

## **Hearing Date: December 5, 2019**

File No.: H-2019-0109

Project Name: Edington Commons

Request:

- Annexation & Zoning of 14.56 acres of land with R-15 zoning; and,
- Preliminary plat consisting of 92 building lots, 10 common lots and 4 other lots for common driveways on 13.49 acres of land in an R-15 zoning district, by G20, LLC.

Location: The site is located at 3610 N. Linder Rd., in the SW  $\frac{1}{4}$  of Section 36, Township 4N., Range 1W.

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STAFF USE ONLY:

Project name: Edington Commons
File number(s): H-2019-0109
Assigned Planner: Sonya Allen
Related files:

GA

Type of Review Requested (check all that apply)

- Accessory Use (check only 1)
Daycare
Home Occupation
Home Occupation/Instruction for 7 or more
Administrative Design Review
Alternative Compliance
Annexation and Zoning
Certificate of Zoning Compliance
City Council Review
Comprehensive Plan Map Amendment
Comprehensive Plan Text Amendment
Conditional Use Permit
Conditional Use Modification (check only 1)
Director
Commission
Development Agreement Modification
Final Plat
Final Plat Modification
Landscape Plan Modification
Preliminary Plat
Private Street
Property Boundary Adjustment
Rezone
Short Plat
Time Extension (check only 1)
Director
Commission
UDC Text Amendment
Vacation (check only 1)
Director
Commission
Variance
Other

Applicant Information

Applicant name: G20 LLC Phone: 208-336-5355
Applicant address: 4824 W Fairview Ave Email: Laren@congergroup.com
City: Boise State: ID Zip: 83706

Applicant's interest in property: Own Rent [X] Optioned Other

Owner name: Vogel Lester & Betty Trust Phone:

Owner address: 3610 N Linder Road Email:
City: Meridian State: ID Zip: 83646

Agent/Contact name (e.g., architect, engineer, developer, representative):

Firm name: Laren Bailey Phone: 208-899-1155

Agent address: 4824 W Fairview Ave Email: laren@congergroup.com
City: Boise State: ID Zip: 83706

Primary contact is: [X] Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 3610 N Linder RD Township, range, section:

Assessor's parcel number(s): S0436336051 Total acreage: 13.49 Zoning district: RUT

Project/subdivision name: Edington Commons

General description of proposed project/request: Preliminary Plat, Annexation and Rezone

Proposed zoning district(s): R15

Acres of each zone proposed: 13.49

Type of use proposed (check all that apply):

Residential  Office  Commercial  Employment  Industrial  Other \_\_\_\_\_

Who will own & maintain the pressurized irrigation system in this development? HOA

Which irrigation district does this property lie within? Settlers and Nampa Meridian Irrigation Districts

Primary irrigation source: Surface Canals Secondary: City Water

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): +/- 65,340

**Residential Project Summary (if applicable)**

Number of residential units: 92 Number of building lots: 92

Number of common lots: 10 Number of other lots: 4 (common drives)

Proposed number of dwelling units (for multi-family developments only):

1 bedroom: \_\_\_\_\_ 2-3 bedrooms: \_\_\_\_\_ 4 or more bedrooms: \_\_\_\_\_

Minimum square footage of structure (excl. garage): \_\_\_\_\_ Maximum building height: \_\_\_\_\_

Minimum property size (s.f.): 3,200 Average property size (s.f.): 3,740

Gross density (Per UDC 11-1A-1): 6.83 Net density (Per UDC 11-1A-1): 11.64

Acreage of qualified open space: 2.02 Percentage of qualified open space: 15%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Refer to attached Open Space Exhibit

Amenities provided with this development (if applicable): Play Ground, Climbing Dome, Swings, Climbing Rocks, Seating areas

Type of dwelling(s) proposed:  Single-family Detached  Single-family Attached  Townhouse

Duplex  Multi-family  Vertically Integrated  Other \_\_\_\_\_

**Non-residential Project Summary (if applicable)**

Number of building lots: \_\_\_\_\_ Common lots: \_\_\_\_\_ Other lots: \_\_\_\_\_

Gross floor area proposed: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Hours of operation (days and hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of parking spaces provided: \_\_\_\_\_ Number of compact spaces provided: \_\_\_\_\_

**Authorization**

Print applicant name: Laren Bailey

Applicant signature:  Date: 9.17.2019



## Edington Commons Narrative

Attached for your review and favorable consideration are the applications for the Edington Commons Residential Community located North of Ustick Road and East of Linder Road. We respectfully request approval of our Annexation and Zoning, Development Agreement and Preliminary Plat applications.

For design and planning purposes, our design team used the Meridian City Pre-Application Meetings, Neighborhood Meetings, the Comprehensive Plan, and Zoning Code as the policy basis for the design of the Edington Community. We have thoughtfully designed 92 single-family residential dwellings on 13.47 acres that will add to the surrounding neighborhood. Located on the north side of East Ustick Road and east of Linder Road, Edington will add to the mix of Meridian’s available housing opportunities. Homeowners will have access to on-site amenities such as a half-acre park, playground and attractive landscaping. Off-site amenities include access to Settlers Park, Julius M. Kleiner Park and retail along Eagle Road such as The Village at Meridian and Center Point Market Place directly south of this neighborhood. This Project will provide homes that people can afford on an infill property that will utilize existing utilities and road that have been planned for developments in this area.

### SUMMARY OF APPLICATIONS

- Annexation/Zoning
- Preliminary Plat
- Development Agreement

### ZONING INFORMATION

- Current Zone - RUT
- Comp. Plan Designation – MDR
- Proposed Zone – MDR

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# Edington Commons



## Exhibit A - Site Plan

**Edington Commons** is a residential community located north of Ustick Road and east of Linder Road and will consist of 92 single-family residential homes in an R-15 zone for lot dimensional standards. Edington will provide much needed homes that people can afford in this area of Meridian that will help support the commercial and retail uses of the City. Pathways and sidewalks within the development will encourage walkability to the neighboring schools and regional park. We have purposefully designed for single level homes along the Linder road frontage in order to provide a more aesthetically pleasing view from the roadway.





## Exhibit B – Community Amenities

### PROJECT AMENITIES

As the *developer* we have researched and interviewed past homeowners as well as followed the city ordinances to plan the most productive amenities for this neighborhood. As typical of our developments; the amenity package exceeds the requirement of Meridian City Development Code, which requires that the application have one amenity for projects up to 20 acres. We are proposing **four additional** amenities for a total of **five**, including a neighborhood park with a play structure, climbing rocks, climbing dome, swing set and seating areas. Please refer to the renderings and a detailed list of amenities below:

#### Proposed Amenities:

- **Large Half-Acre Park** - The half-acre park will contain the following recreation facilities:
  - **Play Structure**
  - **Swing Set**
  - **Seating Benches**
  - **Climbing Rocks**
  - **Climbing Dome**
  - **Attractive Landscaping and Pedestrian Pathways**



Edington



Commons

**Exhibit D – Home Design**



**BILTMORE 17a**  
1,780 sq. ft.

**SEDONA**  
1,640 sq. ft.

**TUSCAN**  
1,820 sq. ft.



**TOWNHOUSE-B**  
1,942 sq. ft.

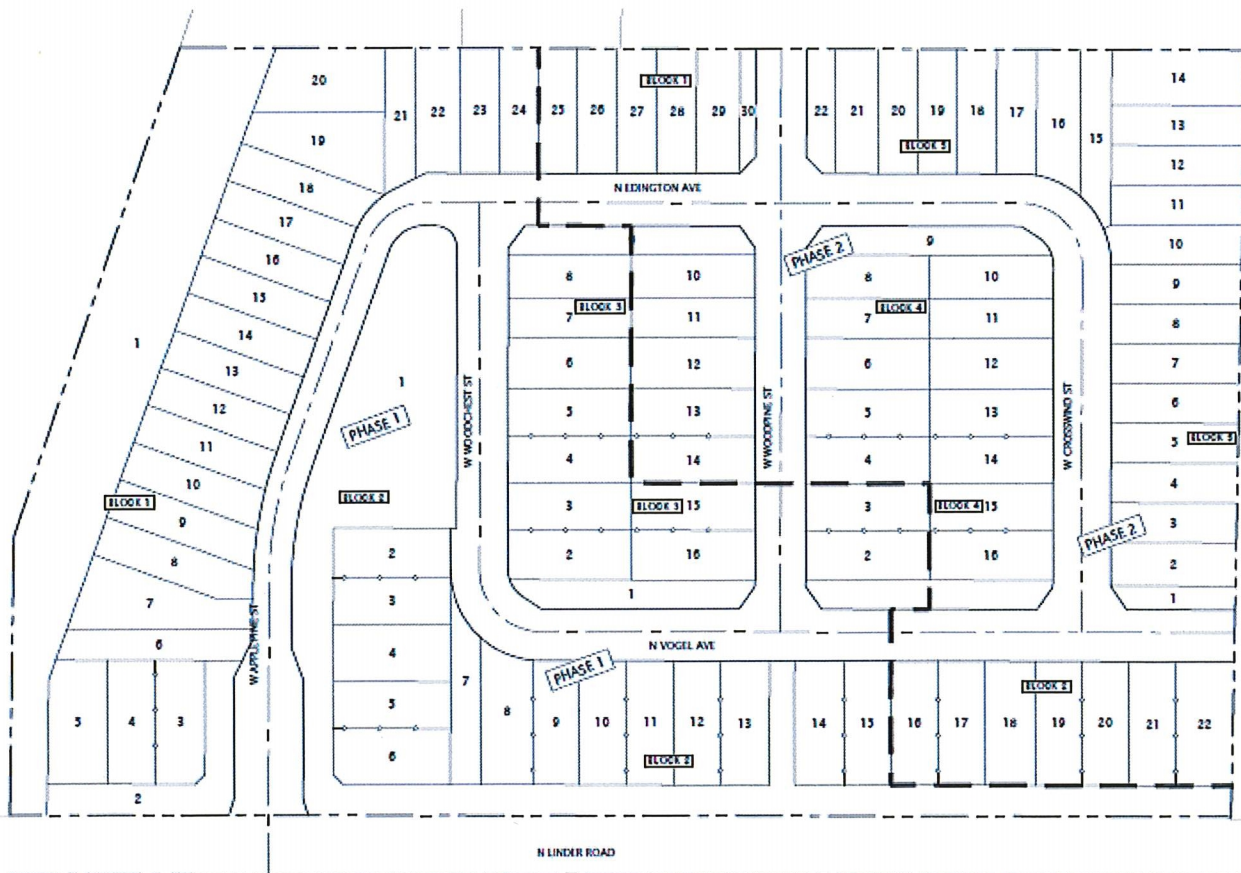
**KIERLAND**  
1,365 sq. ft.



### Exhibit E - Preliminary Plat

#### PRELIMINARY PLAT APPLICATION

**Edington Commons** will provide homes that people can afford in a very desirable part of North Meridian. The Edington Neighborhood has a proposed residential density of 6.83 DU/AC, this is lower than the maximum allowed within this medium density comprehensive plan area. We are requesting the R-15 zone in order to utilize the dimensional standards and not for density. The intersection of Ustick Road and Linder was improved a few years ago including curb, gutter and sidewalk. Linder Road is currently being widened and sewer and water services have been stubbed to this property that are adequate size and capacity for this development. With the large amount of infrastructure investment in this area, the proximity to schools, parks and services the Edington Neighborhood will be a perfect addition to the City of Meridian.





Edington



Commons

## **Exhibit F – Transportation**

The intersection of Ustick Road and Linder was improved a few years ago including curb, gutter and sidewalk. Linder Road is currently being widened and will provide a fully functional 5 – lane arterial roadway that will serve the traffic needs of the surrounding area. Traffic planning in this area has already taken into account the development of the Edington Property at the housing densities that have been proposed with this project. For this reason, ACHD did not require a traffic study be completed.



