

DEVELOPMENT AGREEMENT

PARTIES:

1. **City of Meridian**
2. **Bear Hunter Holdings LLC, Owner/Developer**

THIS DEVELOPMENT AGREEMENT (this Agreement), is made and entered into this 3rd day of March, 2025, 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 **Bear Hunter Holdings LLC**, whose address is 4429 Tails Down Road, Teton, Idaho 83452, Meridian, ID, 83646, hereinafter called OWNER/DEVELOPER.

1. **RECITALS:**

- 1.1 **WHEREAS**, Owner is the sole owner, in law and/or equity, of certain tract 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 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/Developer have submitted an application for annexation and zoning of 1.22 acres of land with a request for the R-8 (Medium-Density Residential) zoning district 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/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 17th day of December, 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/Developer to enter into a Development Agreement before the City Council takes final action on final plat; and
- 1.9 **WHEREAS**, Owner/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/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 **Bear Hunter Holdings LLC**, whose address is 4429 Tails Down Road, Tetonia, Idaho 83452, hereinafter called OWNER/DEVELOPER, the party that owns and is developing said Property and shall include any subsequent owner(s)/developer(s) of the Property.
- 3.3 **PROPERTY:** means and refers to that certain parcel(s) of Property located in the County of Ada, City of Meridian as in Exhibit "A" describing a parcel to 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 be generally consistent with the preliminary plat and conceptual building elevations included in Section VII 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. 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.
- c. 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.*
- d. The Owner/Developer shall construct a 5-foot-wide detached asphalt pathway off-site to the north along N. Black Cat Road across Lot 14, Block 7, Oakcreek Subdivision No. 3 to the existing asphalt pathway.

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/Developer, or Owner/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/Developer’s default of this agreement, Owner/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/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/Developer stipulate that specific performance is an appropriate, but not exclusive, remedy in the event of default. Owner/Developer reserves 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/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/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/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/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/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/Developer to the City in accordance with Paragraph 11 above.

13. **ABIDE BY ALL CITY ORDINANCES:** That Owner/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:**
Bear Hunter Holdings LLC
4429 Tails Down Road
Tetonia, Idaho 83452
- 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/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 of Owner 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 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/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/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 upon 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:
Bear Hunter Holdings LLC



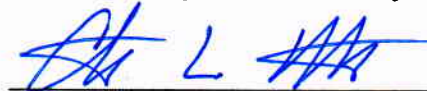
By: Collin Hunter
Its: Manager

State of IDAHO)
: ss:
County of TETON)

On this 3 day of March, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Collin Hunter, known or identified to me to be the Manager of Bear Hunter Holdings LLC and 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: 7-10-2030

CITY OF MERIDIAN

ATTEST:

By: _____
Mayor Robert E. Simison

Chris Johnson, City Clerk

State of Idaho)
: ss:
County of Ada)

On this _____ day of _____, 2025, 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: _____

CENTURION ENGINEERS, INC.

Contact Information

Joseph D. Canning, PE/PLS
2323 S. Vista Ave Ste 206
Boise, ID 83705
Telephone 208.343.3381
jdcanning@centengr.com

May 30, 2024

Addison Circle Annexation and Re-Zone Description

A parcel of land situate in the northeast quarter of the northeast quarter of Section 33, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of said Section 33; thence $S00^{\circ}03'54''W$, 795.41 feet along the easterly boundary of said Section 33 and along the centerline of North Black Cat Road to a point which bears $N00^{\circ}03'54''E$, 1,836.29 feet from the east quarter corner of said Section 33, which is the **Point of Beginning**:

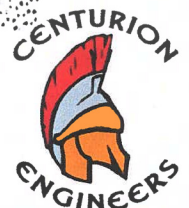
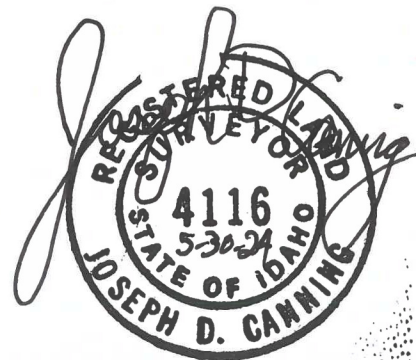
Thence $S00^{\circ}03'54''W$, 312.46 feet along the easterly boundary of said Section 33 and the centerline of said North Black Cat Road;

Thence $N89^{\circ}52'34''W$, 279.72 feet along the northerly boundary of said Rapid Creek Subdivision No. 2, and the easterly extension thereof, as shown in Book 121, Pages 18950 through 18953, records of Ada County, Idaho to the southeast corner of Oakcreek Subdivision No. 3, as shown in Book 106, Pages 14692 and 14693, records of Ada County, Idaho;

Thence $N06^{\circ}15'53''E$, 308.20 feet along the easterly boundary of said Oakcreek Subdivision No. 3, to the southerly boundary of Lot 14, Block 7 of said Oakcreek Subdivision No. 3;

Thence $N88^{\circ}43'21''E$, 246.50 feet along the southerly boundary of said Lot 14, Block 7 of said Oakcreek Subdivision No. 3, to the **Point of Beginning**.

Comprising 1.87 acres, more or less.



Addison Circle Subdivision Annexation and Re-Zone Boundary



SCALE: 1"=50'



OAKCREEK SUBDIVISION No. 3

SETTLERS CANAL

BLOCK 7

14

POINT OF BEGINNING

795.41'

N88°43'21"E 246.50'

BLOCK 7

22

OAKCREEK SUBDIVISION No. 3

W. Torana Ct.

N06°15'53"E 308.20'

81,357 S.F.
1.87 ACRES

312.46'

S00°03'54"W 2,631.70'

N. Black Cat Rd.

BLOCK 11

7

OAKCREEK SUBDIVISION No. 3



N89°52'34"W 279.72'

RAPID CREEK SUBDIVISION No. 2

14

13

BLOCK 2

12

7

1,523.83'

33 34



CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

MAY 30, 2024
PROJECT NO. HC11
ANNEXATION AND REZONE BOUNDARY

EXHIBIT B

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



In the Matter of the Request for Annexation of 1.87-Acres of Land with an R-8 Zoning District; and Preliminary Plat Consisting of Seven (7) Building Lots and One (1) Common Lot on 1.87-Acres of Land for Addison Circle Subdivision, by Centurion Engineers, Inc.

Case No(s). H-2024-0040

For the City Council Hearing Date of: December 10, 2024 (Findings on December 17, 2024)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of December 10, 2024, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of December 10, 2024, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of December 10, 2024, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of December 10, 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 December 10, 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 & zoning and preliminary plat is hereby approved per the conditions of approval in the Staff Report for the hearing date of December 10, 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 December 10, 2024

By action of the City Council at its regular meeting held on the 17th day of December, 2024.

