

**Public Hearing for Addison Circle Subdivision (H-2024-0040) by  
Centurion Engineers, Inc., located at 4535 N. Black Cat Rd.**

- A. Request: Annexation of 1.87 acres of land with an R-8 zoning district.
- B. Request: Preliminary Plat consisting of seven (7) building lots and one (1) common lot on 1.87 acres of land.

Lorcher: Next item on the agenda is Addison Circle Subdivision for an annexation of 1.87 acres and a preliminary plat off of Black Cat Road and we will begin with the staff report.

Parsons: Madam Chair, great segue. Thank you. The next item is Addison Circle. It's an annexation and a preliminary plat. I did want to go on the record to just let this body know that the address was incorrect on the agenda that went out. It was a scrivener's error. We had mistakenly noticed it as 4635 North Black Cat Road and, actually, the address is 4535. So, we have coordinated with legal and the clerk's office, so we will get that corrected as this transitions to City Council, but I just wanted to clarify on the record that the -- the address was wrong. As I mentioned to you, this is 1.87 acres and it's currently RUT in Ada county here. You can see on the future land use map that it is currently medium density residential on the future land use map and in that particular land use we anticipate densities between three and eight dwelling units to the acre and this particular project comes in tonight at 3.74. So, definitely, on -- meets that threshold on - - on the low end. The applicant is here to -- so, you can see here there is some existing structures on the site and those will be removed upon development and the applicant will be scraping that and -- to develop the site with seven residential lots. Lot sizes range in size from anywhere -- approximately 4,000 square feet up to 7,000 square feet and home sizes are anticipated to be anywhere from 1,800 square feet to 2,200 square feet. I want to step back real quickly just to make mention that you can see here that this property does border an existing irrigation facility that -- it's actually an HOA lot within the Oaks -- Oak Creek Subdivision and you can see in this lower graphic here, aerial -- or photograph -- photograph here that the sidewalk is actually -- just doesn't extend across the frontage of that common lot. So, staff has placed a requirement on this developer to extend that 15 feet of sidewalk, so that there is continuity in the existing area. Also mention to the Commission that they -- you know, typically when we have frontages on arterials we try to get ten foot multi-use pathways along the frontage, but given the existing built environment out there to the south and the subdivision to the north, there is currently five foot detached sidewalks, so staff is only recommending that the applicant construct a five foot sidewalk as part of their development. Because the site is under five acres in size there is really no open space requirements per the city code, but the applicant is required to put in a 25 foot wide landscape buffer along their frontage improvements and dedicate the required right of way per ACHD. The applicant will also be seeking a City Council waiver because their cul-de-sac length exceeds 500 feet, so they -- and they are aware of that, so, essentially, their cul-de-sac is 45 feet over what code requires. So, it's pretty insignificant in staff's opinion and, then, also as part of that extension in granting that waiver we are recommending that they extend a -- basically a five foot sidewalk from the

end of that cul-de-sac to the adjacent sidewalk along Black Cat Road to allow for that 45 foot extension as a mitigation. So, Council can approve that waiver. Again here you can see the landscape plan that they are proposing. Staff has conditioned them to meet all UDC requirements for those frontage improvements. Have looked at the public record, did not see any public testimony on this particular property and the applicant is in agreement with all conditions in the staff report. With that I will go ahead and conclude my presentation and stand for any questions you may have.

Lorcher: Would the applicant like to come forward? Good evening.

Renteria: Good evening, Madam Chairman. Thank you, Commissioners, for the opportunity to speak in front of you. My name is Robert Renteria. 4306 East Divide Pass, Meridian, Idaho. 83642. I will keep this brief. It's been a long night for everybody. We just -- I just want to thank you for the revision a little bit for this project. We wanted to make sure that the continuity around what we are developing is maintained. There is a significant need for what we are going to build, which is two on suites on the main floor for -- for older parent, adult children that can't afford to be out somewhere else. So, it's going to be one family under one roof and it -- which makes it easy for financing when you get to the final stages of financing. So, we want to make sure that we are really supporting what's in the subdivision already, not over building, not modernizing too much, but continuing the continuity of what's already there and at our public meeting we had some really good support and comments. The main comments that they had was -- their concern was doing development construction through the subdivision, but we have the ability not to do that and so we definitely give our word that that's not going to happen. If you have any technical questions we do have Anna Canning from Centurion who has done all the work for us, so if you have any questions I would love to hear them.

Lorcher: Commissioners, do we have any questions for the applicant at this time? Thank -- thank you very much.

Renteria: Thank you.

Lorcher: Madam Clerk, do we have -- oh. Did you want her to speak as well? Okay. Come on up. You still have some time. Just state your name and address for the record.

Canning: Anna Canning. Centurion Engineers. 2323 South Vista Avenue, Suite 206, Boise. And I went from Jack Jack to Bear Hunter Holdings. I get great names today. But I did want to just point out one thing and it was already said, but this is basically continuing what's there. It's an in-fill subdivision on the west side of Black Cat. It really completes that fabric and I just wanted to say that time is right, chairman. So, the timing is right and as Mr. Parsons mentioned we are in agreement with the staff conditions. So, if you had any questions be happy to answer them as well.

Lorcher: Are we going to lose all the mature trees and the -- and the historical farmhouse?

Canning: I'm not aware it was an historical farmhouse.

Lorcher: Well, let's just say old.

Canning: I think that the existing home is going. We are going to do -- have an arborist go out to the site and look at the trees and see which ones we can save, which ones need to come out, because they are not good trees and, then, we will mitigate as code requires for the others.

Lorcher: Commissioners, do we have any questions for the applicant? Thank you very much. Madam Clerk, do we have anybody here to -- that would like to testify?

Lomeli: Madam Chair, no one else has signed up.

Lorcher: Robert, did you want to make any other comments this evening? Can I get a motion to close the public hearing?

Smith: So moved.

Garrett: Second.

Lorcher: It's been moved and seconded to close the public hearing for Addison Circle. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Lorcher: It -- it fits and, you know, I know it's just probably an old -- old farmhouse, but I'm privy -- I mean, you know, I hate to see those go away in some capacity, because that's what made Meridian Meridian and there -- that farmer probably had 40 acre -- 80 to 120 acres at one time and, you know, the subdivision behind it or, you know, to the side of it has -- has changed and get rid of all of our old little farmhouses, then, we are anywhere USA. So, that kind of bums me out, but, you know, it's -- it's not going to make me not approve this project. Also mature trees are kind of hard to find -- you know, hard to find and since I just bought little trees for big money, you know, that could have some value there. Any other comments from Commissioners? Motion?

Seal: Madam Chair?

Lorcher: Commissioner Seal.

Seal: Make sure I'm on the right one here. After considering all staff, applicant and public testimony, I move to recommend approve -- approval to the City Council on File No. H-2024-0040 as presented in the staff report for the hearing date of November 7th, 2024, with no modifications.

Rust: Second.

Lorcher: Can I clarify? Is it four zero or four one?

Seal: Four zero is what I have on the paper.

Lorcher: Can you confirm that, Bill?

Seal: It's also on the agenda. It's four zero.

Lorcher: Four zero? All right. Do I have a second on four zero?

Rust: Second.

Lorcher: It's been moved and seconded to approve -- oh, that's why, because I'm looking at the next one. Excuse me. File No. 0040, Addison Circle. All those in favor say aye. Any opposed? Motion carries. Thank you very much.

MOTION CARRIED: FIVE AYES. TWO ABSENT.