## Exhibit G – Comprehensive Plan Goals

The Edington Neighborhood meets or exceeds all the City of Meridian Comprehensive Plan Requirements for the Medium Density Residential Designation. The following is written explanation that describes how the project meets each of the comprehensive plan goals and requirements:

**Comprehensive Plan** (<https://www.meridiancity.org/compplan>):

Medium Density Residential: to allow smaller lots for residential purposes within City limits. Uses may include single-family homes at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of public amenities such as open space, pathways, or land dedicated for public services.

Within residential areas the following policies shall apply:

- *At the discretion of City Council, areas with a Residential Comprehensive Plan designation may request an office use if the property only has frontage on an arterial street or section line road and is three acres or less in size. In this instance, no ancillary commercial uses shall be permitted.*

**No office or commercial uses are being proposed within the Medium Density Residential area of the Edington Neighborhood.**

- *In residential areas, other residential densities will be considered without requiring a Comprehensive Plan Amendment. However, the density can only be changed one “step” (i.e., from low to medium, not low to high, etc.). This provision does not apply to 1) the area bounded by Can-Ada, Chinden, McDermott, and Ustick Roads or 2) within the Ten Mile Interchange Specific Area Plan, or 3) within the North and South Rims as depicted in Appendix E where no “step up” is allowed.*

**With a density of 6.83 DU/AC, No density “step” up is being requested in the Edington Neighborhood, the R-15 Zoning Designation is only being requested for the dimensional standards and not for density purposes.**

- *Residential uses north of Chinden Boulevard and within ¼ mile or less from the North Rim should have lot sizes ranging from one-half to one acre, ensuring compatibility with SpurWing Country Club to the east. Use of transitional lot sizes and clustering of smaller lots adjacent to the non-residential and rim property are encouraged.*

**This policy is not applicable to this property.**



**Comprehensive Plan Policies:**

**Goals, Objectives, & Action Items:** The following Comprehensive Plan policies are applicable to this application and apply to the proposed use of this property:

- *“Provide for a wide diversity of housing types (single-family, modular, mobile homes and multi-family arrangements) and choices between ownership and rental dwelling units for all income groups in a variety of locations suitable for residential development.” (3.07.03B)*

**The Edington Neighborhood will bring two distinct housing types and sizes to the Ustick and Linder area. A single-family detached product and a single-family attached product that will create a perfect transition from the busy arterial corridor along Linder Road.**

- *“Provide housing options close to employment and shopping centers.” (3.07.02D)*

**The proposed Edington Development will be in close proximity to shopping and services at the corner of Ustick and Eagle Roads.**

- *“Locate high-density development, where possible, near open space corridors or other permanent major open space and park facilities, Old Town, and near major access thoroughfares.” (3.07.02L)*

**Edington Neighborhood residence will be within walking distance of the Settlers Regional City Park to the east of the project, sidewalks, pathways and regional pathway connections will provide many opportunities for pedestrians to access commercial and recreational facilities.**

- *“Consider ACHD’s Master Street Map (MSM) in all land use decisions.” (3.03.04K)*

**This project does not abut and mid-mile collector roadways, it is in compliance with the MSM.**

- *“Require open space areas within all development.” (6.01.01A)*

**The Edington Neighborhood Preliminary Plat not only meets the City of Meridians open space and amenity requirements but EXCEEDS them. The development is required by code to provide 10% open space equal to 1.47 Acres. We have provided a generous 2.02 Acres for 15% open space.**

- *“Permit new development only where urban services can be reasonably provided at the time of final approval and development is contiguous to the City.” (3.01.01F)*

**The proposed development is contiguous to the City and urban services can be provided to this development. Being that the Edington Development is an infill property it will utilize existing city sewer and water services that have already been extended to the property.**



- *“Restrict private curb cuts and access points on collectors and arterial streets.” (3.06.02D)*

**In following the intent of the Comprehensive Plan and Meridian City Code the street network of the Edington Development is designed to slow traffic through the residential neighborhoods and to funnel traffic onto the existing arterial and collector roadways.**

- *“Work with ACHD, COMPASS, and VRT on bringing public transportation to and through Meridian.” (3.03.04H)*

**This property is an infill property that does front on Linder Road, however pedestrian sidewalks and pathways will make it only a short walk to major thoroughfares that will be served by public transportation in the future.**

- *“Require pedestrian access connectors in all new development to link subdivisions together to promote neighborhood connectivity as part of a community pathway system.” (3.03.03B)*

**The Edington Neighborhood includes internal pathways and sidewalks that will create a walkable neighborhood that will allow residence and neighboring subdivisions to walk or bike to the commercial and recreation areas to the east and north.**

- *“Work with transportation agencies and private property owners to preserve transportation corridors, future transit routes and infrastructure, road and highway extensions, and to facilitate access management planning.” (3.01.01J)*

**This is an infill development and is not proposing any direct access to state highways.**

- *“Develop alternative modes of transportation through pedestrian improvements, bicycle lanes, off-street pathways, and transit-oriented development as appropriate.” (3.03.03D)*

**The Edington Neighborhood includes internal pathways and sidewalks that will create a walkable neighborhood that will allow residence and neighboring subdivisions to walk or bike to the commercial and recreation areas to the south.**



## Sawtooth Land Surveying, LLC

2030 S. Washington Ave.  
Emmett, ID 83617  
P: (208) 398-8104  
F: (208) 398-8105

1044 Northwest Blvd., Ste. G  
Coeur d'Alene, ID 83814  
P: (208) 714-4544  
F: (208) 292-4453

141 1<sup>st</sup> Avenue East  
Jerome, ID 83338  
P: (208) 329-5303  
F: (208) 324-3821

### Annexation Legal Description (R-15)

A parcel of land being a portion of the W1/2 SW1/4 SW1/4 of Section 36, Township 4 North, Range 1 West of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

**BEGINNING** at the S1/16 corner common to Sections 35 and 36, from which the southwest corner of said Section 36, bears South 00°14'51" West, 1318.78 feet distant;

Thence South 88°56'15" East, coincident with the north line of the SW1/4 SW1/4 of said Section 36, a distance of 272.69 feet;

Thence South 71°02'05" East, 415.82 feet to the east line of the W1/2 SW1/4 SW1/4 of said Section 36;

Thence South 00°17'40" West, coincident with said east line, 863.19 feet to the southeast corner of the N1/2 SW1/4 SW1/4 SW1/4 of said Section 36;

Thence North 88°46'08" West, coincident with the south line of said N1/2 SW1/4 SW1/4 SW1/4 of Section 36, a distance of 665.89 feet to the west line of said SW1/4 SW1/4 of said Section 36;

Thence North 00°14'51" East, coincident with said west line, 989.08 feet to the Point of **BEGINNING**.

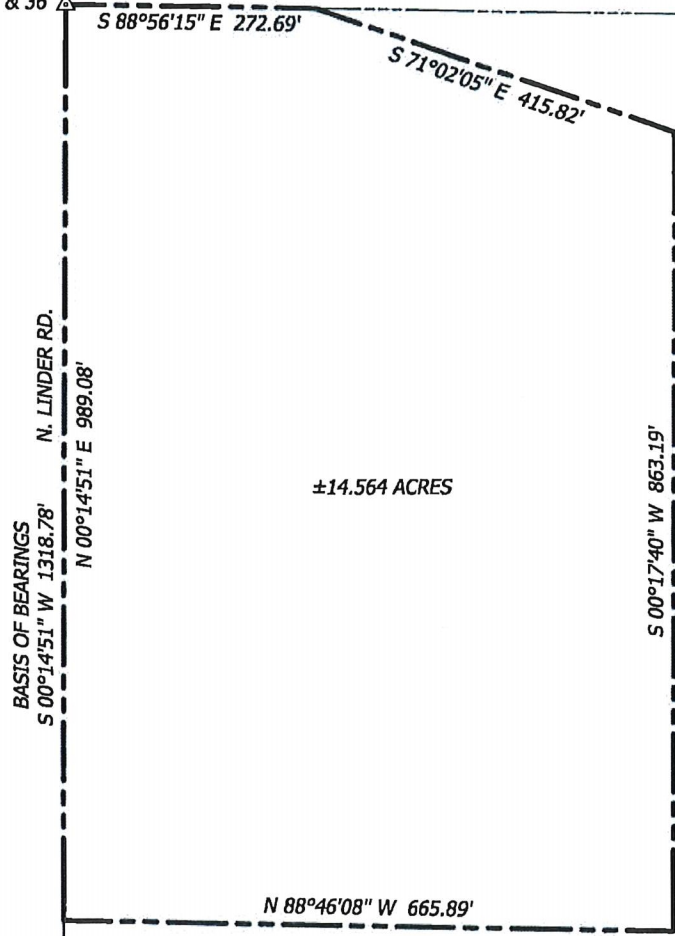
The above described parcel contains 14.564 acres, more or less.

**BASIS OF BEARING** for this description is South 00°14'51" West, between the S1/16 corner common to Sections 35 and 36 and the southwest corner of Section 36, Township 4 North, Range 1 West of the Boise Meridian.



# ANNEXATION LEGAL EXHIBIT

POINT OF BEGINNING  
S1/16 CORNER  
SECTIONS 35 & 36



BASIS OF BEARINGS

N. LINDER RD.


329.70'



SECTION CORNER  
BRASS CAP  
PLS 5291  
W. USTICK RD.



1" = 200'

<p><b>PROJECT:</b></p> <p style="text-align: center;"><b>EDINGTON PLACE SUBDIVISION</b></p> <p style="text-align: center;">SW1/4 SW1/4 OF SECTION 36 T. 4 N., R. 1 W., B.M.</p>	<p><b>OWNER/DEVELOPER:</b></p> <p style="text-align: center;"><b>CG</b></p> <p style="text-align: center;">4824 W FAIRVIEW AVE. BOISE, ID 83706 (208) 336-5355</p>	 <p><b>2030 S. WASHINGTON AVE.</b> EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105</p> <p><b>WWW.SAWTOOTHLS.COM</b></p>	<p><b>DWG #</b> 19161-EX</p> <p><b>PROJECT#</b> 19161</p> <p><b>SHEET</b> 1 OF 1</p>
<p><b>DATE:</b> 8/22/2019</p>			

AFTER RECORDING RETURN TO:  
LESTER & BETTY VOGEL  
3610 NORTH LINDER  
MERIDIAN, IDAHO 83646

ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 10/01/07 09:42 AM  
DEPUTY Patti Thompson  
RECORDED - REQUEST OF  
Betty Vogel

AMOUNT 12.00 4



**RESIDENCE QUITCLAIM DEED**

**GRANTOR:**

LESTER C. VOGEL and BETTY L. VOGEL, husband and wife.

**GRANTEE:**

LESTER C. VOGEL AND BETTY L. VOGEL AS CO-TRUSTEES OF THE LESTER & BETTY VOGEL TRUST UNDER TRUST AGREEMENT DATED SEPTEMBER 24, 2007 AND THEIR SUBSTITUTES AND SUCCESSORS AS TRUSTEES THEREUNDER.

**GRANTEE ADDRESS:**

3610 NORTH LINDER, MERIDIAN, IDAHO 83646

**DESCRIPTION OF REAL PROPERTY CONVEYED BY THIS DEED:**

Situated in the County of ADA, State of IDAHO

The real estate more particularly described upon Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Subject to any encumbrances thereon.

FOR VALUE RECEIVED, the above name Grantor does hereby convey, release, remise, and forever QUITCLAIM unto the above named Grantee, the real property above described together with the appurtenances.

This deed is given for estate planning purposes to vest title to the property in a living trust established by Grantor, under the provisions of which Grantor has the right to use and occupy the above described real estate for Grantors personal residence during the remainder of Grantors lifetime. There is no value consideration in cash or property.

Dated: SEPTEMBER 24, 2007

*Lester C. Vogel*  
LESTER C. VOGEL  
*Betty L. Vogel*  
BETTY L. VOGEL

STATE OF IDAHO                    )  
  ) ss  
COUNTY OF CANYON                )

On this date of SEPTEMBER 24, 2007 before me, a Notary Public in and for said State, personally appeared LESTER C. VOGEL AND BETTY L. VOGEL, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.