COUNCIL PRESIDENT LUKE CAVENER

VOTED AYE

COUNCIL VICE PRESIDENT LIZ STRADER

VOTED AYE

COUNCIL MEMBER DOUG TAYLOR

VOTED AYE

COUNCIL MEMBER JOHN OVERTON

VOTED AYE

COUNCIL MEMBER ANNE LITTLE ROBERTS


VOTED AYE

COUNCIL MEMBER BRIAN WHITLOCK

VOTED AYE

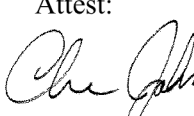
MAYOR ROBERT SIMISON
(TIE BREAKER)

VOTED _____



Mayor Robert E. Simison 12-17-2024

Attest:



Chris Johnson 12-17-2024
City Clerk



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

By:  _____ Dated: 12-17-2024
City Clerk's Office

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 12/10/2024

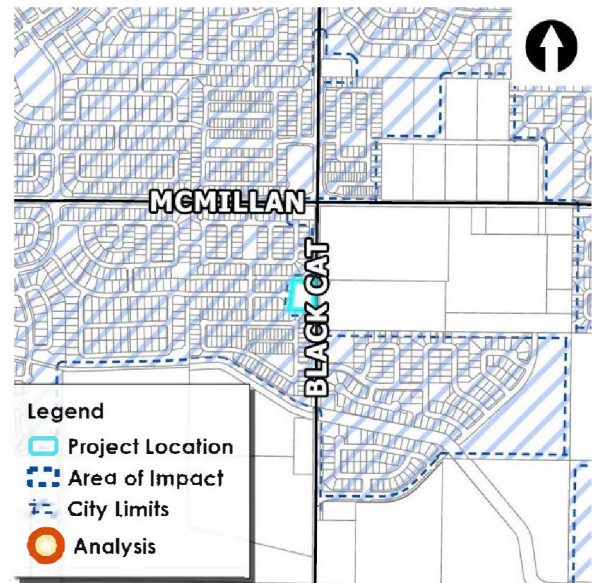
TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org

APPLICANT: David Crawford, Centurion Engineers, Inc.

SUBJECT: H-2024-0040
Addison Circle Subdivision

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



I. PROJECT OVERVIEW

A. Summary

Annexation of 1.87-acres of land with an R-8 zoning district; and preliminary plat consisting of seven (7) building lots and one (1) common lot on 1.87-acres of land.

B. Issues/Waivers

Council approval of the dead-end street is required as it exceeds the maximum length standard in UDC 11-6C-3B.4a of 500-feet at 545-feet.

C. Recommendation

Staff: Approval with the conditions in Section IV below.

Commission: Approval as recommended by Staff

D. Decision

City Council: Approved

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant/undeveloped	-
Proposed Land Use(s)	Single-family residential	-
Existing Zoning	RUT in Ada County	VII.A.2
Proposed Zoning	R-8 (Medium Density Residential)	
Adopted FLUM Designation	Medium Density Residential (MDR)	VII.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	8/14/2024
Neighborhood Meeting	6/24/2024
Site posting date	10/1/2024

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		Error! Reference source not found.
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	W. Torana St., a local street	-
Meridian Fire	No comments received	
Meridian Police	No comments received	Error! Reference source not found.
Meridian Public Works Wastewater		
• Distance to Mainline	Available at site	
• Impacts or Concerns	See Public Works site specific conditions	
Meridian Public Works Water		
• Distance to Mainline	Available at site	
• Impacts or Concerns	None – ensure no trees are located within 10’ of the water meter.	
School District(s)	No comments received	

Note: See section IV. City/Agency Comments & Conditions for comments received.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The subject property is currently zoned RUT in Ada County and designated as Medium Density Residential (MDR) on the Future Land Use Map (FLUM) contained in the City's Comprehensive Plan. The MDR designation allows for dwellings units at gross densities of three (3) to eight (8) dwelling units per acre.

The Applicant proposes to annex the property into the City with R-8 zoning and subdivide it into seven (7) building lots for the development of single-family residential detached homes at a gross density of 3.74 units per acre consistent with the use and density desired in the MDR designation in the Comprehensive Plan. The proposed R-8 zoning is consistent with the zoning of adjacent surrounding properties, also zoned R-8. Staff recommends a Development Agreement (DA) is required as a provision of annexation that includes the provisions in Section IV.

Lots in the proposed subdivision range in size from 4,399 to 7,157 square feet (s.f.) with homes ranging in size from 1,872 to 2,265 s.f.

The subject property is an enclave, surrounded by City annexed land on the abutting three (3) sides. Comprehensive Plan policy #3.03.01E encourages infill development.

Table 4: Project Overview

Description	Details
History	None
Phasing Plan	1 phase
Residential Units	(7) single-family detached units
Open Space	None required
Amenities	None required
Physical Features	None
Acreage	1.87-acres
Lots	7 building/1 common
Density	3.74 units/acre (gross)

B. History

None

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (*UDC 11-1*):

There is an existing home and accessory structures on the site that will be removed with development. **These structures are required to be removed prior to the City Engineer's signature on the final plat.**

The existing well is required to be abandoned; proof of abandonment must be provided to the City Public Works Department. The well may be used for pressurized irrigation purposes.

2. Proposed Use Analysis (*UDC 11-2*):

The proposed single-family residential detached dwellings are listed as a principal permitted in the R-8 zoning district, per UDC Table 11-2A-2.

3. Dimensional Standards (*UDC 11-2*):

Future development is required to comply with the dimensional standards for the R-8 zoning district listed in UDC Table 11-2A-6.

The proposed lots comply with the minimum property size standard of 4,000 s.f. and the minimum street frontage of 40-feet. Future structures on the proposed lots must comply with the minimum setback requirements and maximum building height for the district.

The proposed development is consistent with Comprehensive Plan policy #3.03.04B: “Ensure existing county enclaves provide necessary urban-level transportation and utility infrastructure as part of the annexation process.”

D. Design Standards Analysis

1. Qualified Open Space & Amenities (*Comp Plan, UDC 11-3G*):

Because the site is below five (5) acres in size, it’s exempt from the common open space and site amenity standards listed in UDC 11-3G.

2. Landscaping (*UDC 11-3B*):

i. Landscape buffers along streets

A minimum 25-foot wide street buffer is required along N. Black Cat Rd., an arterial street, landscaped with a variety of trees, shrubs, lawn or other vegetative groundcover as set forth in UDC 11-3B-7C. **The buffer should be measured from the ultimate back of curb location as anticipated by ACHD. Calculations should be included on a revised landscape plan that demonstrates compliance with the required standards.**

If the unimproved street right-of-way is ten (10) feet or greater from the edge of pavement to edge of sidewalk or property line, the developer is required to maintain a ten-foot compacted shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative ground cover; landscaping improvements within the right-of-way shall require a license agreement between the property owner and the transportation authority per UDC 11-3B-7C.5.

ii. Tree preservation

Existing trees 4-inch caliper or greater that are removed from the site during development may require mitigation (see UDC 11-3B-10 for more information).

