

Hearing Date: October 4, 2018

File No.: H-2018-0088

Project Name: Westbridge Subdivision

Request:

Annexation and zoning of 12.84 acres of land with an R-4 zoning district; and,
Preliminary Plat consisting of 30 building lots and 9 common lots on 12.71 acres of land in an R-4 zoning district, by Jane Suggs.

Location: The site is located at 5745 & 5865 N. Black Cat Rd., in the NE $\frac{1}{4}$ of Section 28, Township 4N., Range 1W.



STAFF USE ONLY:
 Project name: Westbridge Subdivision
 File number(s): H-2018-0088
 Assigned Planner: Sonya Allen Related files: _____

Type of Review Requested (check all that apply)

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

Applicant Information

Applicant name: Jane Suggs Phone: 208-275-8729
 Applicant address: 2141 W. Airport Way, Suite 104 Email: jsuggs@whpacific.com
 City: Boise State: ID Zip: 83705

Applicant's interest in property: Own Rent Optioned Other Agent for developer
 Owner name: Viper Investments / Susan Brandel Phone: _____
 Owner address: 1977 E. Overland Road / 3313 W. Cherry Lane Email: _____
 City: Meridian State: ID Zip: 83642

Agent/Contact name (e.g., architect, engineer, developer, representative): Jane Suggs
 Firm name: WHPacific Phone: 208-275-8729
 Agent address: 2141 W. Airport Way Email: jsuggs@whpacific.com
 City: Boise State: ID Zip: 83705

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 5745 and 5865 N. Black Cat Road Township, range, section: 4N, 1W, Sect. 28
 Assessor's parcel number(s): S0428143150 & S0428141600 Total acreage: 12.71 acres Zoning district: RUT

Project/subdivision name: Westbridge Subdivision

General description of proposed project/request: single family subdivision with 29 new home lots, 1 existing home lot and 9 common lots for buffers, pathway, tot lot, drainage and McMullen lateral

Proposed zoning district(s): R-4

Acres of each zone proposed: 12.71 acres R-4

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? Westbridge HOA

Which irrigation district does this property lie within? Settlers Irrigation District

Primary irrigation source: McMullen lateral Secondary: _____

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): _____

Residential Project Summary (if applicable)

Number of residential units: 30 Number of building lots: 30

Number of common lots: 9 Number of other lots: 0

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: 35'

Minimum property size (s.f.): 8096 sf Average property size (s.f.): 10,060 sf

Gross density (Per UDC 11-1A-1): 2.4 du/ac Net density (Per UDC 11-1A-1): 4.2 du/ac

Acreage of qualified open space: 1.6 acres Percentage of qualified open space: 12.6%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): 1/2 of Black Cat buffer, parkway along Vanderbilt, landscaped & drainage lots, tot lot

Amenities provided with this development (if applicable): tot lot, pathway to school lot, landscaping

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: Jane Suggs

Applicant signature:  Date: 8/2/18

**Description For
Westbridge Subdivision Annexation Parcel**

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 28, T.4N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the NE corner of said Section 28 from which the E1/4 corner of said Section 28 bears South 00°29'04" West, 2638.68 feet;

thence along the East boundary line of said Section 28 South 00°29'04" West, 1750.05 feet to the SE corner of Compton's Subdivision No. 2 as filed in Book 31 of Plats at pages 1935 through 1936, records Ada County, Idaho, said point being the **REAL POINT OF BEGINNING**;

thence continuing along said East boundary line South 00°29'04" West, 459.00 feet;

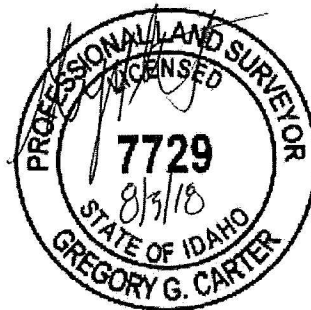
thence leaving said East boundary line North 89°22'18" West, 1,136.34 feet;

