# STAFF REPORT

# COMMUNITY DEVELOPMENT DEPARTMENT



HEARING 6/10/2025

DATE:

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner

208-884-5533

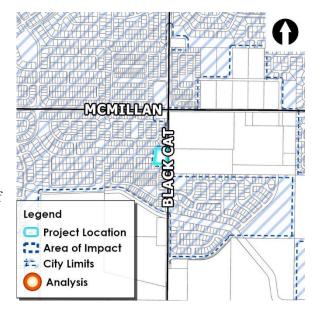
SUBJECT: FP-2025-0004

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., Tetonia, 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.

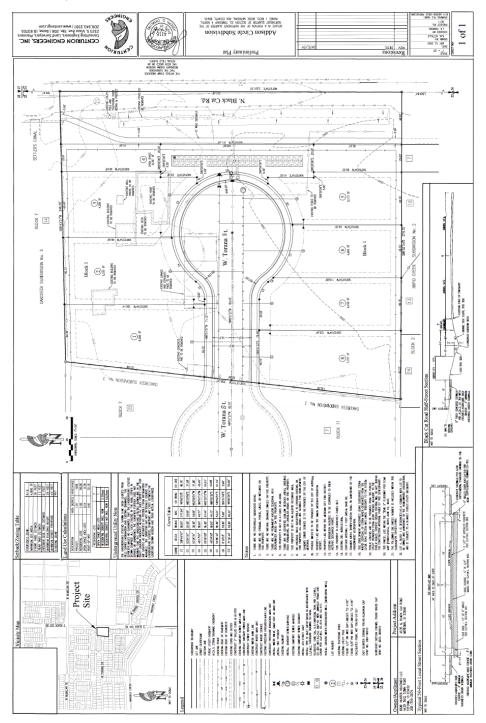
# IV. DECISION

# A. Staff:

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

# V. EXHIBITS

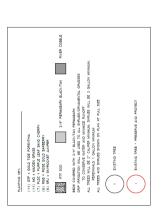
A. Preliminary Plat (date: 5/13/2024)



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#### B. Final Plat (date: 3/21/2025) Addison Circle Subdivision Sheet 1 of 2 CENTURION ENGINEERS, INC. Consulting Engineers, Land Surveyors, Planners 2323 S. Vista Ave. Ste. 206 | Boise, 10 83705 208.343.3381 | www.centengr.com A parel of lond situate in the northeast quarter of the northeast quarter of Swition 33, Township 4 Morth, Ronge 1 West, Bose Meridian, Ada County, Idono, and being more particularly described as follows: There NORTSXX, 208.20 feet dang be extenty boundary of soid observes Saddreion. The southern between of list, 18 book 7 of soid Observes Saddreion Na. 3. Three NEW XYYYET, 246.50 feet, closing the suchery boundary of List 14, Block 7 and Observes Suddreion Na. 3. to the Poet of Departmy. Theree NBGS23474, 278.72 feet dong the northenty boundory of Ropid Creek Subdivision Nb. 2, and the esterity stression ferrance, as above in book 170, pages 18593 brough 1853, records of Mocasupy, black to the southerest center of Delorest Subdivision Nb 1853, records of Mocasup, stade to the southerest center of Delorest Subdivision Nb 2, or shown in book 108, pages 14652 and 14653, records of Ada ceutry, slabor. Purpose: The purpose is to create a subdivision with 7 buildable lats and 1 open space lot. Boundary Establishment: The boundary was established per Oaksreek Subdivision Ropid Creek Subdivision. See Sheet 2 for Certificate of Subdivision Plots Oakcreek Subdivision No. 3 (Book 105, Pages 14692–14693) Ropid Creek Subdivision No. 2 (Book 121, Pages 18950–18503) Owners Signature 13.02 Certificate of Owners 12.39,25 CP&F's Section 11 2024-000810 Northeast Section Corr 2024-00812 East Quarter Corner Survey Narrative imprising 1.87 ocres, more or less. Deeds Deed Inst. No. 105028123 Rocords of Surveys ROS No. 14396 00.03,24,M 2,631,70 Basis of Bearing N. Black Cat Rd. 19.50 Point of A parcel of land situate in a portion of the northeast quarter of the northeast quarter of Section 33, Township 4 North, Range 1 West, Baise Meridian, City of Meridian, Ada County, Idaho. Addison Circle Subdivision #14'00'002 4-15-17-18 NIE38'11'E 55.50'---9.50 3,90,95,68S (L) \$ 188\*43'21"E 5.00 5.00 \$ 2025 46.75\* N89°52'34"W 5.00 PP Dakcreek Subdivision No. 3 Block 1 (5,004 sq. Block 1 W. Torana St. 6,876 SF Rapid Creek Subdivision No. 2 N89'51'27'W 134.42' 6,139 SF 200.02,24\_M\_ 158:14\_ S89'51'27'E 76.48' (-) \$45°, 66.12\* NB9-51'27"W 71.12 8,353 SF S89'51'27'E 62.70' W. Torana St. Record distance per Oakcreek Subdivision No. 3 impleton woter will be provided by the Settlers irrigation District in compleme with thosh Code (33)-1905(1)(10). All lost within this subdivision will be entitled to irrigation rights through Settlers irrigation District, and will be obligated for assessment from the Settlers irrigation District. All references to homeowers' association between one to the Addison Circle Soldwiston homeowers Association onto the owners of the blob, within soid subdivision, jointly pursuant to the master desiration of coverants, conditioning, and retaining, seconded an influences No. when we designed to apply the property of the Maintenance of any intigation, drainage pipe, or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an impation/drainage district. Building setbocks and dimensional standords in this subdivision shall be in compleance with the applicable zoning regulations of the City of Meridian. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted. No essement shown or designated hereon shall preclude the construction and maintenance of nord-surfaced driveways, indecaping (except these), parket, or other such non-permanent improvements. 20" Merdian City water main easement Public utility, droinoge, and impation ecosments are haraby reserved os 10 feet wide adong public right-of-wogs, near lot lines and the auterior 10 feet wide contented on interior lot lines. Lots shall not be reduced in size without prior approval from the health authority and the City of Meridian. Any resubdivision of this plot shall comply with the applicable zoning regulations in effect at the time of the resubdivision and may require amendment of the development agreement. Lot 4, Block 1, is designated as a common area lat, to be awned and maintained by the homeowners' association and is subject to a blanket public utility easement. Northeast Section corner, found brass CP&F No. 2024-000810 ulated point, not found or set 1/2 x24 iron pin with plastic Set 5/8"x24" iron pin with plastic Labeled "CENTURION PLS 4116" ACHD Storm drainage easement East quarter corner, found alun CP&F No. 2024-00812 neri is subject to a license agreement, Instru-to benefit the Ada County Highway ACHD Storm drainage Found 5/8 pin Legend