There are some large existing deciduous and coniferous trees on the site around the existing home that will likely need to be removed with development. ~~Include mitigation information and calculations on the~~ A revised landscape plan was submitted, along with a tree health assessment letter, that notes a total of 99.5 caliper inches of trees are required for mitigation that demonstrates compliance with the standards in UDC 11-3B-10.C.5.

iii. Storm integration

Stormwater integration is required in accord with the standards listed in UDC 11-3B-11C. A Geotechnical Investigation report was submitted with this application.

iv. Pathway landscaping

No pathways are proposed; however, **Staff recommends a micro-path connection is provided between the sidewalks along W. Torano Ct. and N. Black Cat Rd., which requires a minimum 5-foot wide strip of landscaping along each side of the pathway with landscaping in accord with the standards listed in UDC 11-3B-12C. Include calculations that demonstrate compliance with the required standards.**

3. Parking (*UDC 11-3C*):

i. Residential parking analysis

Off-street vehicle parking is required to be provided for residential uses based on the number of bedrooms per unit (see UDC Table 11-3C-6 for more information). On-street vehicle parking is also available as extra parking to serve residents and guests.

4. Building Elevations (*Comp Plan, Architectural Standards Manual*):

Three (3) color conceptual building elevations were submitted for the proposed single-family detached structures within the development as shown in Section VII.G. Building materials are proposed to consist of a mix of horizontal cottage lap, vertical board & batten and shake lap hardi-board siding with stone and brick wainscot accents and 30-year architectural shingles. **Design review is *not* required for single-family detached structures; however, because structures on Lots 3 and 5, Block 1 will be highly visible from N. Black Cat Rd., an arterial street, Staff does recommend that the sides of 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 street. Single-story structures are exempt from this requirement.**

5. Fencing (*UDC 11-3A-6, 11-3A-7*):

Existing fencing is depicted on the landscape plan; new fencing is not depicted. The UDC (11-3A-7A.7) requires the developer to construct fencing abutting pathways and common open space lots to distinguish common from private areas. **Therefore, fencing should be depicted on a revised landscape plan along the back side 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.**

6. Parkways (*Comp Plan, UDC 11-3A-17*):

Parkways are not proposed within the development, nor are they required.

The proposed development is consistent with the following Comprehensive Plan policies:

- #2.02.02C: *Support infill development that does not negatively impact the abutting, existing development.*
- #2.02.02F: *Ensure that new development within existing residential neighborhoods is cohesive and complementary in design and construction.*
- #3.07.01C: *Require appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.).*

E. Transportation Analysis

The following information on planned improvements in the area and level of service planning thresholds for Black Cat Rd. is from the ACHD report:

ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):

- The intersection of Black Cat Road and McMillan Road is scheduled in the IFYWP to be reconstructed as a multi-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 1-lane east, and 1-lane on the west leg in 2028.
- Black Cat Road and Bridge #1394 is scheduled in the IFYWP to be reconstructed and widened in 2028.
- Black Cat Road is listed in the CIP to be widened to 5-lanes from Ustick Road to McMillan Road between 2031 and 2035.
- McMillan Road is listed in the CIP to be widened to 3-lanes from Black Cat Road to Ten Mile Road between 2031 and 2035.
- McMillan Road is listed in the CIP to be widened to 3-lanes from McDermott Road to Black Cat Road between 2036 and 2040.

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Black Cat Road	312-feet	Minor Arterial	471	Better than "E"
**Torana Street	50-feet	Local	N/A	N/A

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

** ACHD does not set level of service thresholds for local streets.

ACHD is requiring additional right-of-way (ROW) to be dedicated for the expansion of N. Black Cat Rd., totaling 50-feet from the centerline of the road abutting the site. A Traffic Impact Study was not required. Public transit is not available to this site.

1. Access (*Comp Plan, UDC 11-3A-3, UDC 11-3H-4*):

Access is proposed via the extension of W. Torana St., an existing local stub street, at the west boundary of the site; direct access is not proposed or allowed via N. Black Cat Rd.

2. Multiuse Pathways (*UDC 11-3A-5*):

No multi-use pathways are proposed, and none are required per the Pathways Master Plan.

3. Pathways (*Comp Plan, UDC 11-3A-8*):

No pathways are proposed; however, **Staff recommends a sidewalk connection is provided between the sidewalks along the W. Torana St. cul-de-sac and N. Black Cat for pedestrian connectivity and in accord with UDC 11-6C-3B.4b, which requires a pedestrian connection due to the length of the dead-end street (i.e. W. Torana St.).**

4. Sidewalks (*UDC 11-3A-17*):

All sidewalks are required to comply with the standards listed in UDC 11-3A-17. A 5-foot wide attached sidewalk is proposed along W. Torana St., a local street, and a 5-foot wide detached sidewalk is proposed along N. Black Cat Rd. an arterial street, in accord with the required standards. *Note: Because a 5-foot wide sidewalk exists to the north and south, Staff does not recommend a 10-foot wide sidewalk is required.*

The sidewalk to the north of this site along N. Black Cat Rd. does not extend all the way to the subject property – it stops at the common lot in Oakcreek Subdivision where the West Tap Sublateral/Settlers Northside Canal is located (see photo below). There is an asphalt

pathway that exists on the northern portion of the common lot but stops at the south side of the headgate, creating a 15+/- gap. **Staff recommends as a provision of annexation in the DA that an asphalt pathway is constructed off-site to the north to the existing pathway.**

This recommendation is supported by the following Comprehensive Plan policies:

- #6.01.01I, *Work with Ada County Highway District (ACHD) to identify gaps in the sidewalk system and pursue sidewalk construction for existing substandard streets.*
- #6.01.02D, *Consider needed sidewalk, pathway, landscaping, and lighting improvements with all land use decisions.*



5. Subdivision Regulations (*UDC 11-6*):

i. Dead end streets

At 545-feet, the proposed street (W. Torana St.) exceeds the maximum length standard of 500-feet for dead-end streets in UDC 11-6C-3B.4a.

Per UDC 11-6C-3B.4b, Council may approve a dead-end street up to 750-feet in length where an emergency access is proposed *or* where there is a physical barrier such as an arterial roadway; *and* where a pedestrian connection is provided from the street to an adjacent existing or planned pedestrian facility.

In this case, an arterial street (i.e. N. Black Cat Rd.) abuts this site to the east creating a physical barrier. **If Council approves the length of the proposed street, Staff recommends a pedestrian connection is provided from the sidewalk along N. Black Cat Rd. through the common area to the sidewalk along W. Torana St.**

ii. Block face

The proposed block faces comply with UDC standards for such.

The proposed development is consistent with Comprehensive Plan policy #3.03.04B, “*Ensure existing county enclaves provide necessary urban-level transportation and utility infrastructure as part of the annexation process.*”

F. Services Analysis

See Service Accessibility Report in Section VII.C below.

1. Waterways (*Comp Plan, UDC 11-3A-6*):

All waterways, except natural waterways, are required to be piped unless improved as a water amenity or linear open space, in which case they may be left open, as set forth in UDC 11-3A-6.

There is an open canal (i.e. West Tap Sublateral/Settlers Northside Canal) that runs alongside this property on the abutting property to the north that is on a common lot in Oakcreek Subdivision No. 3.