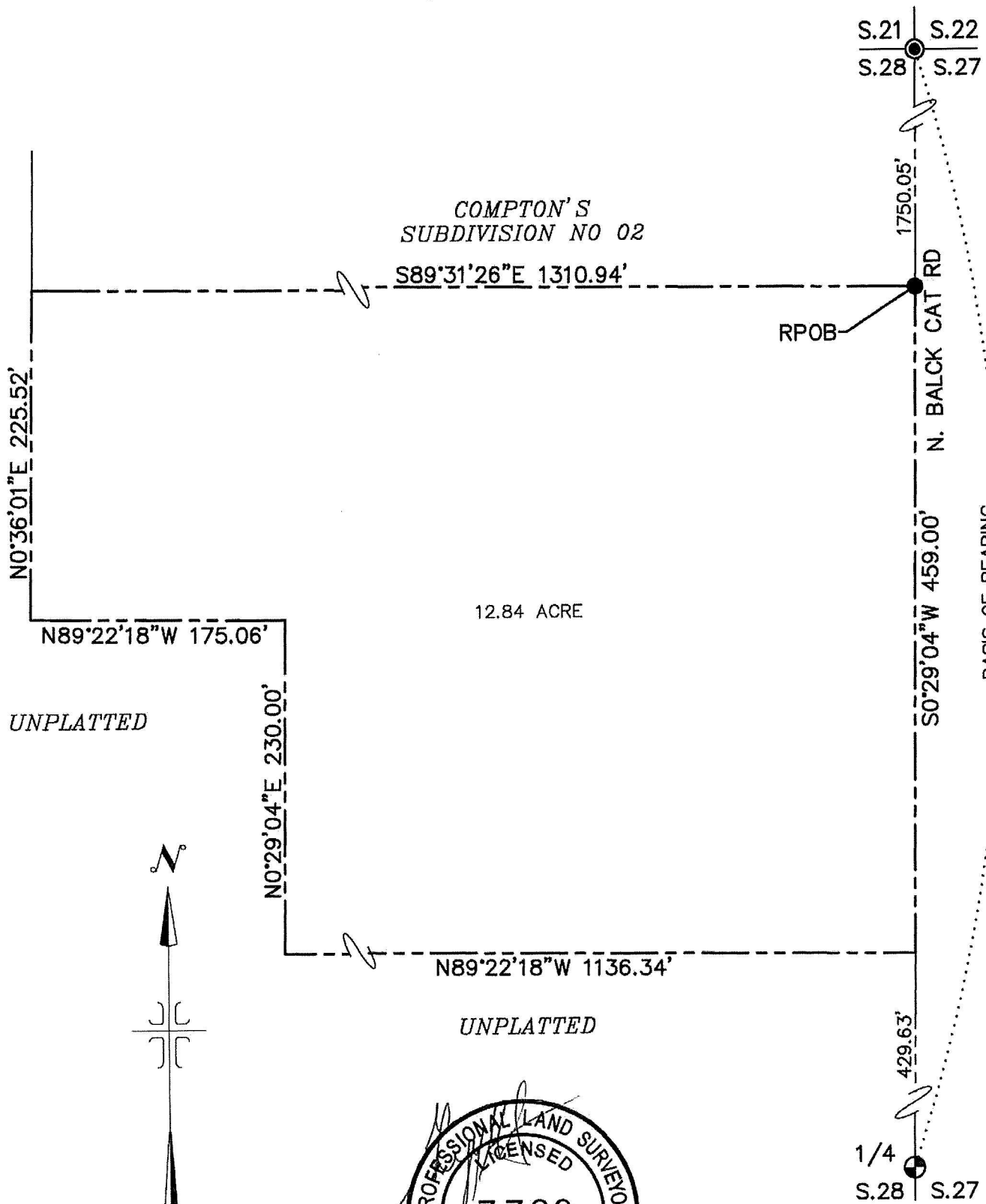
thence North 00°29'04" East, 230.00 feet;

thence North 89°22'18" West, 175.06 feet to a point on the West boundary line of the SE 1/4 of the NE 1/4 of Section 28;

thence along said West boundary line North 00°36'01" East, 225.52 feet to the SW corner of said Compton's Subdivision No. 2;

thence along the South boundary of said Compton's Subdivision No. 2 South 89°31'26" East, 1,310.94 feet to the **REAL POINT OF BEGINNING**. Containing 12.84 acres, more or less.