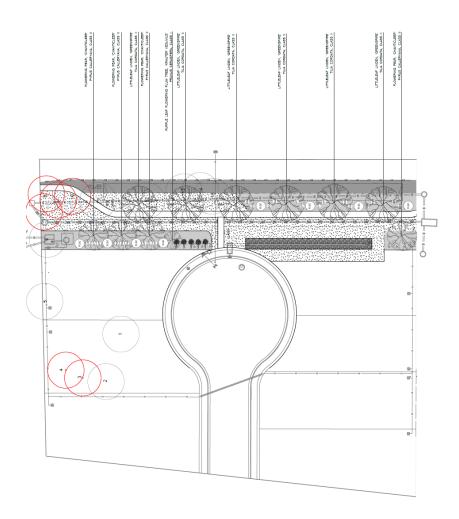
# C. Landscape Plan (date: 3/28/2025)



TREE MITIGATION PLAN BASED ON IDAHO TREE PRESERVATION REPORT	MRgafon?	Yes	No	No, Preserve and Protect	No, Preserve and Protect	Yes	Yes	No, Preserve and Protect	No, Preserve and Protect	No, Preserve and Protect	No, Preserve and Protect	No	Yes	No	No	No	Total Inches To Be Mitigated
	STRUCTURE	Pair	Dead	Good	Good	Good	Good	Good	Good	Excellent	Excellent	Dead	Good	Dead	Dead	Dead	Total In
	CONDITION	Good	Dead	Good	Good	Good	Good	Good	Good	Good	Good	Dead	Fair	Dead	Dead	Dead	98
	DBH (in inches) CONDITION STRUCTURE	200	10	2.5	31.5	2.1	18.5	10	21	13	19.5	40	12.5	12	10	21	
	TREE NUMBER TREE NAME	1 Red Elm - Umus nona	2 Spince - Pices spp.	3 Red Elm - Umus nona	4 Red Elm - Ulmus nibra	S Red Elm - Ulmus rubra	6 Red Em - Umus sates	7 Ginnala Maple - Acer ginnala	8 Austrian Black Pine - Pinus nigra	9 Blue Spruce - Picea pungens	10 Austrian Black Pine - Pinus nigra	11 Red Elm - Ulmus rubra	12 Norway Spruce - Picea ables	13 Red Em - Umos rubra	14 Red Em - Umus rubra	15 Red Elm - Ulmus rubra	







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#### 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 <u>11-2A-6</u>.
- 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.