2. Pressurized Irrigation (*UDC 11-3A-15*):
Underground pressurized irrigation water is required to be provided in each development as set forth in UDC 11-3A-15.
3. Storm Drainage (*UDC 11-3A-18*):
An adequate storm drainage system is required in accord with the adopted standards, specifications and ordinances; design and construction shall follow Best Management Practice as adopted by the City per UDC 11-3A-18.
4. Utilities (*Comp Plan, UDC 11-3A-21*):
All utilities for the proposed development are required to be installed in accord with the standards listed in UDC 11-3A-21.

Water and sewer service are available at the site. Main lines are required to be extended to and through the subject property with development. The developer should coordinate main size and routing with the Public Works Dept. and execute standard forms of easements for any mains that are required to provide service.

The proposed development is consistent with Comprehensive Plan policy #2.02.02, *Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.*

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian 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. A final plat shall not be submitted until the DA and Ordinance is approved by City Council.

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 City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions IF City Council determines annexation is in the best interest of the City:
 - i. Future development of this site shall be generally consistent with the preliminary plat and conceptual building elevations included in Section VII and the provisions contained herein.
 - ii. 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.
 - iii. 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.*
 - iv. The Developer/Owner shall construct a 5-foot wide detached asphalt pathway off-site to the north along N. Black Cat Road across Lot 14, Block 7, Oakcreek Subdivision No. 3 to the existing asphalt pathway.

2. The final plat shall include the following revisions:
 - i. Depict a minimum 25-foot street buffer along N. Black Cat Rd. on a common lot or a permanent dedicated buffer easement with a note that it will be maintained by the property owner or homeowner's association, as set forth in UDC 11-3B-7C.2a. The buffer shall be measured from the ultimate back of curb location as anticipated by ACHD.
 - ii. Include a note that prohibits direct lot access via N. Black Cat Rd.
3. The landscape plan submitted with the final plat application shall include the following revisions:
 - i. Depict a minimum 25-foot wide street buffer along N. Black Cat Rd., an arterial street, measured from the ultimate curb location as anticipated by ACHD, landscaped with a variety of trees, shrubs, lawn, or other vegetative ground cover that complies with the updated standards listed in UDC 11-3B-7C.3. *Lawn and other grasses requiring regular mowing shall comprise no more than sixty-five (65) percent of the vegetated coverage of a landscape buffer; all other vegetated coverage shall be mulched and treated as planting area for shrubs or other vegetative cover. Areas along required walls and closed vision fences should generally be reserved for planting beds with a minimum of one (1) shrub per seven (7) lineal feet of frontage.* Include calculations that demonstrate compliance with the required standards. Depict the future back of curb location as anticipated by ACHD.
 - ii. Depict a 5-foot wide detached asphalt pathway off-site to the north along N. Black Cat Rd. to the existing asphalt pathway.
 - iii. Depict a minimum 5-foot wide micro-path connection between the sidewalks along W. Torano Ct. and N. Black Cat Rd. with landscaping in accord with the standards listed in UDC 11-3B-12C. Include calculations that demonstrate compliance with the required standards.
 - iv. Depict fencing along the back side 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.
 - v. Ensure no trees are located within 10' of the water meter.
 - vi. Depict mitigation trees and calculations for all existing healthy trees four-inch caliper or greater that are removed from the site in accord with the standards listed in UDC 11-3B-10C.5. Include calculations that demonstrate compliance with the required standards.
 - vii. If the unimproved street right-of-way is ten (10) feet or greater from the edge of pavement to edge of sidewalk or property line, the developer is required to maintain a ten-foot compacted shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative ground cover; landscaping improvements within the right-of-way shall require a license agreement between the property owner and the transportation authority per UDC 11-3B-7C.5.

4. Stormwater integration shall comply with the standards listed in UDC 11-3B-11C.
5. All existing structures shall be removed from the site prior to the City Engineer's signature on the final plat.
6. The 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 as set forth in UDC 11-6B-7A; or obtain approval of a time extension as set forth in UDC 11-6B-7C.

See the Agency Comments folder contained in the project file in the public record for other City Department and Agency comments and conditions: (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=358518&dbid=0&repo=MeridianCity>

V. FINDINGS

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

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 proposed map amendment and development plan complies with the applicable provisions of the Comprehensive Plan as noted.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
The City Council finds the proposed amendment complies with the regulations outlined for the proposed districts, including the purpose statement.
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 materially detrimental to the public health, safety and welfare.
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 the proposed map amendment should not result in an adverse impact on the delivery of services by any political subdivision providing public services within the City including, but not limited to, school districts.
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 as it will reduce enclaves in the City and will provide for more efficient provision of City services.

B. Preliminary Plat (UDC-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:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;
The City Council finds the proposed plat is in conformance with the Comprehensive Plan and will be consistent with the UDC if the Applicant complies with the above-noted conditions.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
The City Council finds public services are currently being extended to serve the site and will be adequate to accommodate the proposed development.
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 CIP.
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.
The City Council is unaware of any significant natural, scenic or historic features that need to be preserved with this development.

VI. ACTION

A. Staff:

Approval of the proposed annexation with the requirement of a Development Agreement that includes the provisions in Section IV; and approval of the proposed preliminary plat with the conditions in Section IV.

B. Commission:

The Meridian Planning & Zoning Commission heard these items on November 7th. 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: Robert Renteria, Applicant; Anna Canning, Centurion Engineers (Applicant's Representative)
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: David Crawford, Centurion Engineers (Applicant's Representative)
 - e. Staff presenting application: Bill Parsons
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
 - a. The Applicant submitted a letter agreeing with the staff report conditions.
3. Key issue(s) of discussion by Commission:
 - a. None
4. Commission change(s) to Staff recommendation:
 - a. None
5. Outstanding issue(s) for City Council:

- a. Council approval of the dead-end street is required as it exceeds the maximum length standard of 500' at 545'.

C. City Council:

The Meridian City Council heard these items on December 10th. At the public hearing, the Council moved to approve the subject AZ and PP requests.