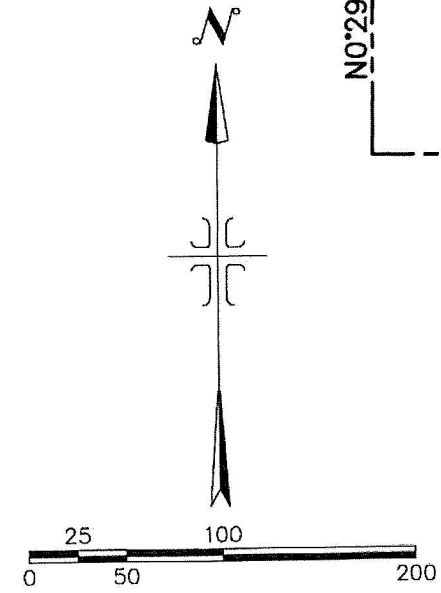


COMPTON'S
SUBDIVISION NO 02

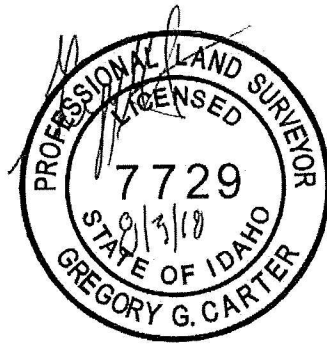
12.84 ACRE

RPOB

BASIS OF BEARING:
S0°29'04\"/>



SCALE: 1" = 100'



S:\ISG Projects\Brandel-Vicer design\topo 18-166\dwg\Westbridge Sub Annex.dwg 8/3/2018 7:36:58 AM

