

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



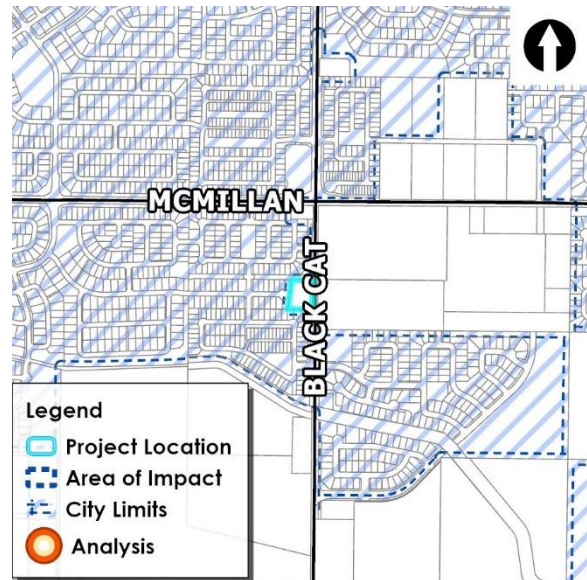
HEARING DATE: 6/10/2025

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

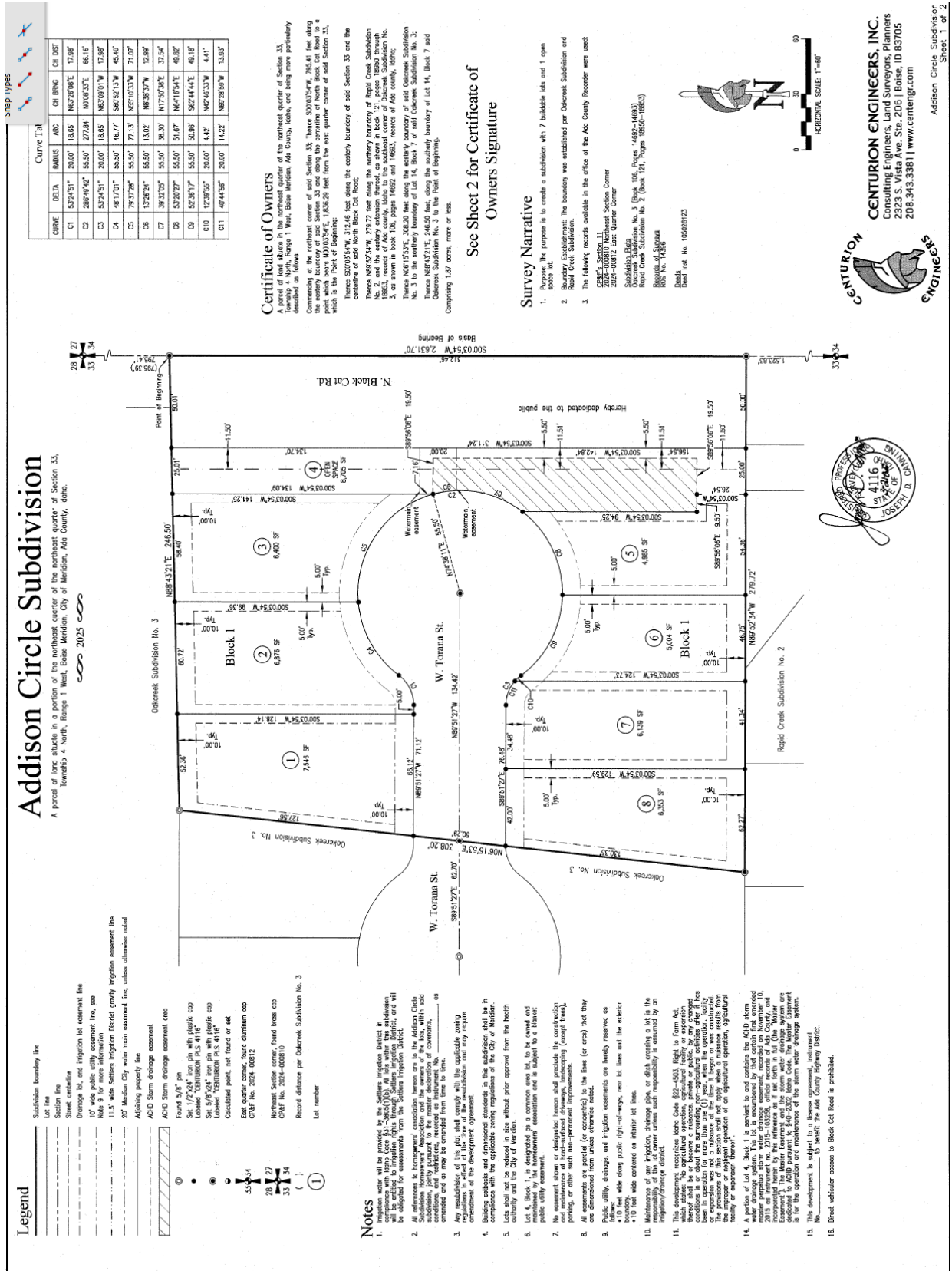
C. Representative:

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.

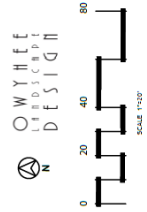
B. Final Plat (date: 3/21/2025)



[illegible][illegible]

TREE MITIGATION PLAN BASED ON IDAHO TREE PRESERVATION REPORT

Tree Name	Tree Name	DBH in cm	Height in m	Species	Notes
1	Red Oak - Large tree	25	18	Red Oak	100%
2	White Oak - Medium tree	15	12	White Oak	100%
3	Red Oak - Small tree	10	8	Red Oak	100%
4	Red Oak - Large tree	20	15	Red Oak	100%
5	White Oak - Medium tree	18	14	White Oak	100%
6	Red Oak - Small tree	12	9	Red Oak	100%
7	White Oak - Large tree	22	16	White Oak	100%
8	Red Oak - Medium tree	16	11	Red Oak	100%
9	White Oak - Small tree	8	6	White Oak	100%
10	Red Oak - Large tree	24	17	Red Oak	100%
11	White Oak - Medium tree	19	13	White Oak	100%
12	Red Oak - Small tree	11	7	Red Oak	100%
13	White Oak - Large tree	21	15	White Oak	100%
14	Red Oak - Medium tree	17	12	Red Oak	100%
15	White Oak - Small tree	9	7	White Oak	100%



DATE:	MARCH 28, 2018
CLIENT:	DAVID CHAMPOD
LOCATION:	ADDISON CIRCLE SUBDIVISION MERRILL, ID
PREPARED BY:	MICHAEL BENNETT PRINCIPAL DESIGNER CHRYSTEL LANDSCAPE DESIGN, LLC PO BOX 10077 BOISE, ID 83707 801.335.1470

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.