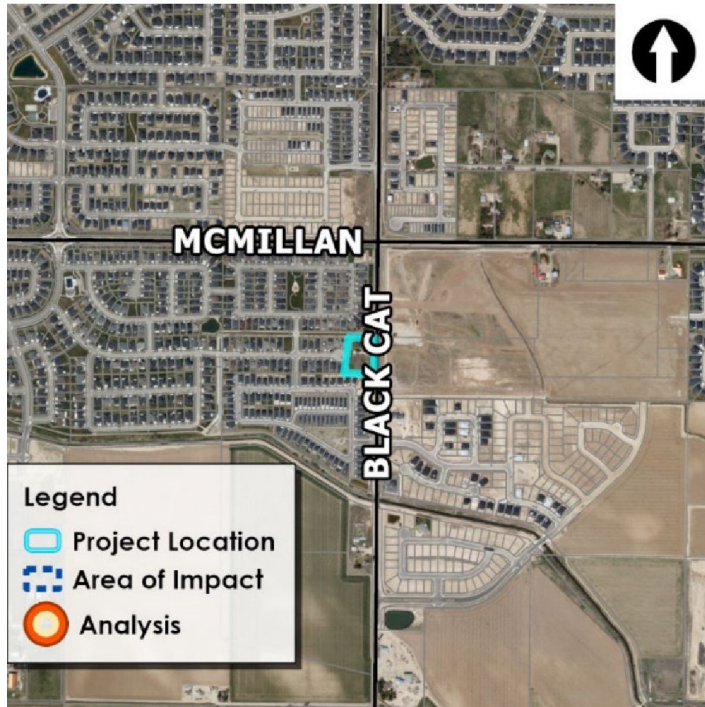
- 1. Summary of City Council public hearing:
 - a. In favor: David Crawford, Centurion Engineers (Applicant's Representative)
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: None
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
- 2. Key issue(s) of public testimony:
 - a. None
- 3. Key issue(s) of discussion by City Council:
 - a. None
- 4. City Council change(s) to Commission recommendation:
 - a. Council approved the extended length of 545' for the dead-end street.

VII. EXHIBITS

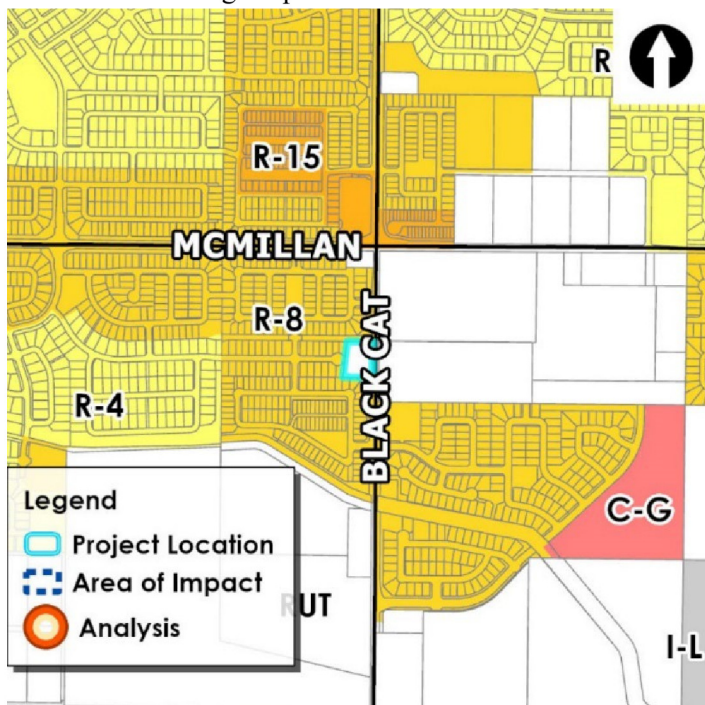
A. Project Area Maps

(link to [Project Overview](#))

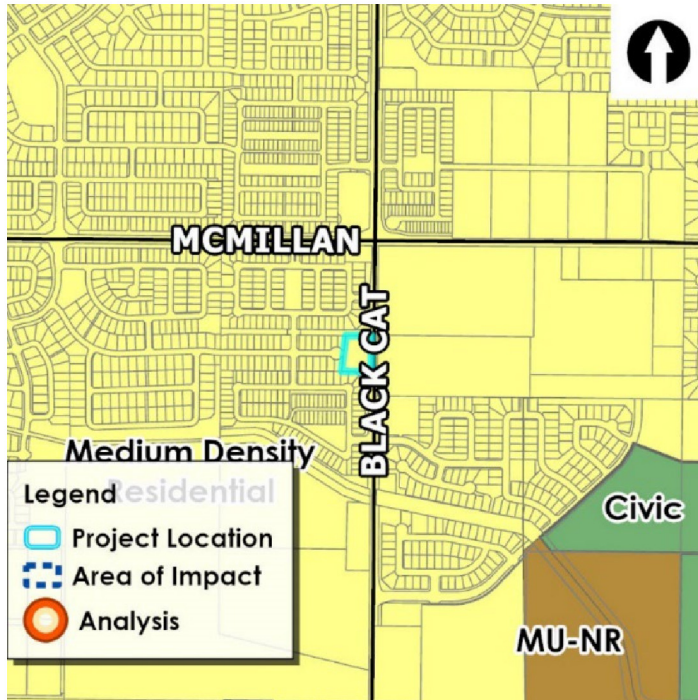
1. Aerial



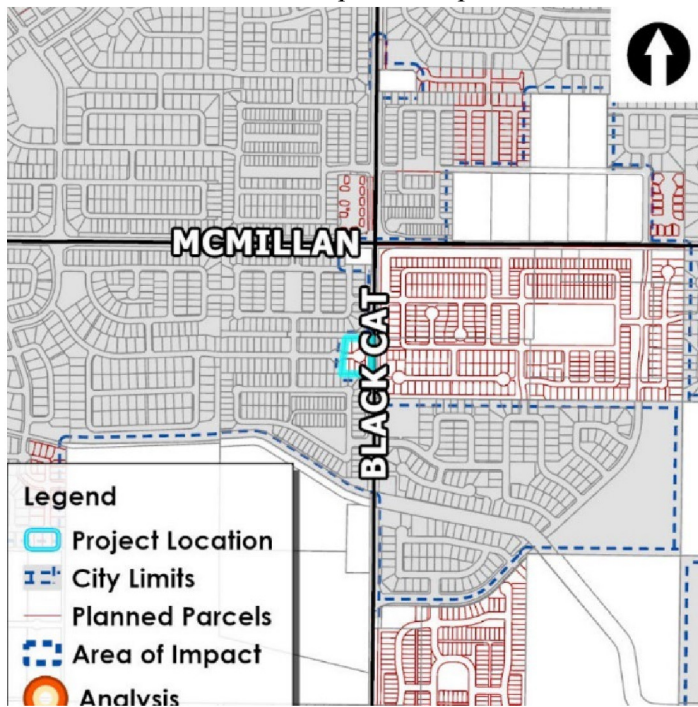
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos



Looking northwest from N. Black Cat Rd.



Looking southwest from N. Black Cat Rd.



Aerial view of property

C. Service Accessibility Report

PARCEL S0433110460 SERVICE ACCESSIBILITY

Overall Score: 17	5th Percentile
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Criteria	Description	Indicator
Location	Within 1/2 mile of City Limits	YELLOW
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time 5-9 min.	YELLOW
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS NOT in 5 yr work plan	RED
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
School Drivability	Not within 2 miles driving of existing or future school	RED
Park Walkability	No park within walking distance by park type	RED

Report generated on 11-01-2024 by MFRIDIAN/sallen

D. Annexation & Zoning Legal Description and Exhibit Map

CENTURION ENGINEERS, INC.

