

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: 6/10/2025
ORDER APPROVAL DATE: 6/24/2025

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF SEVEN (7))
BUILDING LOTS AND ONE (1))
COMMON LOT ON 1.87 ACRES OF)
LAND IN THE R-8 ZONING)
DISTRICT FOR ADDISON CIRCLE)
SUBDIVISION.)
)
BY: CENTURION ENGINEERS,)
INC.)
APPLICANT)

)

CASE NO. FP-2025-0004

**ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT**

This matter coming before the City Council on June 10, 2025 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

IT IS HEREBY ORDERED THAT:

1. The Final Plat of “PLAT SHOWING ADDISON CIRCLE SUBDIVISION, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO,

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR ADDISON CIRCLE FP-2025-0004

2025, HANDWRITTEN DATE: 3/21/2025, by JOSEPH D. CANNING, PLS, SHEET 1 OF 2,” is conditionally approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated June 10, 2025, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:
 - 2.1 The plat dimensions are approved by the City Engineer; and
 - 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

NOTICE OF FINAL ACTION

AND RIGHT TO REGULATORY TAKINGS ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code§ 67-52.

By action of the City Council at its regular meeting held on the _____ day of _____, 2025.

By:

Robert E. Simison
Mayor, City of Meridian

Attest:

Chris Johnson
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By: _____ Dated: _____

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



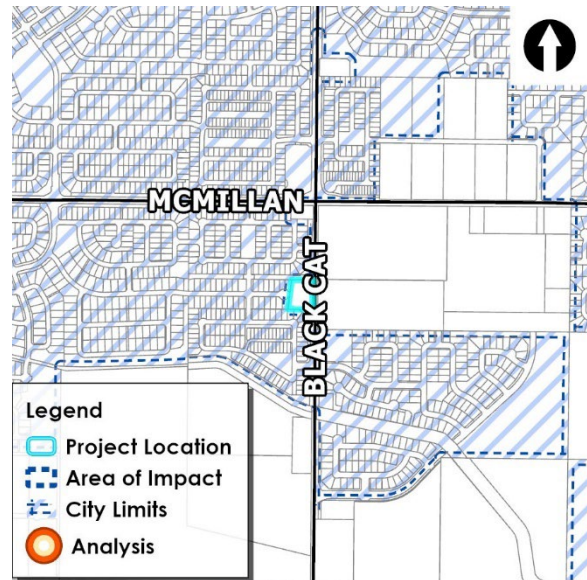
HEARING DATE: 6/10/2025

TO: Mayor & City Council

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

SUBJECT: FP-2025-0004
Addison Circle Subdivision – FP

LOCATION: 4535 N. Black Cat Rd. in the NE 1/4 of
Section 33, T.4N., R.1W. (Parcel
#S0433110460)



I. PROJECT DESCRIPTION

Final plat consisting of seven (7) building lots and one (1) common lot on 1.87-acres of land in the R-8 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Tamee Crawford, Centurion Engineers, Inc. – 2323 S. Vista Ave., Ste. 206, Boise, ID 83705

B. Owner:

Collin Hunter, Bear Hunter Holdings – 4429 Tails Down Rd., Teton, ID 83452

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (H-2024-0040) and associated conditions of approval as required by UDC 11-6B-3C.2. There is the same number of buildable lots and common open space area as shown on the approved preliminary plat. Therefore, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required. Conditions of approval that haven't been complied with from the preliminary plat are carried over to the final plat and included in Section VI below.

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[illegible][illegible]

0 20 40 60 80

SCALE 1"=20'

O WHYEE
LANDSCAPE
DESIGN

DATE:	MARCH 28, 2023
CLIENT:	DAVID CRAWFORD
LOCATION:	ADOBUS CIRCLE SUBDIVISION MERRILL, ID
PREPARED BY:	MEGAN BENNETT PRINCIPAL DESIGNER ONYX LANSCAPE DESIGN LLC PO BOX 7097, BOISE, ID 83707

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development [[H-2024-0040](#), Development Agreement Inst. #[2025-015307](#)].
2. **The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of City Council's approval of the preliminary plat (by December 17, 2026) in accord with UDC 11-6B-7 in order for the preliminary plat to remain valid; or, a time extension may be requested.**
3. Prior to submittal for the City Engineer's signature, the Certificate of Owners and the accompanying acknowledgement shall be signed and notarized.
4. The final plat shown in Section V.B prepared by Centurion Engineers, Inc., stamped on 3/21/2025 by Joseph D. Canning, Centurion Engineers, Inc., shall be revised as follows:
 - a. Note #2: Include the recorded instrument number of the CC&R's.
 - b. Note #15: Include the recorded instrument number of the ACHD license agreement.
 - c. Correct the horizontal scale – it should be 1"=30', instead of 1"=60'.

The revised plat shall be submitted with the application for final plat signature.

5. The landscape plan shown in Section V.C, dated 2/4/25, shall be revised as follows:
 - a. Include calculations that demonstrate compliance with the required standards in UDC 11-3B-7C.3 per preliminary plat condition #3.i. Include required vs. provided number of trees and shrubs along with the percentage of lawn or other grasses requiring regular mowing that demonstrate compliance with the standards.
 - b. Depict a 5-foot-wide detached asphalt pathway off-site to the north along N. Black Cat Rd. across Lot 14, Block 7, Oakcreek Subdivision No. 3 to the existing asphalt pathway, per development agreement provision #5.d.
 - c. Depict fencing along the back edge of the street buffer along N. Black Cat Rd. and along the northern and southern property boundaries adjacent to common open space in adjacent developments if the existing fencing is removed, in accord with the standards in UDC 11-3A-7A per preliminary plat condition #3.iv. *If existing fencing is not being removed, include a note stating such and include fencing height and type for new fencing being installed.*
 - d. Include how many caliper inches of trees are proposed to meet the mitigation requirement of 80 caliper inches per preliminary plat condition #3.vi. Also depict which existing trees are proposed to be removed. Submit documentation from the City Arborist stating the mitigation requirements if full mitigation is not required.
 - e. Gravel, rock, sand, or cobble stormwater facilities are not permitted on the surface of required landscape areas, unless designed as a dry creek bed or other design feature per UDC 11-3B-11C; revise river cobble area in street buffer accordingly.

The revised landscape plan shall be submitted with the application for final plat signature.

6. All development shall comply with the dimensional standards for the R-8 zoning district listed in UDC Table [11-2A-6](#).
7. The sides of homes on lots that face N. Black Cat Rd. (i.e. Lots 3 and 5, Block 1) 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 street. Single-story structures are exempt from this requirement, per requirement of the development agreement.

8. The existing well on the site shall be abandoned and proof of abandonment shall be provided to the City Public Works Department. The well may be used for pressurized irrigation purposes, per requirement of the development agreement.
9. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.