*[Signature]*  
Notary Public for State of IDAHO  
Residing at: CALDWELL, IDAHO  
Comm. Expires: DECEMBER 5, 2009

A

**"EXHIBIT A"**

SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of Section 36 except the south half of the  
SW<sup>1</sup>/<sub>4</sub>, SW<sup>1</sup>/<sub>4</sub>, of the SW<sup>1</sup>/<sub>4</sub>, of Section 36, Twp. 4 North,  
Range 1 West, Ada County, Idaho.

Together with all water, water rights, ditches and  
ditch rights of way, appurtenant thereto or connected  
therewith.

**EXCEPTING THEREFROM EXHIBIT "B" AND EXHIBIT "C"**



## EXHIBIT "B"

That portion of the SW<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub> of Section 36, Township 4 North, Range 1 West, Boise Meridian, more particularly described as follows:

Commencing at the section corner common to Sections 35 and 36, Township 4 North, Range 1 West, Boise Meridian, and to Sections 1 and 2, Township 3 North, Range 1 West, Boise Meridian; thence South 88° 57' 50" East along the section line, 665.56 feet to the REAL POINT OF BEGINNING; thence South 88° 57' 50" East along said section line, 493.44 feet to a point; thence North 0° 12' 20" West, 30.01 feet to an existing steel pin; thence North 0° 12' 20" West, 452.44 feet to an existing steel pin in the centerline of a certain drain canal; thence North 81° 16' 30" West along said centerline, 125.46 feet to an existing steel pin; thence North 15° 00' 30" West along said centerline, 659.50 feet to an existing steel pin; thence North 71° 15' 10" West along said centerline, 206.70 feet to a steel pin; thence South 0° 03' 10" West, 1196.00 feet to the REAL POINT OF BEGINNING.

## EXHIBIT "C"

Now in the Southwest Quarter of the Southwest Quarter Section 36, Township 4 North, Range 1 West of the Boise Meridian a tract of land being East and Southeast of a live water drain canal containing ten and five-tenths acres, more or less. The West portion being as follows: Commencing at the corner common to Sections 1 and 2 and 35 and 36. Thence North on the section line to the South one-sixteenth corner. Thence East along the South one-sixteenth line of Section 36 a distance of three hundred twelve (312) feet, more or less, which being the middle of a live water drain canal. Thence bearing South 71° 18' East a distance of 571 feet, more or less, to a point in the middle of said drain canal. Thence South 14° 52' East a distance of 661 feet, more or less, to a point in the middle of said drain canal. Thence South 81° 10' East a distance of 126 feet, more or less, to a point in the middle of said drain canal.

Now in a Southerly direction to a point on the South section line of Section 36 a distance of 483 feet, more or less. Thence West along the South section line a distance of 1159 feet, more or less, to the real point of beginning. This tract of land contains 29.5 acres, more or less, together with all water, water rights ditch and canal and a 1/2 right vested in above mentioned live water drain canal.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said grantees, their heirs and assigns forever. And the said Grantors do hereby covenant, warrant and confirm that they are the owners in fee simple of said premises; that said

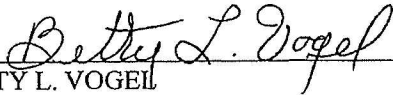
AFFIDAVIT  
(For Property of Trust)

State of IDAHO                    )  
  ) ss.  
County of CANYON                )

We, LESTER C. VOGEL and BETTY L. VOGEL, of lawful age, being first duly sworn, upon oath depose and say:

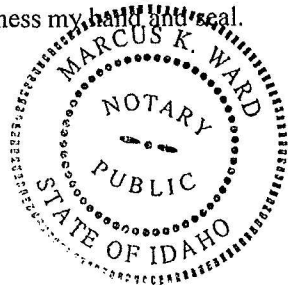
1. "The LESTER & BETTY VOGEL TRUST" dated SEPTEMBER 24, 2007 is the name of a revocable living trust which may acquire, sell, convey, encumber, lease, and otherwise deal with interests in real and personal property in said name.
2. We are the Grantor, (Settlors) and Trustees of the aforementioned Trust and as such have authority to execute and to record this Affidavit. Our address is 3610 NORTH LINDER, MERIDIAN, IDAHO 83646.
3. We may each, individually act for and represent the trust in any transaction. Upon both of our deaths or written certification by two licensed physicians that we, or the survivor, have become so incapacitated as to be unable to manage our financial affairs or upon other events as described in our trust, then one of the following persons, listed in order of priority shall serve as trustee:
  - a. CINDY L. FRITZ
  - b. BUDDY J. VOGEL
4. All trustees and successor trustees have full power and authority granted to fiduciaries under the IDAHO Fiduciaries Powers Act. We, or the survivor, may change successor trustees, but third parties shall be relieved of any liability for such change until given actual notice. No person paying money to or delivering property to any trustee shall be required to see to its application. All persons relying on this document regarding the trustees and their powers over trust property shall be held harmless for any resulting loss or liability from such reliance. A photo static or other facsimile copy of this Affidavit shall be just as valid as the original.

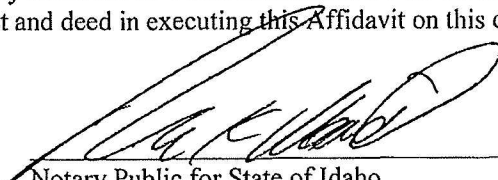
  
LESTER C. VOGEL

  
BETTY L. VOGEL

Subscribed and sworn to before me in person by LESTER C. VOGEL and BETTY L. VOGEL, as Grantors and Trustees, as their voluntary act and deed in executing this Affidavit on this day of SEPTEMBER 24, 2007.

Witness my hand and seal.



  
Notary Public for State of Idaho  
Residing at Caldwell, Canyon, Idaho  
My Commission Expires: December 5, 2009

first above written Clarence A. Planting  
 Notary Public for the State of Idaho,  
 Residing at Boise, Idaho.  
 Comm. Expires: 10/30/70

By Clarence A. Planting Deputy.  
 Fees \$ 1.00  
 Mail to:

RE-5

1  
 222

1877181  
 77 735  
**WARRANTY DEED**

REVENUE STAMPS

For Value Received

ZELDA A. STRIBLING, a widow,  
 the grantor, does hereby grant, bargain, sell and convey unto  
 G.  
 LESTER/VOGEL and BETTY L. VOGEL, husband and wife,  
 the grantees, the following described premises, in Ada County Idaho, to wit:

SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of Section 36 except the South half of the  
 SW<sup>1</sup>/<sub>4</sub>, SW<sup>1</sup>/<sub>4</sub>, of the SW<sup>1</sup>/<sub>4</sub>, of Section 36, Twn. 4 North,  
 Range 1 West, Ada County, Idaho.

Together with all water, water rights, ditches and  
 ditch rights of way, appurtenant thereto or connected  
 therewith.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees,  
 their heirs and assigns forever. And the said Grantor does hereby covenant to and  
 with the said Grantees, that she is the owner in fee simple of said premises; that they are free  
 from all encumbrances

and that she will warrant and defend the same from all lawful claims whatsoever.

Dated: April 15th, 1965.

Zelda A. Stribling

STATE OF IDAHO, COUNTY OF ADA  
 On this 15th day of April, 19 65,  
 before me, a notary public in and for said State, personally  
 appeared

ZELDA A. STRIBLING, a widow,

known to me to be the person whose name is  
 subscribed to the within instrument, and acknowledged to  
 me that she executed the same.

Clarence A. Planting  
 Notary Public

Residing at Meridian, Idaho  
 Comm. Expires July 15th 1966

STATE OF IDAHO, COUNTY OF Ada  
 I hereby certify that this instrument was filed for record at  
 the request of Security Title Ins Co

at no minutes past 8 o'clock A m.,  
 this 9th day of October  
 19 70, in my office, and duly recorded in Book  
 of Deeds at page

CLARENCE A. PLANTING  
 Ex-Officio Recorder

By Clarence A. Planting Deputy.

Fees \$ 1.00  
 Mail to: Plattin & Associates  
Attn: Mr. Ed Selove  
6720 Fairview, Boise, Idaho

INSTRUMENT No. 753376

WARRANTY DEED

84 1976

For Value Received

LESTER C. VOGEL and BETTY L. VOGEL, husband and wife, the grantor S, do hereby grant, bargain, sell and convey unto

OTIS DENNY and CHARLINE DENNY, husband and wife, the grantees, the following described premises, in Ada County Idaho, to-wit:

That portion of the SW 1/4 of the SW 1/4 of Section 36, Township 4 North, Range 1 West, Boise Meridian, more particularly described as follows:

Commencing at the section corner common to Sections 35 and 36, Township 4 North, Range 1 West, Boise Meridian, and to Sections 1 and 2, Township 3 North, Range 1 West, Boise Meridian; thence South 88°57'50" East along the section line, 665.56 feet to the REAL POINT OF BEGINNING; thence South 88°57'50" East along said section line, 493.44 feet to a point; thence North 0°12'20" West, 30.01 feet to an existing steel pin; thence North 0°12'20" West, 452.44 feet to an existing steel pin in the centerline of a certain drain canal; thence North 81°16'30" West along said centerline, 125.46 feet to an existing steel pin; thence North 15°00'30" West along said centerline, 659.50 feet to an existing steel pin; thence North 71°15'10" West along said centerline, 206.70 feet to a steel pin; thence South 0°03'10" West, 1196.00 feet to the REAL POINT OF BEGINNING.

Except Out

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all incumbrances except taxes for 1970.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: October 9, 1970

Signature lines for Lester C. Vogel and Betty L. Vogel.

STATE OF IDAHO, COUNTY OF Ada. On this 9th day of October, 1970, before me, a notary public in and for said State, personally appeared Lester C. Vogel and Betty L. Vogel, husband and wife,

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public signature and details: Edward G. Helges, Boise, Idaho, Comm. Expires August 21, 1974.

STATE OF IDAHO, COUNTY OF Ada. I hereby certify that this instrument was filed for record at the request of Lowell Otis Denny

at no minutes past 1 o'clock P. m., this 17th day of February, 1971, in my office, and duly recorded in Book of Deeds at page

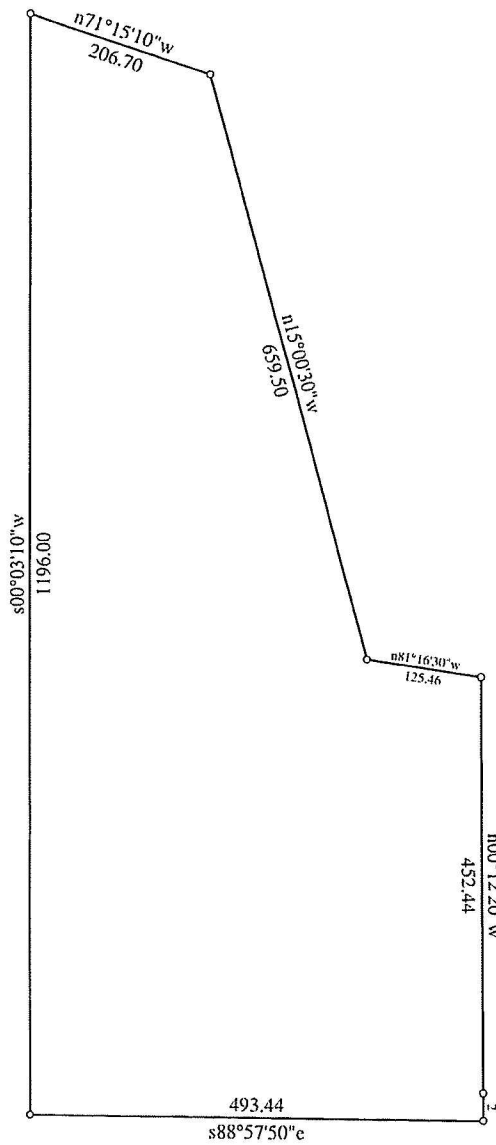
CIARENCE A. PLANTING, Ex-Officio Recorder

By: [Signature] Deputy.