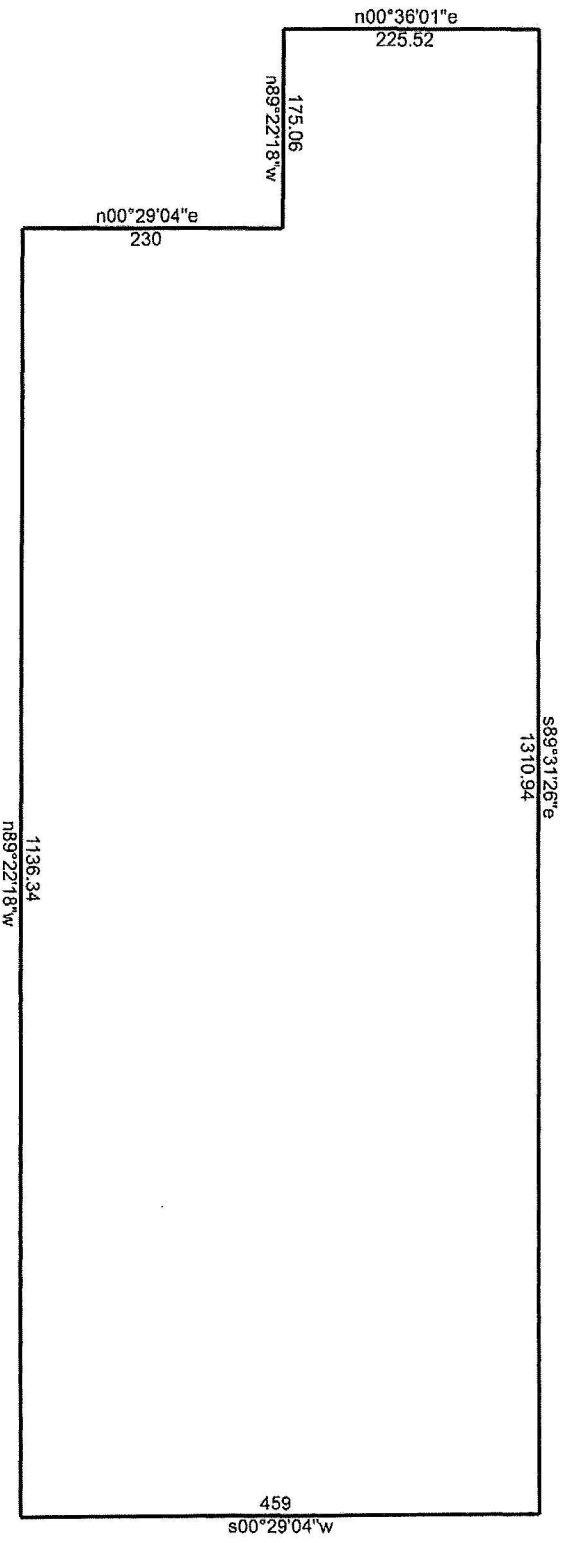


IDAHO
SURVEY
GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT ___ DRAWING FOR
WESTBRIDGE SUBDIVISION ANNEXATION

LOCATED IN THE SE 1/4, NE 1/4 OF SECTION 28, T.4N., R.1W., B.M., ADA
COUNTY, IDAHO

JOB NO. 18-166
SHEET NO. 1
DWG. DATE 8/2/2018



Westbridge Subdivision Annexation Closures

Scale: 1 inch = 169 feet

File:

8/3/2018

Tract 1: 12.8405 Acres, Closure: n00.0000e 0.00 ft. (1/990705), Perimeter=3537 ft.

- 01 s00.2904w 459
- 02 n89.2218w 1136.34
- 03 n00.2904e 230
- 04 n89.2218w 175.06
- 05 n00.3601e 225.52
- 06 s89.3126e 1310.94



**Description For
Westbridge Subdivision**

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 28, T.4N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the NE corner of said Section 28 from which the E1/4 corner of said Section 28 bears South 00°29'04" West, 2638.68 feet;

thence along the East boundary line of said Section 28 South 00°29'04" West, 1750.05 feet to the SE corner of Compton's Subdivision No. 2 as filed in Book 31 of Plats at pages 1935 through 1936, records Ada County, Idaho, said point being the **REAL POINT OF BEGINNING**;

thence continuing along said East boundary line South 00°29'04" West, 229.00 feet;

thence leaving said East boundary line North 89°22'18" West, 25.00 feet to a point on the West right-of-way line of N. Black Cat Road;

thence along said West right-of-way line South 00°29'04" West, 230.00 feet;

thence leaving said West right-of-way line North 89°22'18" West, 1,111.34 feet

thence North 00°29'04" East, 230.00 feet;

thence North 89°22'18" West, 175.06 feet to a point on the West boundary line of the SE 1/4 of the NE 1/4 of Section 28;

thence along said West boundary line North 00°36'01" East, 225.52 feet to the SW corner of Compton's Subdivision No. 2 as filed in Book 31 of Plats at pages 1935 through 1936, records Ada County, Idaho;

thence along the South boundary of said Compton's Subdivision No. 2 South 89°31'26" East, 1,310.94 feet to the **REAL POINT OF BEGINNING**. Containing 12.71 acres, more or less.

EXCEPTING:

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 28, T.4N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the NE corner of said Section 28 from which the E1/4 corner of said Section 28 bears South 00°29'04" West, 2638.68 feet;

thence along the East boundary line of said Section 28 South 00°29'04" West, 1767.01 feet;

thence leaving said East boundary line North 89°31'36" West, 30.00 feet to the **REAL POINT OF BEGINNING**;

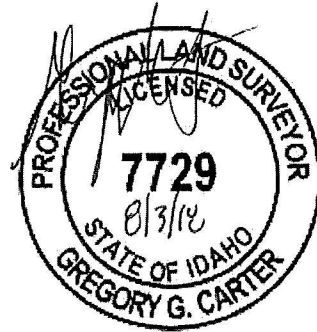
thence South 89°31'36" East, 8.00 feet;

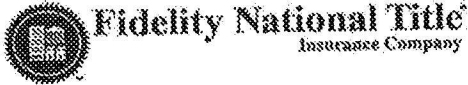
thence South 00°29'02" West, 8.00 feet;

thence North 89°31'36" West, 8.00 feet;

thence North 00°29'02" East, 8.00 feet to the **REAL POINT OF BEGINNING**.
Containing 64 square feet, more or less.

Subject parcel has a net area of 12.71 acres.





Order No. 1080449-bc

THIS INSTRUMENT FILED FOR RECORD
BY FIDELITY NATIONAL TITLE AS AN
ACCOMMODATION ONLY. IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS AFFECT UPON THE TITLE.

