing~~, included in Section VIII.D.

- j. Depict root barriers where 6-foot wide parkways with Class II trees are proposed along collector and/or arterial streets per the standards listed in UDC [11-3A-17E.2](#). All parkways along local streets shall be 8-feet wide in order to qualify toward the minimum open space standards.
3. The landscape plan submitted with the final plat shall include the following revisions:
 - a. Include all revisions to the plat noted above in #A.2, as applicable.
 - b. No landscaping other than gravel is allowed within the Calkin's Lateral easement unless otherwise approved by the Boise Project Board of Control. *If landscaping is allowed, written confirmation of such is required to be submitted to the Planning Division.*
 - c. Depict the future curb location as anticipated by ACHD along W. Victory Rd. and S. Linder Rd.; depict a minimum 25-foot wide street buffer, measured from the ultimate curb location, along both streets.
 - d. Depict landscaping with a mix of materials within the required street buffers along all collector and arterial streets, in accord with the standards listed in UDC [11-3B-7C.3](#); include calculations that demonstrate compliance. These buffers shall include enhanced landscaping as set forth in [11-3B-7C.3f](#) with enhanced amenities with social interaction characteristics and enhanced context with the surroundings in accord with the standards listed in UDC [11-3G-3B.3](#).
 - e. Depict landscaping with a mix of materials along each side of all pathways, in accord with the standards listed in UDC [11-3B-12C](#); include calculations that demonstrate compliance.
 - f. Include a fencing plan with details of the proposed fencing that demonstrate compliance with the standards listed in UDC [11-3A-6C](#) and [11-3A-7](#).
 - ~~g. Depict at least one (1) site amenity from the multi-modal category (see UDC [Table 11-3G-4](#) for more information). A bike repair station is proposed from the multi-modal category.~~
 - h. Include a detail for the picnic areas, children's play structure (i.e. tot lot), public art, fitness course, sports courts, outdoor fire ring, commercial outdoor kitchen and ~~multi-modal amenity~~ bike repair station that demonstrates compliance with the standards listed in UDC [11-3G-4C, D, E and F](#).
 - i. All common open space areas are required to include a minimum of one (1) deciduous shade tree for every 5,000 s.f. of area and include a variety of trees, shrubs, lawn, or other vegetative groundcover in accord with UDC [11-3G-5B.3](#). The landscape plan shall depict landscaping accordingly and include calculations demonstrating compliance with the minimum standards.
 - j. Depict a barricade at the end of the multi-use pathway adjacent to the Calkins Lateral at the west boundary of the site with a "No Trespassing" sign.
4. All irrigation ditches, laterals, sloughs or canals, including the Calkins Lateral, crossing this site shall be piped or otherwise covered as set forth in UDC [11-3A-6B.3](#).
5. All existing structures that don't comply with the dimensional standards of the applicable district shall be removed from the site prior to submittal of the final plat for City Engineer signature on the phase in which they are located.
6. Comply with the subdivision design and improvement standards listed in UDC [11-6C-3](#).
7. Comply with the [Williams Developer's Handbook](#) for any development and/or improvements within the Williams pipeline easement.

8. A Certificate of Zoning Compliance and Design Review application is required to be submitted for the clubhouse site and structure to ensure it complies with the design standards in the Architectural Standards Manual and UDC standards.
9. A minimum 14-foot wide public use easement(s) shall be submitted for all pathways required in the Pathways Master Plan, which are located outside of the public right-of-way. Such easement(s) shall be submitted with the final plat application for the phase in which it's/they're located and be recorded prior to signature on the final plat by the City Engineer. *See Park's Dept. comments below in Section IX.G for location of these pathways and associated easements.*
10. 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. 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. PUBLIC WORKS

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=337944&dbid=0&repo=MeridianCity>

C. FIRE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=337945&dbid=0&repo=MeridianCity>

D. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340779&dbid=0&repo=MeridianCity>

E. ADA COUNTY DEVELOPMENT SERVICES (ACDS)

No comments received.

F. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340163&dbid=0&repo=MeridianCity&cr=1>

G. PARK'S DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=342211&dbid=0&repo=MeridianCity>

H. BOISE PROJECT BOARD OF CONTROL

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=341064&dbid=0&repo=MeridianCity>

Calkins Lateral easement (updated comments):

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=342492&dbid=0&repo=MeridianCity>

Givens Lateral easement:

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=342665&dbid=0&repo=MeridianCity>

I. VALLEY REGIONAL TRANSIT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340635&dbid=0&repo=MeridianCity>

J. WEST ADA SCHOOL DISTRICT (WASD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=343177&dbid=0&repo=MeridianCity>

K. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340686&dbid=0&repo=MeridianCity>

Staff report for H-2021-0070:

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=263214&dbid=0&repo=MeridianCity>

X. FINDINGS

A. Annexation and/or Rezone (UDC 11-5B-3E)

Required Findings: Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;

The City Council finds the Applicant's request to annex the subject property with R-2, R-4 and R-8 zoning districts and develop the site with single-family detached dwellings is generally consistent with the Comprehensive Plan per the analysis in Section V.

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;

The City Council finds the proposed map amendment to the R-2, R-4 and R-8 zoning districts and single-family development generally complies with the purpose statement of the residential districts in that it will contribute to the range of housing opportunities available in the City consistent with the Comprehensive Plan.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;

The City Council finds the proposed map amendment should not be detrimental to the public health, safety and welfare as the proposed residential uses should be compatible with adjacent existing and future single-family residential homes/uses in the area.

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and

The City Council finds City services are available to be provided to this development. Comments were ~~not~~ received from WASD on this application and are included in Section IX.J above.

5. The annexation (as applicable) is in the best interest of city.

The City Council finds the proposed annexation is in the best interest of the city.

B. Preliminary Plat (UDC 11-6B-6)

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings: (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

- 1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code; (Ord. 08-1372, 7-8-2008, eff. 7-8-2008)**

The City Council finds the proposed plat generally conforms with the Comprehensive Plan and will be in conformance with the UDC if the Applicant complies with the conditions of approval in Section IX above.

- 2. Public services are available or can be made available and are adequate to accommodate the proposed development;**

The City Council finds public services can be made available to the majority of the subject property and will be adequate to accommodate the proposed development. Sewer service cannot be provided to the holding area at the southwest corner of the site at this time or in the near future.

- 3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;**

The City Council finds the proposed plat is in conformance with scheduled public improvements in accord with the City's capital improvement program.

- 4. There is public financial capability of supporting services for the proposed development;**

The City Council finds there is public financial capability of supporting services for the proposed development.

- 5. The development will not be detrimental to the public health, safety or general welfare; and**

The City Council finds the proposed development will not be detrimental to the public health, safety or general welfare.

- 6. The development preserves significant natural, scenic or historic features. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)**

The City Council is unaware of any significant natural, scenic or historic features that need to be preserved with this development.