Contact Information

Joseph D. Canning, PE/PLS
2323 S. Vista Ave Ste 206
Boise, ID 83705
Telephone 208.343.3381
jdcanning@centengr.com

May 30, 2024

Addison Circle Annexation and Re-Zone Description

A parcel of land situate in the northeast quarter of the northeast quarter of Section 33, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of said Section 33; thence S00°03'54"W, 795.41 feet along the easterly boundary of said Section 33 and along the centerline of North Black Cat Road to a point which bears N00°03'54"E, 1,836.29 feet from the east quarter corner of said Section 33, which is the **Point of Beginning**:

Thence S00°03'54"W, 312.46 feet along the easterly boundary of said Section 33 and the centerline of said North Black Cat Road;

Thence N89°52'34"W, 279.72 feet along the northerly boundary of said Rapid Creek Subdivision No. 2, and the easterly extension thereof, as shown in Book 121, Pages 18950 through 18953, records of Ada County, Idaho to the southeast corner of Oakcreek Subdivision No. 3, as shown in Book 106, Pages 14692 and 14693, records of Ada County, Idaho;

Thence N06°15'53"E, 308.20 feet along the easterly boundary of said Oakcreek Subdivision No. 3, to the southerly boundary of Lot 14, Block 7 of said Oakcreek Subdivision No. 3;

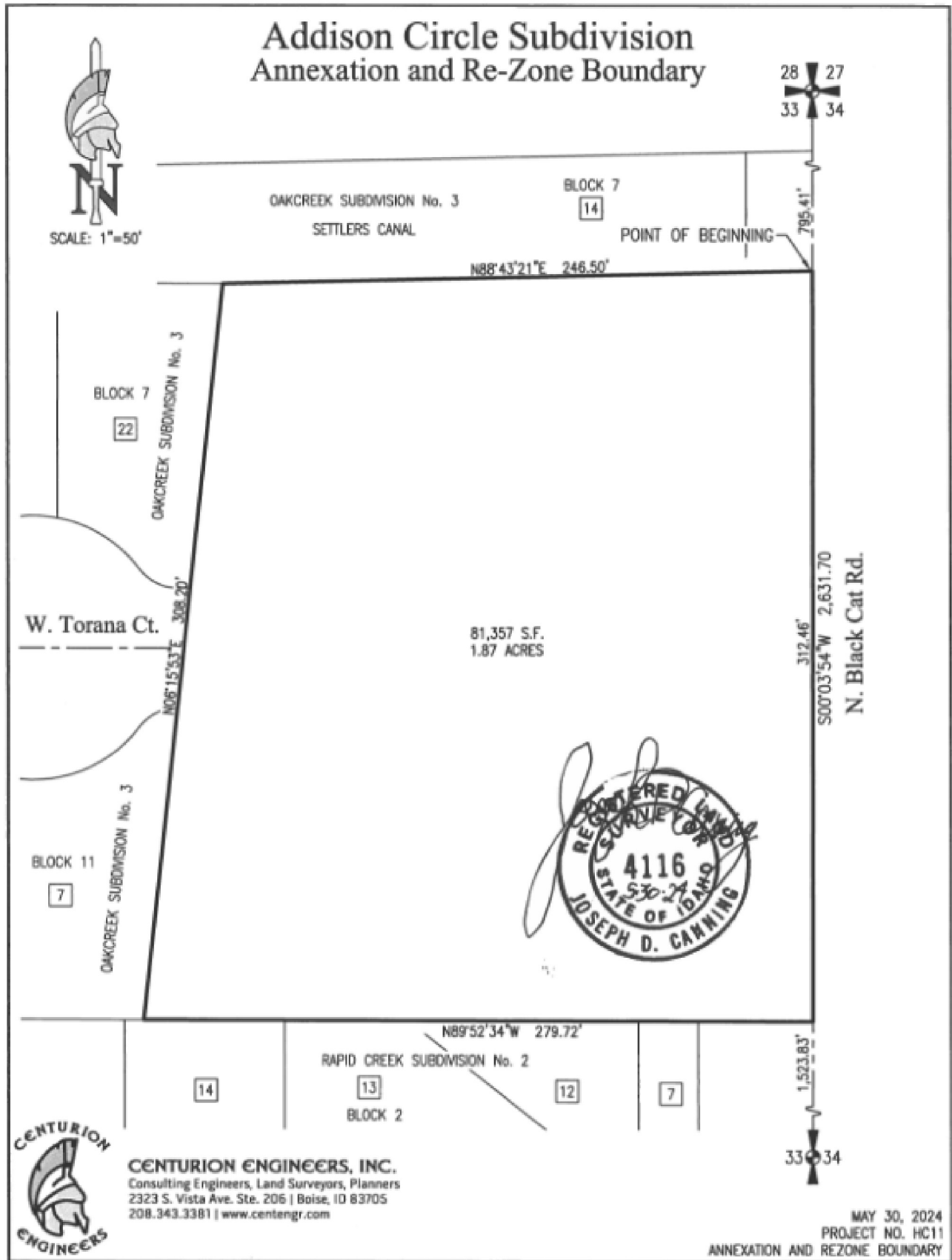
Thence N88°43'21"E, 246.50 feet along the southerly boundary of said Lot 14, Block 7 of said Oakcreek Subdivision No. 3, to the **Point of Beginning**.