QUITCLAIM DEED

FOR VALUE RECEIVED

Susan F Brandel, an unmarried woman

do(es) hereby convey, release and forever quitclaim unto: **The Kenton and Susan Brandel Family Living Trust, Susan Fox Brandel as Trustee, under trust agreement dated this 14th day of August, 2009** Susan F Brandel, an unmarried woman

whose current address is: **5865 N. Black Cat Road, Meridian, ID 83646**
the following described premises, to-wit:

SEE ATTACHED EXHIBIT "A"

Date: August 07, 2014


Susan F. Brandel

State of Idaho

County of Ada

On this 7 day of August, 2014, before me the undersigned, a Notary Public in and for said state, personally appeared Susan F. Brandel known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.



Notary Public Name: _____

Residing at _____

My Commission Expires: _____

Brock G. Condie
Residing at: Boise, Idaho
Commission expires: 02/02/2020

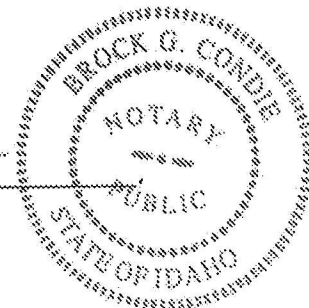


EXHIBIT "A"

A tract of land situated in the North half of the Southeast quarter of the Northeast quarter of Section 28, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows: Beginning at the Northeast section corner of said Section 28; thence South along the East section line of said Section 28 a distance of 1319.32 feet to a Sixteenth Corner; thence continuing South along said East section line a distance of 430.61 feet to the REAL POINT OF BEGINNING; thence continuing South along said East section line a distance of 229.00 feet; thence South 89 degrees 59'30" West a distance of 1309.69 feet; thence North 00 degrees 04'20" East a distance of 229.00 feet; thence North 89 degrees 59'30" East a distance of 1309.48 feet to the REAL POINT OF BEGINNING.

EXCEPTING THEREFROM a parcel described as commencing 204 feet North of the Southeast corner of the North half of the Southeast quarter of the Northeast quarter of said Section 28, Township 4 North, Range 1 West, Boise Meridian; thence West a distance of 30 feet, more or less to the West boundary of the right of way of the existing County Road, the REAL POINT OF BEGINNING; thence North a distance of 8 feet; thence West a distance of 8 feet; thence South a distance of 8 feet; thence East a distance of 8 feet to the REAL POINT OF BEGINNING.



TitleOne
a title & escrow co.

**ACCOMMODATIO
RECORDING**

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 16.00 3
BOISE IDAHO 05/01/2014 12:46 PM
DEPUTY Gail Garrett
Simplifile Electronic Recording
RECORDED-REQUEST OF
TITLEONE BOISE



Order Number: 14234948

WARRANTY DEED

For Value Received,

JRL Properties L.P., an Idaho limited partnership, the Grantor, does hereby grant, bargain sell and convey unto, Viper Investments LLC, an Idaho limited liability company, whose current address is PO Box 369, Meridian, ID 83680, the Grantee, the following described premises, in Ada County, Idaho, To Wit:

EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: 5/1/14

JRL Properties L.P., an Idaho limited partnership

By: _____
John A. Laude Sr., General Partner



TitleOne
a title & escrow co.

ACCOMMODATION RECORDING

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Order Number: 14234948

WARRANTY DEED

For Value Received,

JRL Properties L.P., an Idaho limited partnership, the Grantor, does hereby grant, bargain sell and convey unto, **Viper Investments LLC, an Idaho limited liability company**, whose current address is **PO Box 369, Meridian, ID 83680**, the Grantee, the following described premises, in **Ada County, Idaho**, To Wit:

EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: 5/1/14

JRL Properties L.P., an Idaho limited partnership

By: _____
John A. Laude Sr., General Partner

State of Idaho, County of Ada, ss.

On this 1 day of May in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared John A. Laude Sr., known or identified to me to be the General Partner of the partners in the partnership of JRL Properties L.P. and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said partnership name.