Fees \$1.00, Mail to: 1017 Marshall, Boise Idaho 83704

INSTRUMENT No. 762851

Legal from WD 762851 (Except Out)



Title:		Date: 04-22-2019
Scale: 1 inch = 200 feet	File:	
Tract 1: 9.855 Acres: 429275 Sq Feet: Closure = n07.3204w 0.01 Feet: Precision = 1/361849: Perimeter = 3164 Feet		
001=s88.5750e 665.56	004=n00.1220w 452.44	007=n71.1510w 206.70
002=s88.5750e 493.44	005=n81.1630w 125.46	008=s00.0310w 1196.00
003=n00.1220w 30.01	006=n15.0030w 659.50	

### WARRANTY DEED

For Value Received

LESTER C. VOGEL and BETTY L. VOGEL, husband and wife

the grantor s, do hereby grant, bargain, sell and convey unto

EVERETT C. CEDERBURG and ALICE G. CEDERBURG, husband and wife

the grantee s, the following described premises, to-wit:

A tract of land in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 36, T. 4 N., R. 1 W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 35 and 36, T. 4 N., R. 1 W., B.M., and Sections 1 and 2, T. 3 N., R. 1 W., B.M., Ada County, Idaho, thence North along the section line, 1321.66 feet to the south sixteenth section corner common to said Sections 35 and 36; thence S. 89°09'20" E. along the sixteenth section line, 272.69 feet to the real point of beginning; thence S. 71°15'10" E. along the centerline of a certain drain canal, 622.66 feet to a steel pin; thence North 191.43 feet to a point on said sixteenth section line; thence N. 89°09'20" W. along said sixteenth section line, 589.69 feet to the real point of beginning, together with all water and water rights, ditch and ditch rights appurtenant thereto. Said parcel contains 1.296 acres more or less, subject to easements of record or in use.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.  
Dated: December 23, 1971.

Lester C. Vogel  
Betty L. Vogel

STATE OF IDAHO, COUNTY OF ADA  
On this 23rd day of December, 1971,  
before me, a notary public in and for said State, personally  
appeared  
Lester C. Vogel and Betty L. Vogel

known to me to be the person s who se names are  
subscribed to the within instrument, and acknowledged to  
me that they executed the same.  
Jack C. Riddlemoser  
Notary Public  
Residing at \_\_\_\_\_, Idaho  
Comm. Expires \_\_\_\_\_

STATE OF IDAHO, COUNTY OF Ada  
I hereby certify that this instrument was filed for record at  
the request of Jack C. Riddlemoser  
at 15 minutes past 10 o'clock am.  
this 24th day of Feb.,  
1972, in my office, and duly recorded in Book  
of Deeds at page \_\_\_\_\_

CLARENCE A. PLANTING

Ex-Officio Recorder

By Jack C. Riddlemoser Deputy.  
Fees \$ 1.00  
Mail to: JACK C. RIDDEMOSER  
Attorney - At - Law  
MERIDIAN, IDAHO

INSTRUMENT No.

792543

### Capitol Title Company

STATE OF IDAHO  
ss.  
County of Ada

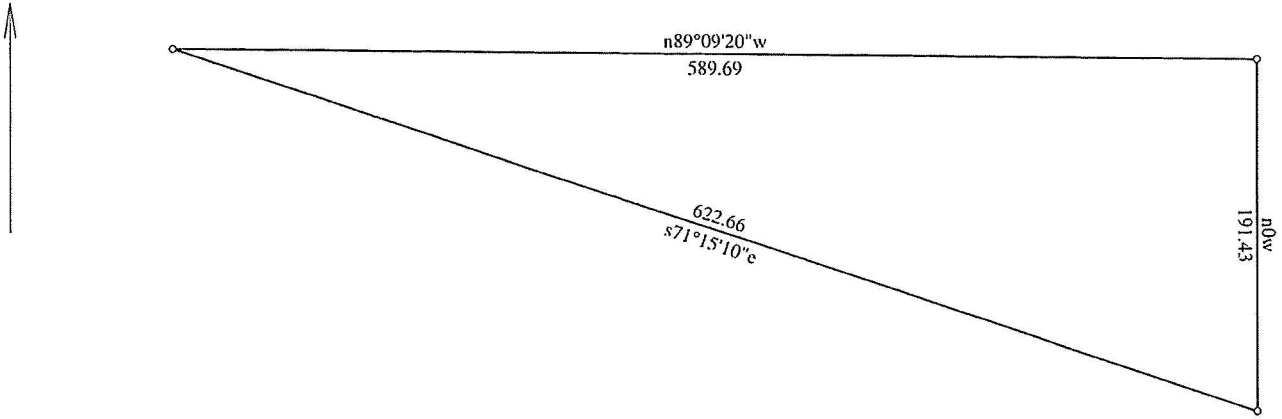
On this 23rd day of December, 1971, before me, a Notary Public in and for said State, personally appeared Alice B. Cederburg, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Alice B. Cederburg  
Notary Public for Idaho  
Residing at Meridian, Idaho.

Comm. Expires: 10-15-74

Except Out

Legal from WD 797513 (Except Out)



Title:		Date: 04-22-2019
Scale: 1 inch = 100 feet	File:	
Tract 1: 1.296 Acres: 56436 Sq Feet: Closure = s22.0249e 0.00 Feet: Precision = 1/713810: Perimeter = 1404 Feet		
001=/n0w 1321.66	003=s71.1510e 622.66	005=n89.0920w 589.69
002=/s89.0920e 272.69	004=n0w 191.43	

WARRANTY DEED 8432425

REVENUE STAMPS

For Value Received

LESTER C. VOGEL and BETTY L. VOGEL, husband and wife,

the grantors, do hereby grant, bargain, sell and convey unto EVERETT C. CEDERBURG and ALICE B. CEDERBURG, husband and wife,

the grantees, the following described premises, to-wit:

Now in the Southwest Quarter of the Southwest Quarter Section 36, Township 4 North, Range 1 West of the Boise-Meridian a tract of land being East and Southeast of a live water drain canal containing ten and five-tenths acres, more or less. The West portion being as follows: Commencing at the corner common to Sections 1 and 2 and 35 and 36. Thence North on the section line to the South one-sixteenth corner.

Thence East along the South one-sixteenth line of Section 36 a distance of three hundred twelve (312) feet, more or less, which being the middle of a live water drain canal. Thence bearing South 71°18' East a distance of 571 feet, more or less, to a point in the middle of said drain canal. Thence South 14°52' East a distance of 661 feet, more or less, to a point in the middle of said drain canal. Thence South 81°10' East a distance of 126 feet, more or less, to a point in the middle of said drain canal.

Now in a Southerly direction to a point on the South section line of Section 36 a distance of 483 feet, more or less.

Thence West along the South section line a distance of 1159 feet, more or less, to the real point of beginning.

This tract of land contains 29.5 acres, more or less.

Together with all water, water rights ditch and canal and a

TO HAVE AND ENJOY the said premises, with their appurtenances, unto the said grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees that they are the owners in fee simple of said premises; that said premises are free from all incumbrances except current taxes and assessments.

description cont: Except for rights-of-ways thereon.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated:

Except Out Lester C. Vogel Betty L. Vogel

STATE OF IDAHO, COUNTY OF On this 25 day of february 19 70. before me, a notary public in and for said State, personally appeared

LESTER C. VOGEL and BETTY L. VOGEL, husband and wife,

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public Residing at Boise, Idaho Comm. Expires 7/11/1972

STATE OF IDAHO, COUNTY OF I hereby certify that this instrument was filed for record at the request of C. Salen at 60 minutes past 11 o'clock a.m. this 29 day of June 19 84. in my office, and duly recorded in Book of Deeds at page

JOHN BASTIDA

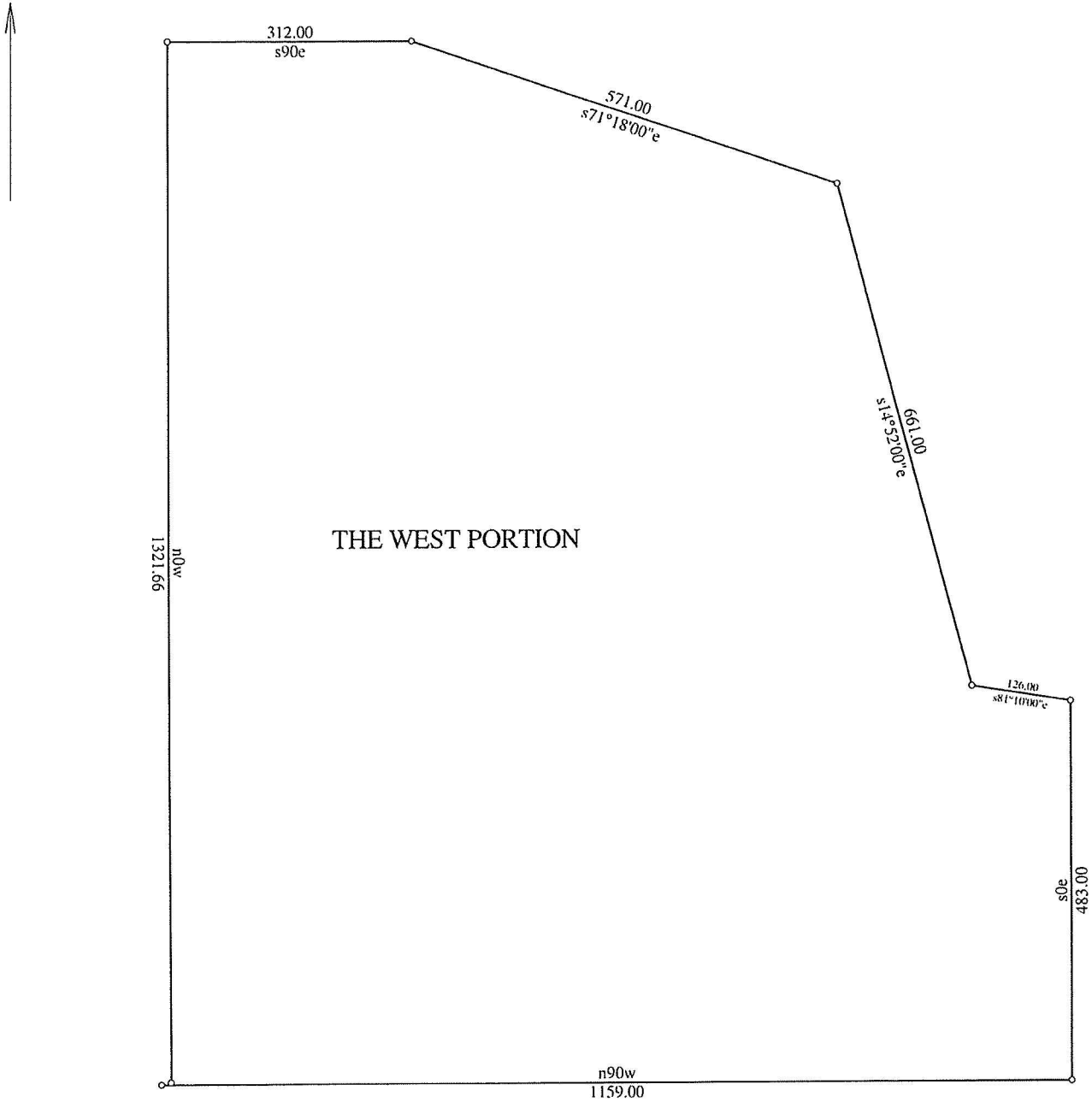
By-Office Recorder

By Ann Combs Deputy. Fees \$ 200 Mail to

INSTRUMENT NO.