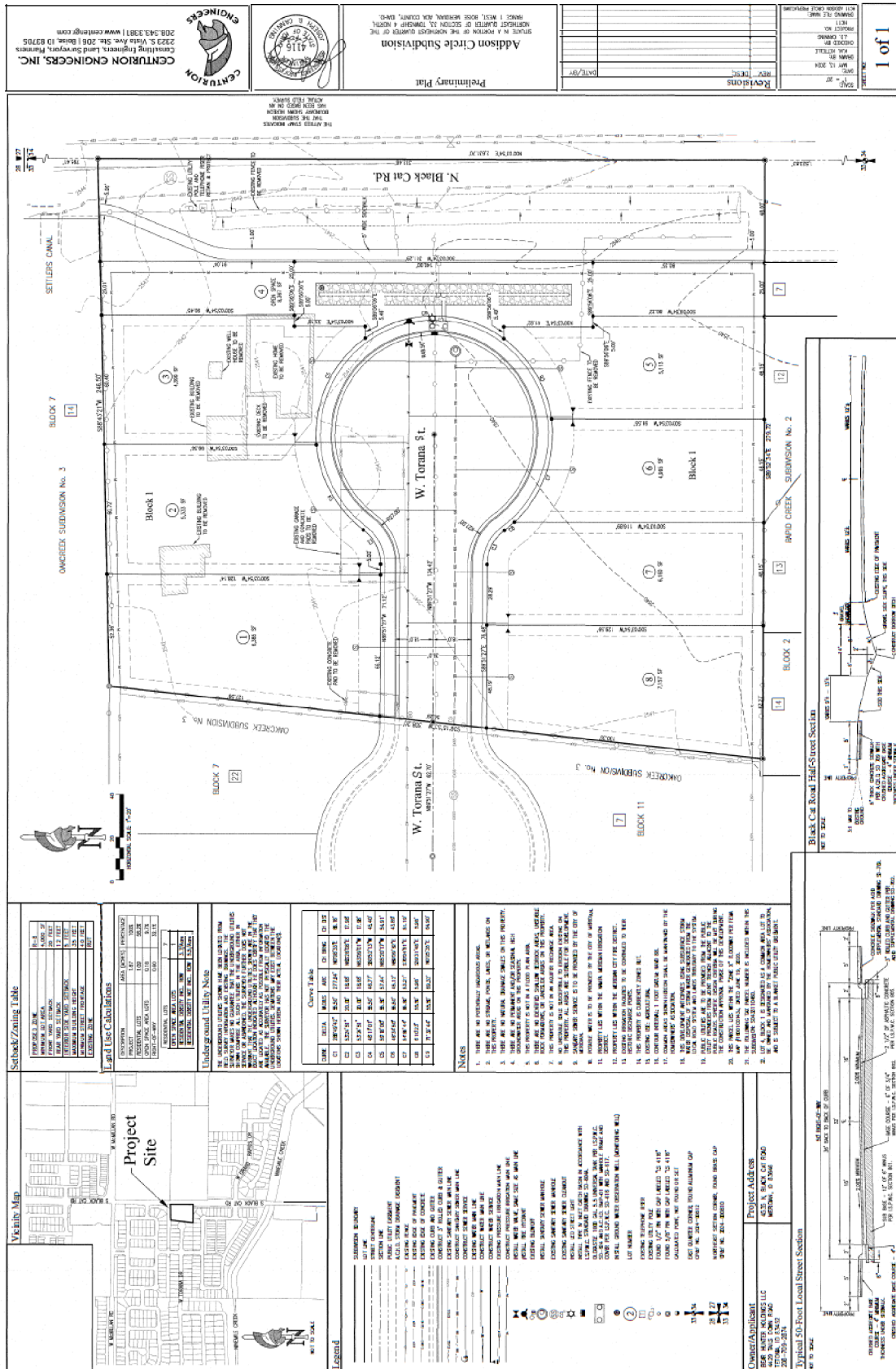
Comprising 1.87 acres, more or less.



Legal Description Addison Circle Annexation and Re-Zone

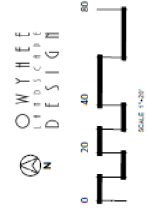
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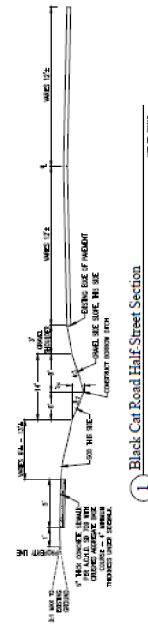
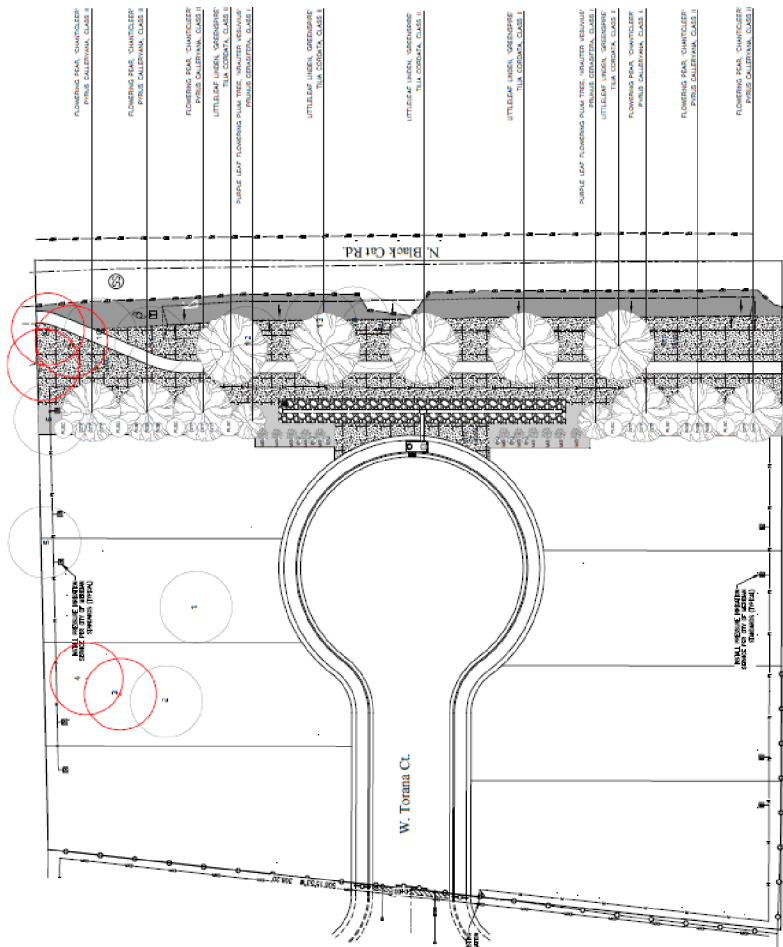


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TEST ITERATION PLAN BASED ON DATA TEST PRESENTATION REPORT						
TEST NUMBER	TEST NAME	TEST TYPE	DATE	TEST IN WEEKS	CONNECTION	INTEGRATION
1	Unit Test - Unit tests	Unit	10	10	Good	Yes
2	System - System tests	System	15	15	Good	Yes
3	Integration - Integration tests	Integration	20	20	Good	Yes
4	Unit Test - Unit tests	Unit	25	25	Good	Yes
5	System - System tests	System	30	30	Good	Yes
6	Integration - Integration tests	Integration	35	35	Good	Yes
7	Unit Test - Unit tests	Unit	40	40	Good	Yes
8	System - System tests	System	45	45	Good	Yes
9	Integration - Integration tests	Integration	50	50	Good	Yes
10	Unit Test - Unit tests	Unit	55	55	Good	Yes
11	System - System tests	System	60	60	Good	Yes
12	Integration - Integration tests	Integration	65	65	Good	Yes
13	Unit Test - Unit tests	Unit	70	70	Good	Yes
14	System - System tests	System	75	75	Good	Yes
15	Integration - Integration tests	Integration	80	80	Good	Yes



DATE:	DECEMBER 2, 2024
CLIENT:	DAVID CHAFFORD
LOCATION:	ADGSON CIRCLE SUBDIVISION NEEDHAM, ID
PREPARED BY:	MEGAN BENNETT PRINCIPAL DESIGNER ONYX LANDSCAPE DESIGN LLC PO BOX 70977, BOISE, ID 83707