Legal from 8432425



Title:		Date: 04-22-2019
Scale: 1 inch = 200 feet	File:	
Tract 1: 29.530 Acres: 1286343 Sq Feet: Closure = n77.4023e 12.33 Feet: Precision = 1/376: Perimeter = 4634 Feet		
001=n0w 1321.66	004=s14.5200e 661.00	007=n90w 1159.00
002=s90e 312.00	005=s81.1000e 126.00	
003=s71.1800e 571.00	006=s0e 483.00	

Project Name: Ustick Road and Linder Road Intersection  
Project Number: 305048  
Name: Vogel  
Parcel # 5  
T4N, R1W, Sec 36

4

ADA COUNTY RECORDER J. DAVID NAVARRO      AMOUNT 12.00      4  
BOISE IDAHO 09/30/08 04:23 PM  
DEPUTY Bonnie Oberbillig  
RECORDED-REQUEST OF  
Pioneer



251620 KC/GL

(Reserved for Ada County Recorder)

### WARRANTY DEED

THIS INDENTURE, made this 30th day of SEPT., 2008, **LESTER C. VOGEL AND BETTY L. VOGEL AS CO-TRUSTEES OF THE LESTER & BETTY VOGAL TRUST UNDER TRUST AGREEMENT DATED SEPTEMBER 24, 2007 AND THEIR SUBSTITUTES AND SUCCESSORS AS TRUSTEES THEREUNDER**, the "GRANTOR", whose current address is: 3610 North Linder Road, Meridian, Idaho 83646 and **ADA COUNTY HIGHWAY DISTRICT**, a body politic and corporate of the State of Idaho, the "GRANTEE";

#### WITNESSETH:

FOR VALUE RECEIVED, the GRANTOR has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the GRANTEE and its successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises").

SUBJECT TO those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by the GRANTEE: (a) the GRANTOR covenants to the GRANTEE, its successors and assigns, that the GRANTEE shall enjoy the quiet and peaceful possession of the Premises; and (b) GRANTOR warrants to the GRANTEE, its successors and assigns, that GRANTOR is the owner of said Premises in fee simple and has the right and authority to convey the same to GRANTEE, and GRANTOR will defend the GRANTEE's title from all lawful claims whatsoever.

The current address of the GRANTEE is:

Ada County Highway District  
3775 Adams Street  
Garden, Idaho 83714-6499

Except Out

Project Name: Ustick Road and Linder Road Intersection  
Project Number: 305048  
Name: Vogel  
Parcel # 5  
T4N, R1W, Sec 36

IN WITNESS WHEREOF, this WARRANTY DEED has been duly executed by the GRANTOR, the day, month and year herein first above written.

Lester C. Vogel Co-trustee  
Lester C. Vogel, Co-Trustee

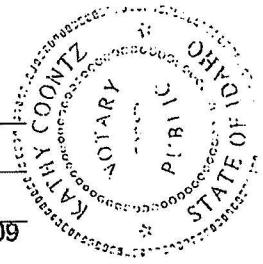
Betty L. Vogel Co-Trustee  
Betty L. Vogel, Co-Trustee

**ACKNOWLEDGMENT - Fiduciary/Official**

STATE OF ID, County of ADA, ss.

On this 30th day of Sept, in the year of 2008, before me  
I, the undersigned, a notary public,  
personally appeared Lester C. Vogel, Betty L. Vogel,  
known or identified to me to be the person whose name is subscribed to the within instrument as  
co-trustees and acknowledged to me that they executed the same as such  
(trustee, sheriff, etc.)  
co-trustees  
(trustee, sheriff, etc.)

Notary Public: Kathy Coontz  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
RESIDING AT: BOISE, IDAHO  
COMMISSION EXPIRES: 8-15-2009



Owner of Record: Lester C. and Betty L. Vogel  
Parcel Number: S0436336050  
ACHD Project: Ustick Rd. and Linder Rd. Intersection  
Project Number: 305048

## EXHIBIT A

### Parcel 5 Right-of-Way Take Description

A parcel of land situated in the SW1/4 of the SW1/4 of Section 36, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and said parcel also being a portion of that Warranty Deed, filed as instrument number 753376, records of Ada County, Idaho, being more particularly described as follows:

Commencing at a brass cap monument marking the southwest corner of the SW1/4 SW1/4 of said Section 36, from which a brass cap monument marking the northwest corner of the SW1/4 (W1/4 corner) bears N 0°14'54" E a distance of 2637.56 feet as shown on the construction plans for Ustick Road and Linder Road Intersection, Project No. 305048, records of Ada County Highway District, thence N 0°14'54" E, 329.68 feet along the west boundary of said SW1/4 SW1/4 and centerline of Linder Road to a point being the northwest corner of the S1/2 of the SW1/4 SW1/4 of said Section 36, said point being the REAL POINT OF BEGINNING.

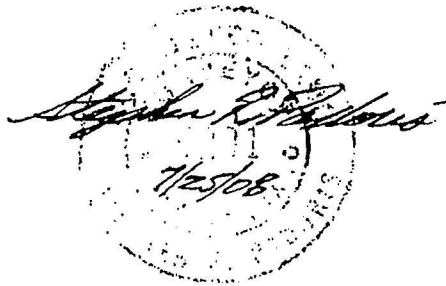
Thence continuing N 0°14'54" E, 989.03 feet along the west boundary of said SW1/4 SW1/4 and centerline of Linder Road to the northwest corner of the SW1/4 SW1/4 (S1/16 corner);

Thence S 88°56'24" E, 48.00 feet along the north boundary of said SW1/4 SW1/4 to a point;

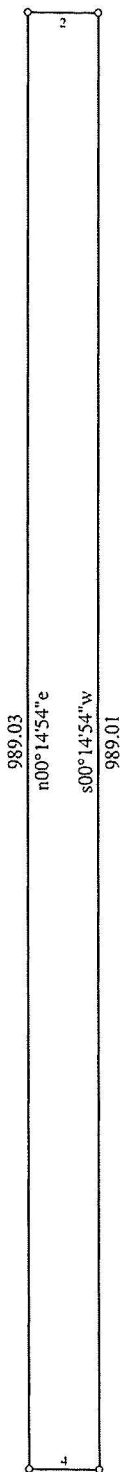
Thence S 0°14'54" W, 989.01 feet parallel to the west boundary of said SW1/4 SW1/4 and centerline of Linder Road to a point on the north boundary of said S1/2 of the SW1/4 SW1/4 SW1/4;

Thence N 88°57'35" W, 48.00 feet along said north boundary of the S1/2 of the SW1/4 SW1/4 SW1/4 to the Real Point of Beginning.

Said described parcel contains 47,473 square feet (1.09 acres) and contains 24,724 square feet (0.57 acres) of a 25.00 feet wide prescriptive right-of-way easement along the west boundary of the SW1/4 SW1/4 of Section 36, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and is subject to easements of record or in use.



Legal from WD 108109608 (Except Out)



Title:		Date: 04-22-2019
Scale: 1 inch = 125 feet	File:	

## Data and Deed Call Listing of File:

---

Tract 1: 1.090 Acres: 47468 Sq Fcet: Closure = s03.3313e 0.00 Feet: Precision =1/594819: Perimeter = 2074 Feet

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001=n00.1454e 989.03

002=s88.5624e 48.00

003=s00.1454w 989.01

004=n88.5735w 48.00

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO )
COUNTY OF ADA )

I, Vogel Lester & Betty Trust 4400 W Pasadena Rr #44
Boise (name) (address)
Id 83705 (city) (state)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to:

Devco Development 4824 W Fairview Ave
(name) (address)

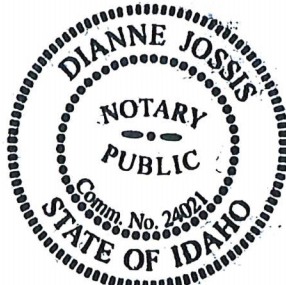
to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 16 day of July, 20 19

Betty Vogel
(Signature)

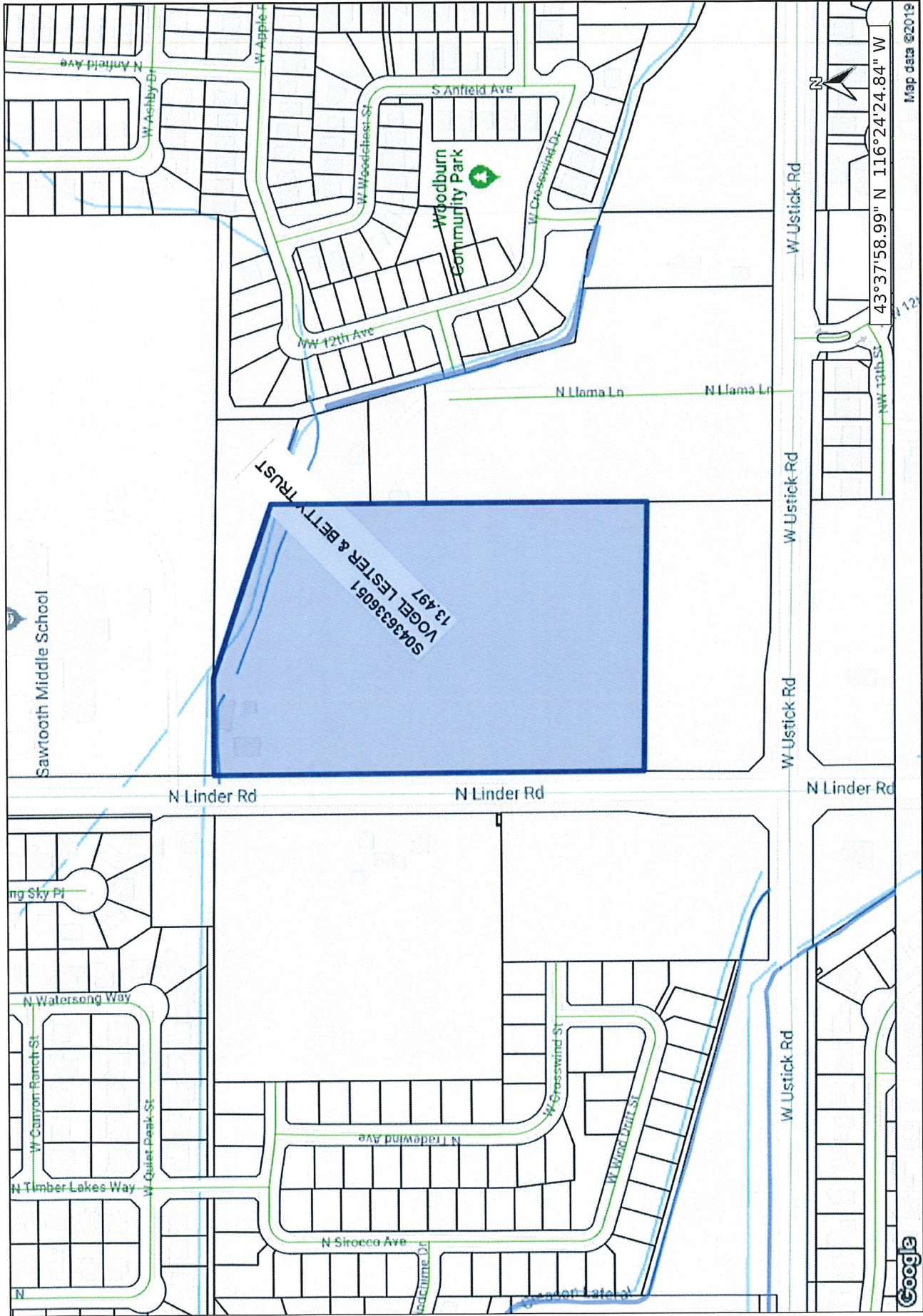
SUBSCRIBED AND SWORN to before me the day and year first above written.



Dianne Jossis
(Notary Public for Idaho)

Residing at: Ada County

My Commission Expires: 8/1/2025





## CITY OF MERIDIAN PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Vogel Property Date: 4/25/19  
 Applicant(s)/Contact(s): Laren Bailey, Jim Conger, Corrine Graham  
 City Staff: Sonya, Bill, Cameron, Scott, Terri, Joe, Tom, Stacy, Steve  
 Location: 3610 N. Linder Rd. Size of Property: 13.5  
 Comprehensive Plan FLUM Designation: MDR (3-8 units/acre)  
 Existing Use: Rural residential/ag Existing Zoning: RUT  
 Proposed Use: SFR, attached/detached units (101 lots, 7.5 units/acre) Proposed Zoning: R-15  
 Surrounding Uses: school, rural residential/ag  
 Street Buffer(s) and/or Land Use Buffer(s): 25' buffer required along N. Linder Rd., landscaped per the standards in UDC 11-3B-7C  
 Open Space/Amenities/Pathways: Min. 10% qualified open space & (1) site amenity required per standards in UDC 11-3G-3  
 Access/Stub Streets: Access via N. Linder Rd.; provide stub streets to east & south per UDC 11-3A-3  
 Waterways/ Floodplain/Topography/Hazards: The Lemp Canal runs across the northern boundary of the site; comply w/UDC 11-3A-6  
 History: NA

**Additional Meeting Notes:**

- Annexation with R-15 zoning; residential density should be between 3 and 8 units per acre consistent with MDR FLUM designation
- Preliminary plat to subdivide property; comply with dimensional standards for the R-15 district in UDC Table 11-2A-7 and the subdivision design & improvement standards in UDC 11-6C-3
- Recommend common area is more centrally located within development
- Signage should be provided for addressing at ends of common driveways
- Development is restricted to 30 lots until a secondary emergency access is available

*Note: A Traffic Impact Study (TIS) will be required by ACHD for large commercial projects and any residential development with over 100 units. To avoid unnecessary delays & expedite the hearing process, applicants are encouraged to submit the TIS to ACHD prior to submitting their application to the City. Not having ACHD comments and/or conditions on large projects may delay hearing(s) at the City. Please contact Mindy Wallace at 387-6178 or Christy Little at 387-6144 at ACHD for information in regard to a TIS, conditions, impact fees and process.*

**Other Agencies/Departments to Contact:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Ada County Highway Dist. (ACHD)    | <input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input type="checkbox"/> Public Works Department |
| <input type="checkbox"/> Idaho Transportation Dept. (ITD)   | <input type="checkbox"/> Settler's Irrigation District          | <input type="checkbox"/> Building Department     |
| <input type="checkbox"/> Republic Services                  | <input type="checkbox"/> Police Department                      | <input type="checkbox"/> Parks Department        |
| <input type="checkbox"/> Central District Health Department | <input type="checkbox"/> Fire Department                        | <input type="checkbox"/> Other: _____            |

**Application(s) Required:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Administrative Design Review        | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input type="checkbox"/> Rezone                   |
| <input type="checkbox"/> Alternative Compliance              | <input type="checkbox"/> Development Agreement Modification           | <input type="checkbox"/> Short Plat               |
| X Annexation   | <input type="checkbox"/> Final Plat                                   | <input type="checkbox"/> Time Extension – Council |
| <input type="checkbox"/> City Council Review                 | <input type="checkbox"/> Final Plat Modification                      | <input type="checkbox"/> UDC Text Amendment       |
| <input type="checkbox"/> Comprehensive Plan Amendment – Map  | <input type="checkbox"/> Planned Unit Development                     | <input type="checkbox"/> Vacation                 |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | X Preliminary Plat  | <input type="checkbox"/> Variance                 |
| <input type="checkbox"/> Conditional Use Permit              | <input type="checkbox"/> Private Street                               | <input type="checkbox"/> Other                    |

**Notes:** 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-5A-5C prior to submittal of an application requiring a public hearing (except for a vacation or short plat); and 2) All applicants for permits requiring a public hearing shall post the site with a public hearing notice in accord with UDC 11-5A-5D.3 (except for UDC text amendments, Comp Plan text amendments, and vacations). The information provided during this meeting is based on current UDC requirements and the Comprehensive Plan. Any subsequent changes to the UDC and/or Comp Plan may affect your submittal and/or application. This pre-application meeting shall be valid for four (4) months.



REAL ESTATE DEVELOPMENT

Edington Neighborhood Meeting
6:00 pm, July 9, 2019,
3610 N Linder Road, Meridian, Idaho

Table with 4 columns: Name, Phone No., Address, and Email. The first row contains handwritten data for Kara Bailey (208-899-1155, 4824 W Forster Ave, kbailey@gmail.com). The rest of the table is empty.

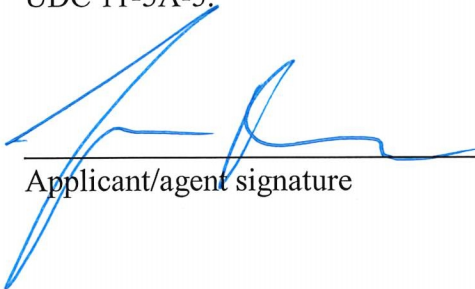
## COMMITMENT OF PROPERTY POSTING

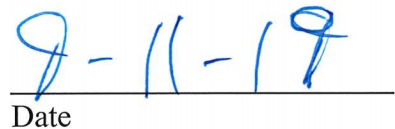
Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.

  
Applicant/agent signature

  
Date

## Laren Bailey

---

**From:** noreply@meridiancity.org  
**Sent:** Monday, September 16, 2019 9:18 AM  
**To:** Laren Bailey; Lbailey@lei-eng.com; tricks@meridiancity.org; rbeecroft@meridiancity.org  
**Subject:** Address Verification Complete

Address verification is complete for record LDAV-2019-0608  
Project: Edington

Parcel(s):  
S0436336051  
Lot: null  
Block: null  
Subdivision: 4N 1W 36

Comments:  
Parcel verification City of Meridian  
33 E. Broadway Ave., Meridian, Idaho 83642  
Phone: 208-888-4433  
[www.meridiancity.org](http://www.meridiancity.org)

All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.

**From:** Carl Porter  
**To:** [Laren Bailey](#)  
**Subject:** FW: Edington Place Subdivision Name Reservation - Vogel Property  
**Date:** Friday, May 3, 2019 12:57:14 PM  
**Attachments:** [image003.png](#)

---

Is this the one

Regards,  
Carl Porter, PLS  
President  
Sawtooth Land Surveying, LLC  
Land Surveying | Planning | 3D HDS Scanning  
D: 208.287.8453 • F: 208.398.8105 • C: 208.697.1994  
Office Locations: Emmett, ID | Coeur d'Alene, ID | Jerome, ID  
Idaho | Oregon | Nevada

This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient or his or her authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message by e-mail, or phone and destroy any and all copies of the correspondence and attachments.

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**From:** Sub Name Mail [mailto:subnamemail@adacounty.id.gov]  
**Sent:** Friday, April 19, 2019 4:42 PM  
**To:** Carl Porter  
**Cc:** Laren Bailey  
**Subject:** RE: Edington Place Subdivision Name Reservation - Vogel Property

April 19, 2019

Carl Porter, Sawtooth Land Surveying  
Laren Bailey, Devco

RE: Subdivision Name Reservation: **EDINGTON PLACE SUBDIVISION**

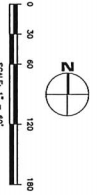
At your request, I will reserve the name **Edington Place Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

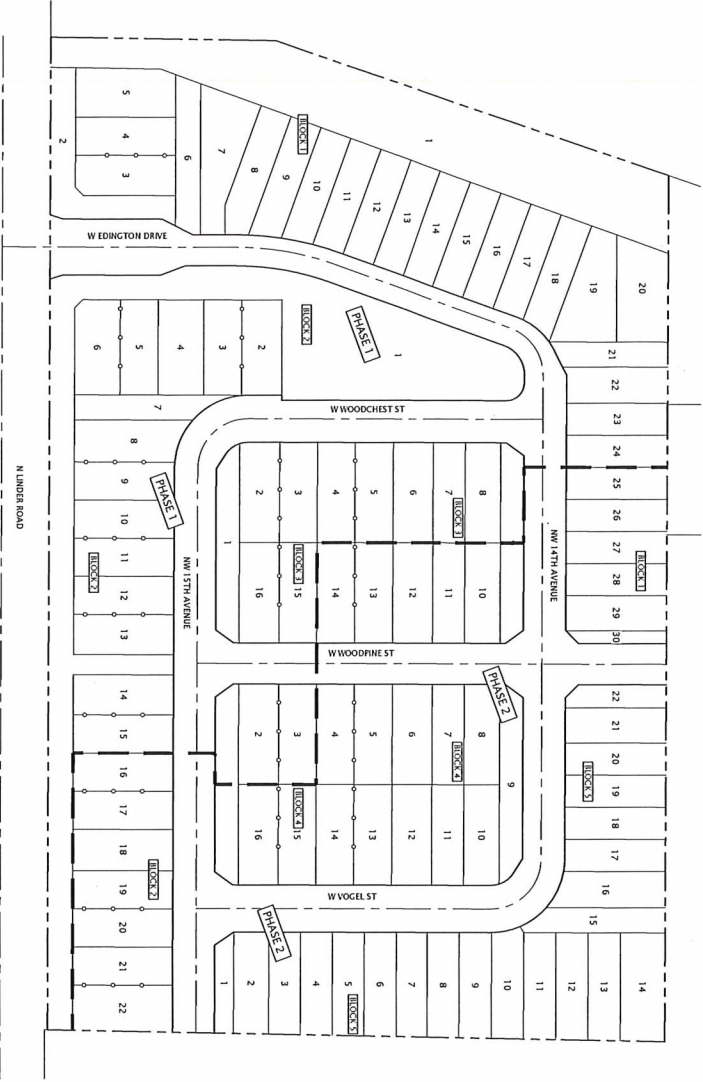
Sincerely,

**Glen Smallwood**  
***Surveying Technician***  
**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7926 office

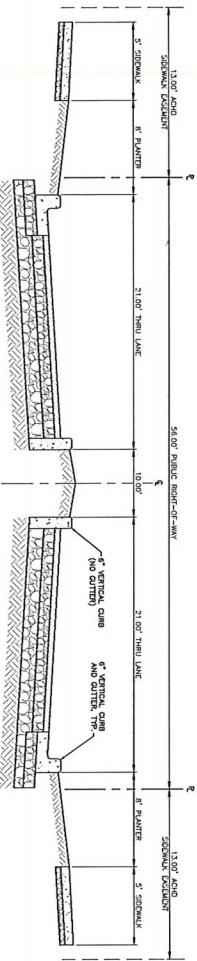
SHEET INDEX  
 1. PRELIMINARY PLAT  
 2. PRELIMINARY PLAT  
 3. PRELIMINARY PLAT



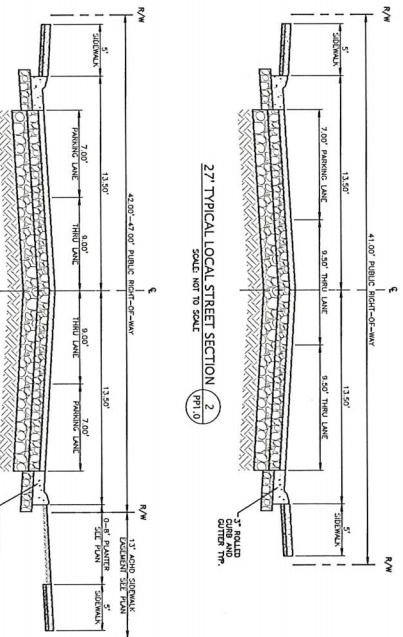
PRELIMINARY PLAT FOR  
**EDINGTON PLACE SUBDIVISION**  
 LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 36  
 TOWNSHIP 4 NORTH, RANGE 1 WEST, 8.M.,  
 ADA COUNTY, IDAHO  
 2019