G. Conceptual Building Elevations



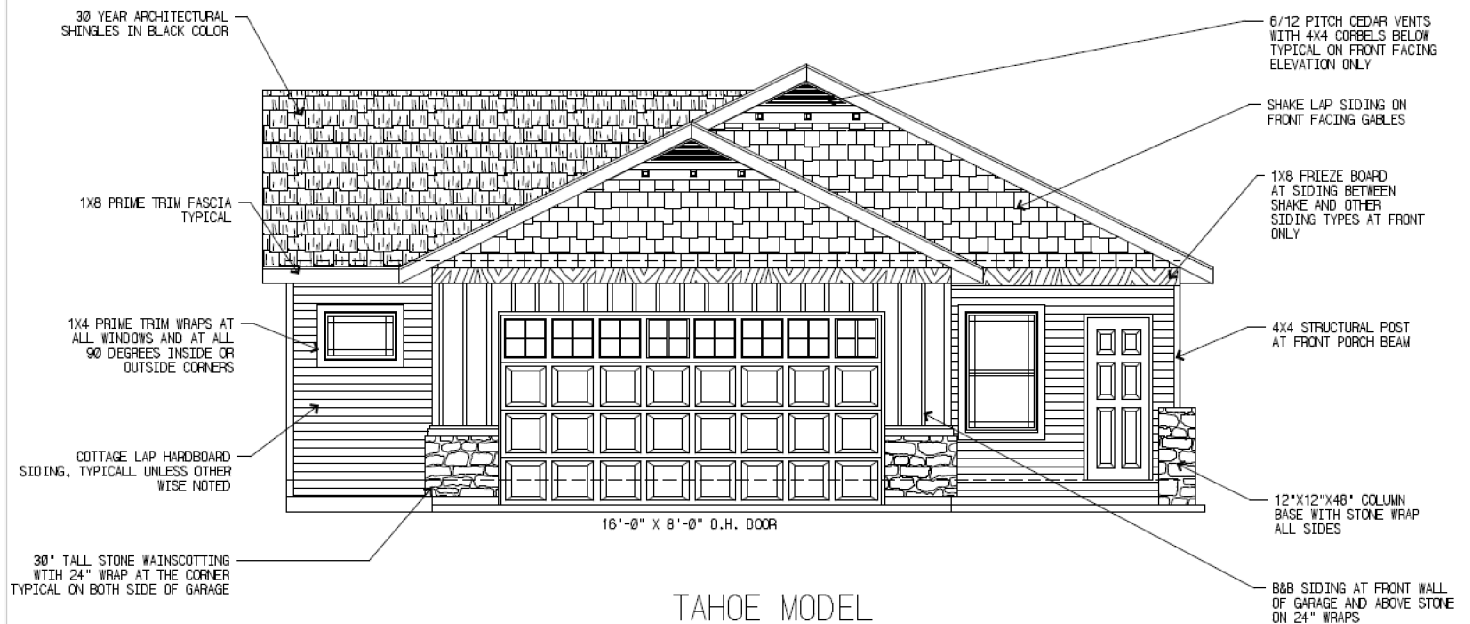
ADDISON CIRCLE LOTS 2 AND 3



HARDIN MODEL - 2,265 SQ.FT.
2 SUITES + 2 BEDROOMS
COTTAGE ELEVATION

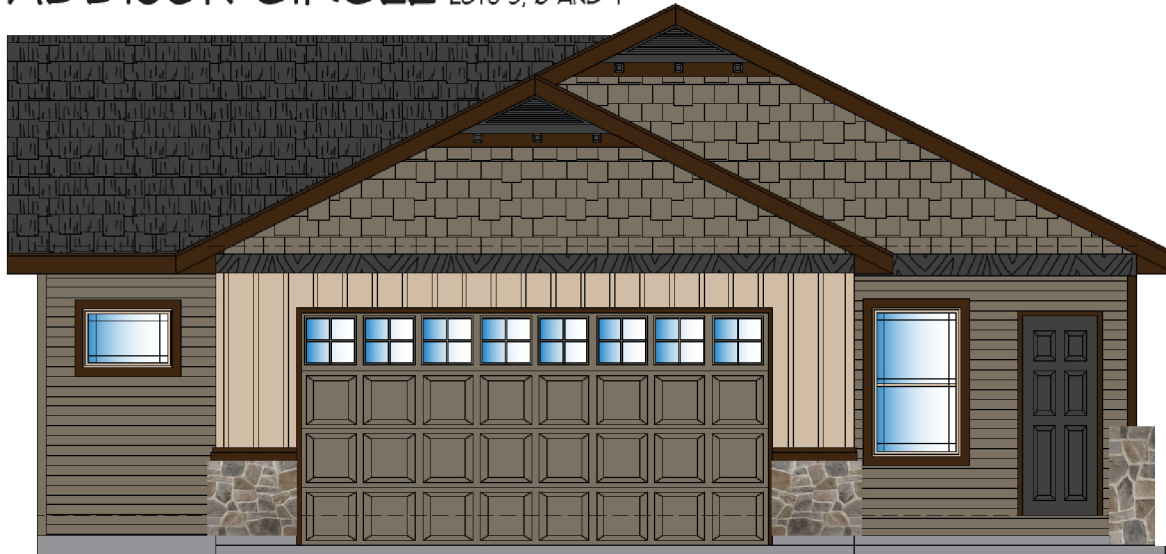
FEATURING:

- 30 YEAR ARCHITECTURAL SHINGLES
- COTTAGE LAP & BOARD/BATTEN HARDBOARD SIDING ON FRONT GABLES
- STONE ACCENTS ON FRONT BEDROOM AND GARAGE WITH 24" WRAPS
- 16 FOOT X 8 FOOT OVERHEAD DOORS WITH WINDOWS
- 1X8 FASCIA BOARDS
- SHED ROOF/BROWS OVER BEDROOM AND GARAGE DOOR



TAHOE MODEL
 1,872 SQ.FT.
 3 BEDROOMS + OFFICE
 3 FULL BATHS
 (2 BEDROOMS ARE SUITES)

ADDISON CIRCLE LOTS 5, 6 AND 7



TAHOE MODEL - 1,872 SQ.FT.
 3 BEDROOM + DEN
 TRADITIONAL ELEVATION

FEATURING:

30 YEAR ARCHITECTURAL SHINGLES
 COTTAGE LAP AND BOARD/BATTEN HARDBOARD SIDING
 SHAKE LAP HARDBOARD SIDING ON FRONT GABLES
 CULTURED STONE WAINSCOTTING
 16 FOOT X 8 FOOT OVERHEAD DOORS WITH WINDOWS
 1X8 FASCIA BOARDS
 CUSTOM GABLE END VENTS WITH CORBELS



HUDSON MODEL
1,906 SQ.FT.
2 SUITES + 1 BEDROOM
2.5 BATHS

ADDISON CIRCLE LOTS 1 AND 8



HUDSON MODEL - 1,906 SQ.FT.
2 SUITES + BEDROOM
CRAFTSMAN ELEVATION

FEATURING:

- 30 YEAR ARCHITECTURAL SHINGLES
- COTTAGE LAP & SHAKE LAP HARDBOARD SIDING ON FRONT GABLES
- STONE ACCENTS ON FRONT BEDROOM WITH 24" WRAPS, 5 FOOT TALL
- 16 FOOT X 8 FOOT OVERHEAD DOORS WITH WINDOWS
- 1X8 FASCIA BOARDS
- FALSE GABLE WINDOW ACCENT