LOT SUMMARY	
NUMBER	AREA (SQ FT)
92	7,850
4	2,468
10	0.30
N/A	2,881
TOTAL	13,437



27' TYPICAL LOCAL STREET SECTION / 1



33' TYPICAL LOCAL STREET SECTION / 2

**DESIGNER**  
 CIVIL SITE WORKS LLC  
 804 W. RICHMOND STREET  
 BOISE, IDAHO 83706  
 (208) 342-3874

**CIVIL ENGINEER**  
 C. GRAHAM  
 LICENSE NO. 11579  
 (2019) 11579-2024

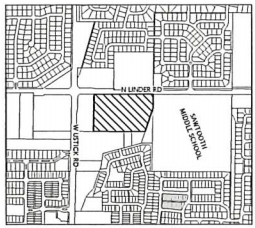
**DEVELOPER**  
 EDINGTON PLACE SUBDIVISION, LLC  
 4824 W. PARVIEW AVE  
 BOISE, IDAHO 83706  
 (208) 342-3874

**SITE DATA**  
 SITE AREA = 13.437 ACRES  
 CURRENT LAND USE: ZONIC R-15  
 PROPOSED LAND USE: ZONIC R-15

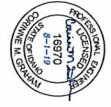
**FEES**  
 FRONT SETBACK: 20 FEET  
 SIDE SETBACK: 3 FEET / 5 FEET  
 REAR SETBACK: 12 FEET  
 LANDSCAPE BUFFER (UNDER SIGN): 25 FEET

**AREA CALCULATIONS (A=11.35 AC)**  
 TOTAL LOT AREA: 13,437 SQ FT  
 PAVED LOT AREA: 3,746 SQ FT  
 UNPAVED LOT AREA: 9,691 SQ FT  
 EXISTING OPEN SPACE: 2,037 SQ FT (18.0%)

**NOTES**  
 1. LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



**CIVIL SITE WORKS**  
 804 W. RICHMOND STREET  
 BOISE, ID 83706  
 cgraham@csengineering.com  
 (208) 946-3874



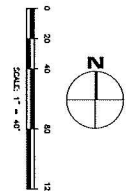
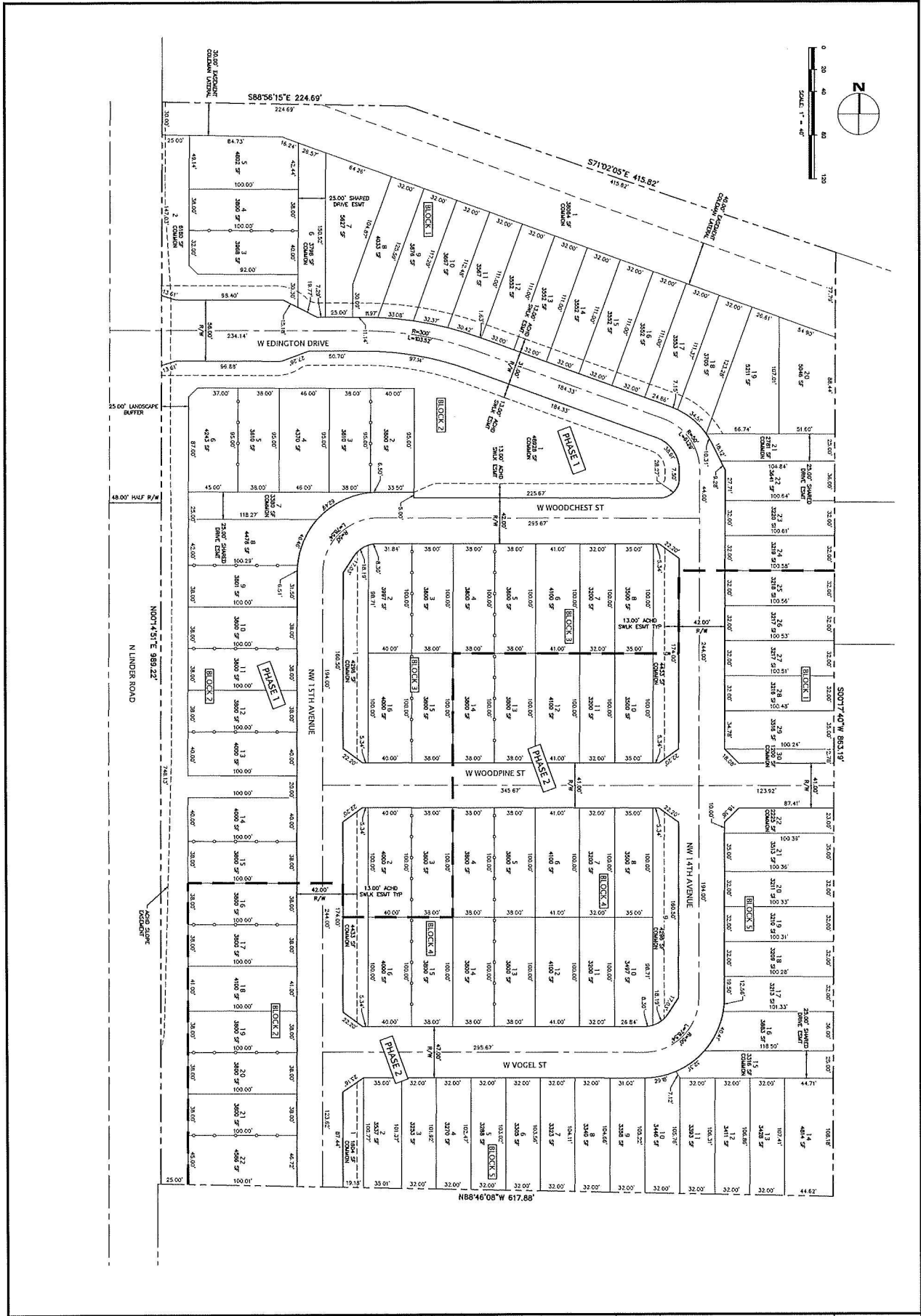
REV. NO.	DESCRIPTION	DATE
1	ISSUED	10/11/2019
2	FOR REVIEW	10/23/2019
3	FOR REVIEW	11/05/2019

EDINGTON PLACE SUBDIVISION  
 3610 N. LINDER ROAD, MERIDIAN, ID  
 PRELIMINARY PLAT

PREPARED FOR:  
 EDINGTON LLC  
 4824 W. PARVIEW AVE  
 BOISE, ID 83706

DESIGNED: C. GRAHAM  
 DRAWN: C. GRAHAM  
 CHECKED: C. GRAHAM  
 APPROVED: C. GRAHAM

CONTRACT NO. 18484  
 DRAWING DATE: 08/17/2019  
**PP1.0**



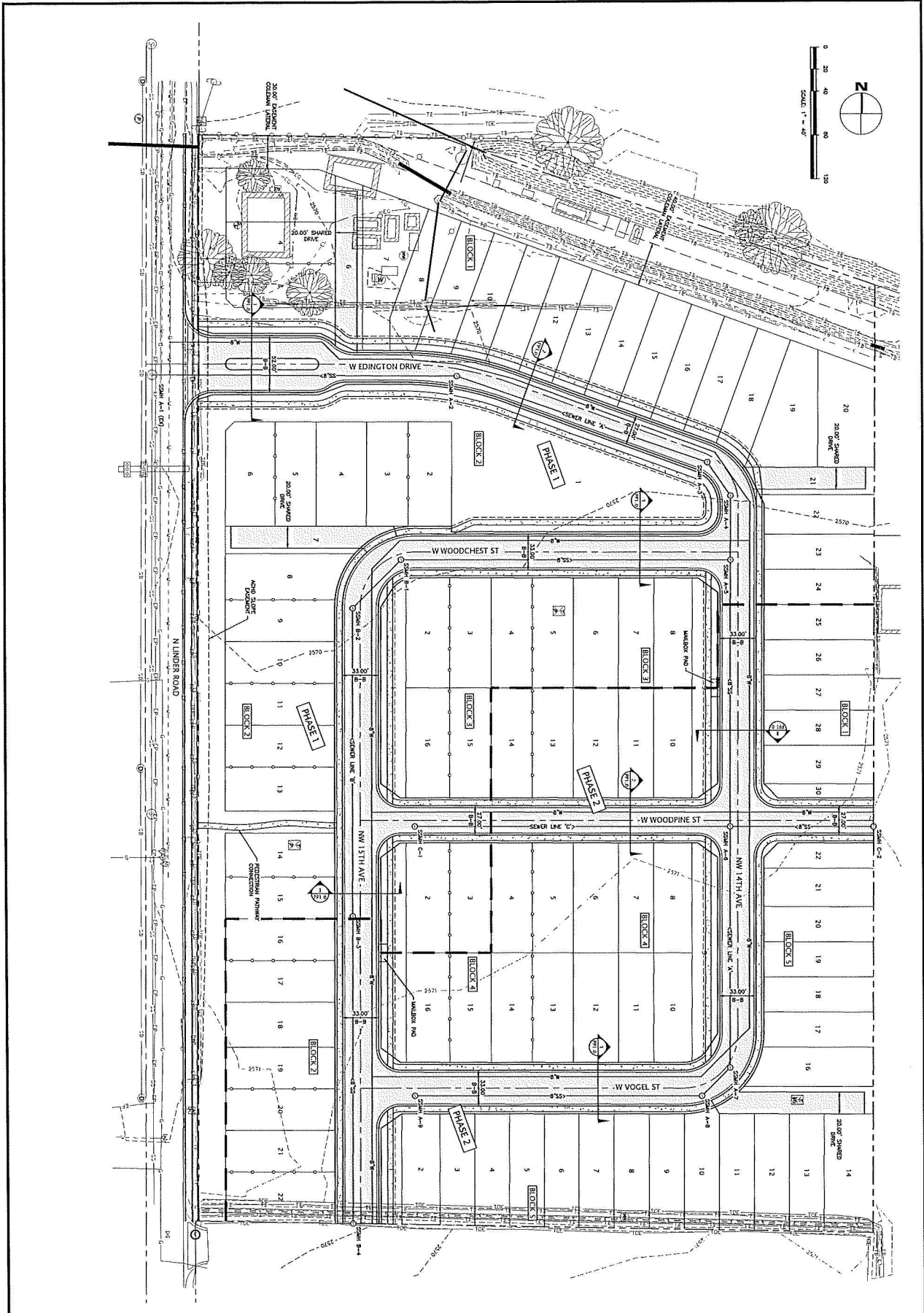
**PP1.1**

**EDINGTON PLACE SUBDIVISION**  
 3610 N. LINDER ROAD, MERIDIAN, ID  
**LOT DIMENSIONS**

PREPARED FOR:  
 EDINGTON LLC  
 4824 W. FAIRVIEW AVE  
 BOISE, ID 83706

REV. NO.	DESCRIPTION	DATE
1	ISSUED	12/18/2018
2	REVISION	01/18/2019
3	REVISION	02/14/2019
4	REVISION	03/14/2019
5	REVISION	04/11/2019
6	REVISION	05/08/2019
7	REVISION	06/05/2019
8	REVISION	07/02/2019
9	REVISION	08/06/2019
10	REVISION	09/03/2019
11	REVISION	10/01/2019
12	REVISION	11/01/2019
13	REVISION	12/01/2019
14	REVISION	01/01/2020
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98	REVISION	01/01/2027
99	REVISION	02/01/2027
100	REVISION	03/01/2027

**CIVIL SITE WORKS**  
 804 W. RICHMOND STREET  
 BOISE, ID 83706  
 graham@cswengineering.com  
 (208) 946-3874



PP2.0  
 CIVIL PROJECT NO. 1849  
 DRAWING DATE: 06/07/2018

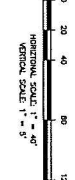
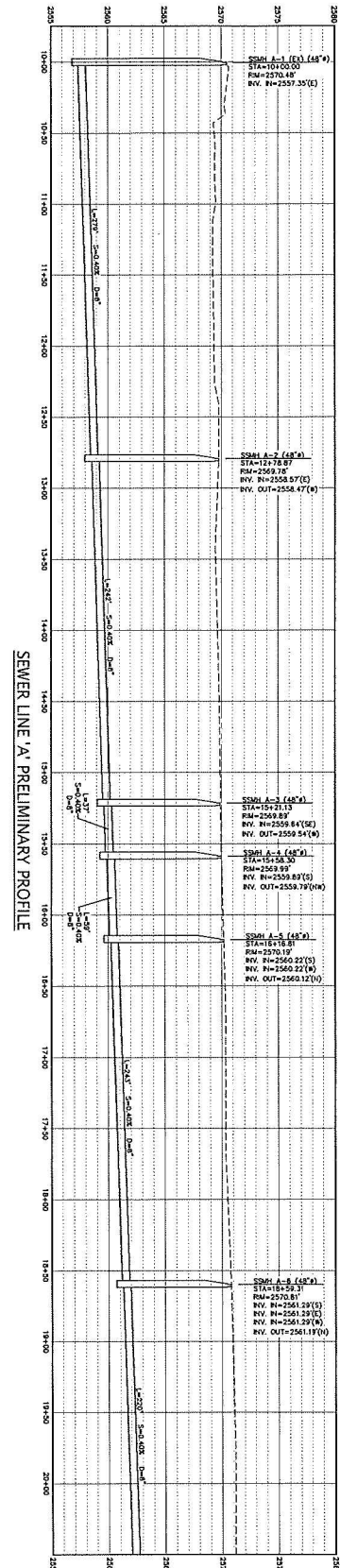
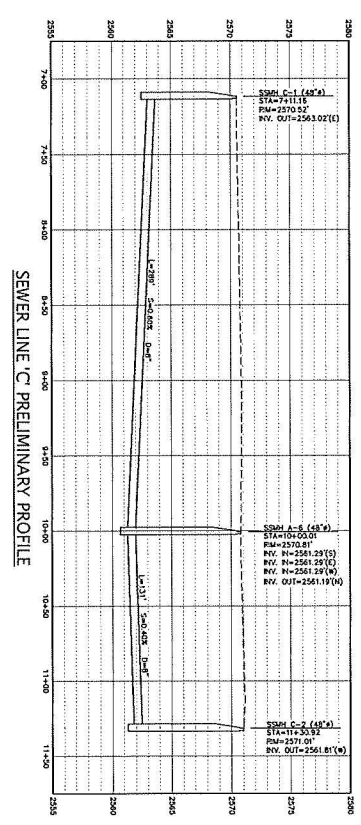
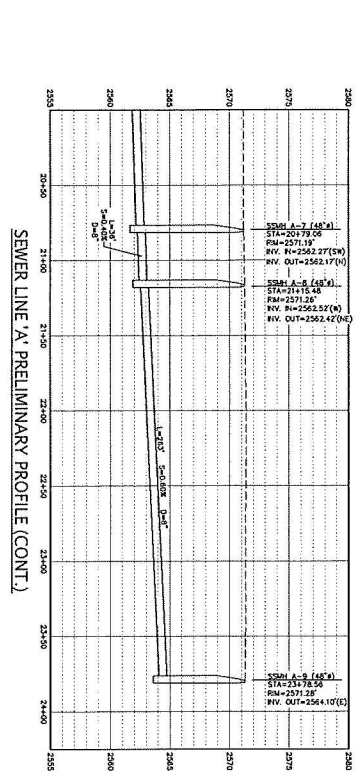
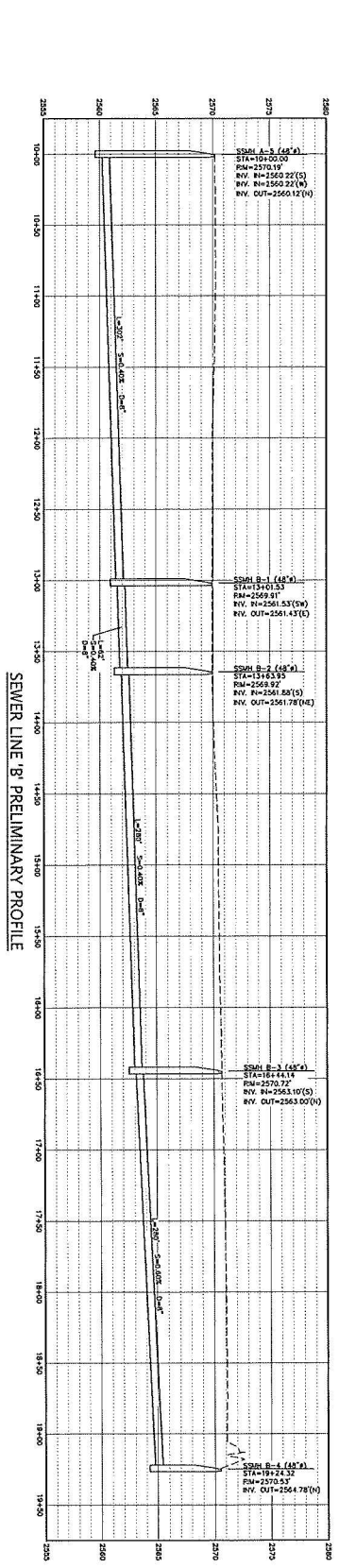
**EDINGTON PLACE SUBDIVISION**  
 3610 N. LINDER ROAD, MERIDIAN, ID  
 CONCEPTUAL ENGINEERING PLAN

PREPARED FOR:  
 EDINGTON LLC  
 4824 W. PARKWAY AVE  
 BOISE, ID 83706

REV. NO.	DESCRIPTION	DATE

**Civil Site Works**  
 804 W. RICHMOND STREET  
 BOISE, ID 83706  
 graham@csengineering.com  
 (208) 946-2874





PP2.1  
DRAWING DATE: 08/17/2019  
DRAWING NO.: 18049

**EDINGTON PLACE SUBDIVISION**  
3610 N. LINDER ROAD, MERIDIAN, ID  
PRELIMINARY SEWER PROFILES

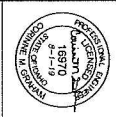
PREPARED FOR:  
EDINGTON LLC  
4824 W. FARVIEW AVE  
BOISE, ID 83706

DESIGNED BY: C. GRAHAM  
CHECKED BY: C. GRAHAM  
APPROVED BY: C. GRAHAM

REV. NO.	DESCRIPTION	DATE

FILE NAME: 18049-0-PP2.DWG

**Civil Site Works**  
804 W. RICHMOND STREET  
BOISE, ID 83706  
cgraham@cswengineering.com  
(208) 946-3874

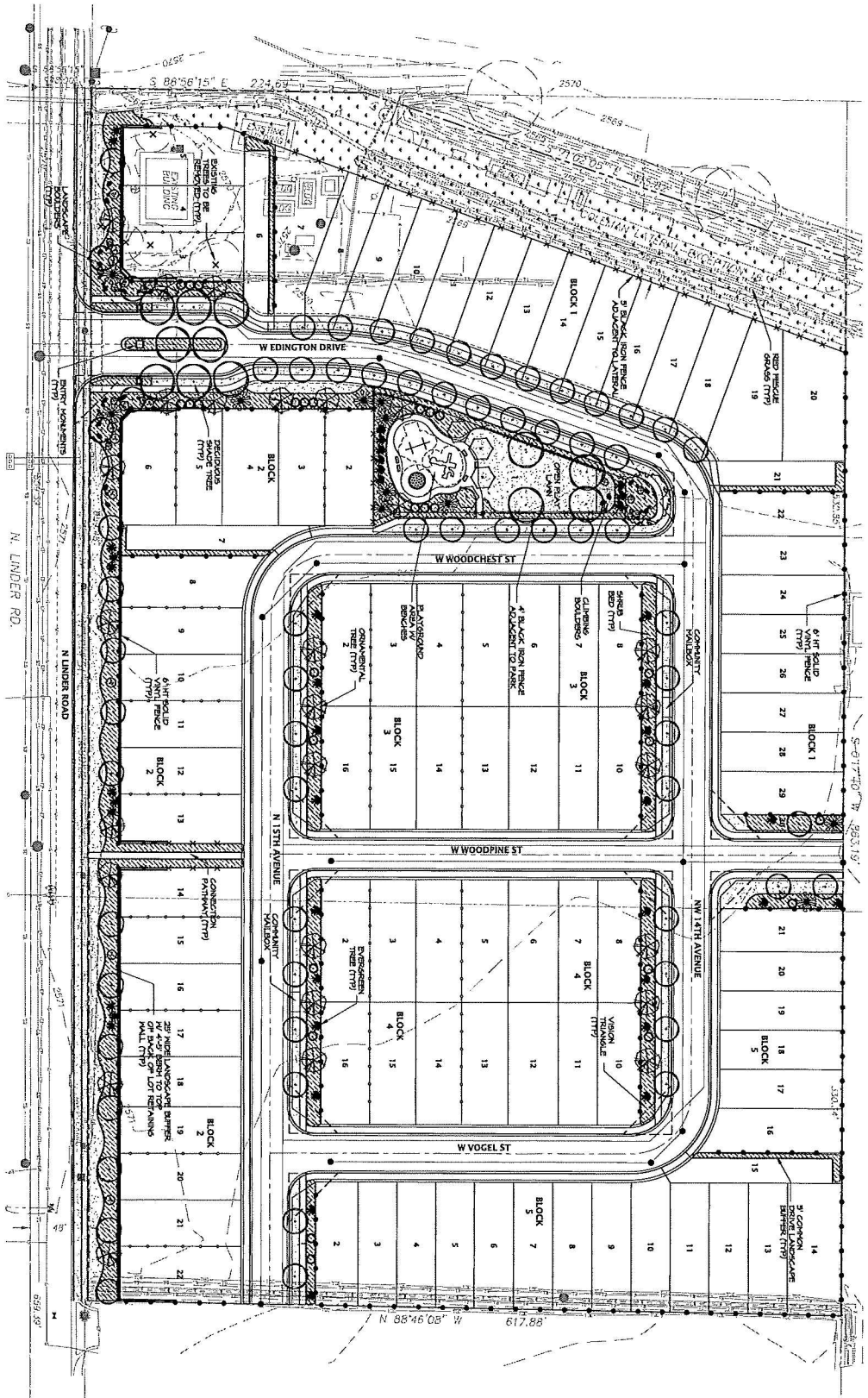


# EDINGTON PLACE SUBDIVISION

PRELIMINARY PLAT LANDSCAPE PLAN

MERIDIAN, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN



AUGUST 22, 2019  
SCALE: 1" = 40'



**JENSEN BERLITS**  
Landscape Architecture  
1000 W. Main Street, Suite 200  
Meridian, ID 83454  
Phone: 208.333.1111  
www.jensenberlits.com





## Laren Bailey

---

**From:** Mindy Wallace <Mwallace@achdidaho.org>  
**Sent:** Thursday, July 11, 2019 10:30 AM  
**To:** Laren Bailey  
**Subject:** RE: Edington Subdivision

Hi Laren,

I don't think that we need a meeting, a traffic impact study is not required for this application.

Please let me know if you have any other questions.

Mindy

Mindy Wallace, AICP  
Planning Review Supervisor  
Ada County Highway District  
208-387-6178

***ACHD Development Services is open for business at our new location at 1301 N. Orchard Street, Suite 200 in the CSC building. Parking and building entrance are located on west side of building.***

---

**From:** Laren Bailey <laren@congergroup.com>  
**Sent:** Wednesday, July 10, 2019 4:27 PM  
**To:** Mindy Wallace <Mwallace@achdidaho.org>  
**Subject:** Edington Subdivision

**[THIS EMAIL ORIGINATED EXTERNALLY. PLEASE USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS INSIDE THIS EMAIL.]**

Mindy,

I think that you are aware, but we are working on a preliminary plat application for the attached property at Linder and Ustick roads. I was wondering if you think we should come in for a meeting to discuss. We have worked through including our access and utility stubs into the current reconstruction of Linder Road. Do you think that we will need a traffic study?

Please let me know what your thoughts are. Thank you



**Laren M. Bailey, MCRP, PMP**  
DevCo, LLC  
Ph: (208) 336-5355  
Cell: (208) 899-1155