(D) JRL, Notary Public
Residing at: Boise ID
My Commission Expires: 9/6/2019
(seal)

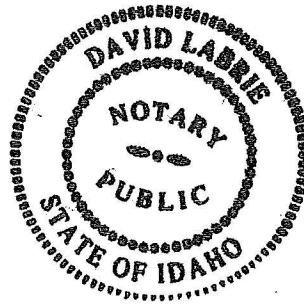


EXHIBIT A

A portion of the South half of the Southeast quarter of the Northeast quarter of Section 28, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of the said South half of the Southeast quarter of the Northeast quarter of said Section 28, the REAL POINT OF BEGINNING; thence
Along the Easterly line of said Section 28, South 0°02' East 230 feet to a point; thence
South 89°58'30" West 1,136.34 feet to a point; thence
North 0°04'15" East 230 feet to a point; thence
North 89°58'30" East 1,136.34 feet to the REAL POINT OF BEGINNING.

Excepting therefrom any portion lying within the right-of-way for Black Cat Road.

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, Corey Barton / Viper Investments LLC, 1977 E. Overland Road
(name) (address)
Meridian, Idaho, 83642-6649
(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:

Jane Suggs / WHPacific, 2141 W. Airport Way, Suite 104, Boise, ID 83705
(name) (address)

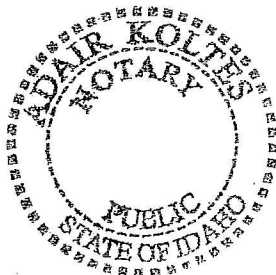
to submit the accompanying application(s) pertaining to that property.

- 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 30th day of July, 2018

[Signature]
(Signature)

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



Adair Koltes
(Notary Public for Idaho)

Residing at: Nampa, ID

My Commission Expires: 6-05-22

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, Susan F. Brandel / Kenton & Susan Brandel Family Living Trust 3313 W. Cherry Lane, PMB317
(name) (address)
Meridian, Idaho, 83642-1119
(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:

Jane Suggs / WHPacific, 2141 W. Airport Way, Suite 104, Boise, ID 83705
(name) (address)

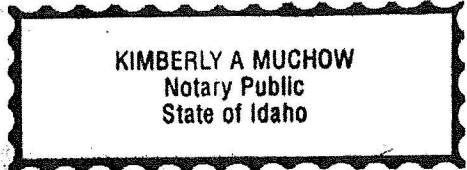
to submit the accompanying application(s) pertaining to that property.

- 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 30 day of July, 2018

[Signature] AKA
(Signature) Susan Brandel

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



[Signature]
(Notary Public for Idaho)

Residing at: 220 W. Cherry Lane, Meridian, ID
My Commission Expires: 09-22-2020

RECEIVED
FEB - 8 2016
ADA COUNTY CLERK

FILED
A.M. P.M.

DAVID H. LEROY
Attorney at Law
802 West Bannock Street, Ste 201
Boise, Idaho 83702
Telephone: (208) 342-0000
Facsimile: (208) 342-4200

MAY 17 2016

CHRISTOPHER D. RICH, Clerk
By AUSTIN LOWE
DEPUTY

In The Matter of the Application of)
Susan Lee Fox Brandel,)
)
Petitioner,)
)
)
)
)

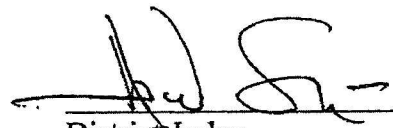
JUDGMENT
CV NC 1602720

THIS Matter having come before the Court upon the Petition of Susan Lee Fox Brandel,
and good cause appearing therefor,

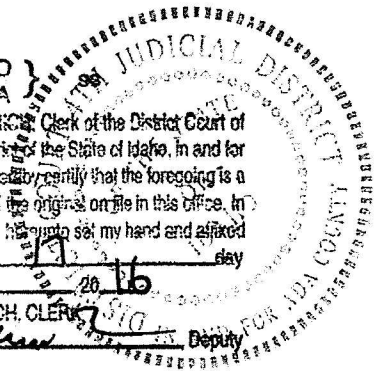
JUDGMENT IS HEREBY ENTERED AS FOLLOWS:

1. Henceforth the Petitioner shall be known and designated by the legal name "Susan Lee Fox."

DATED This 17 day of ^{May} ~~February~~, 2016.

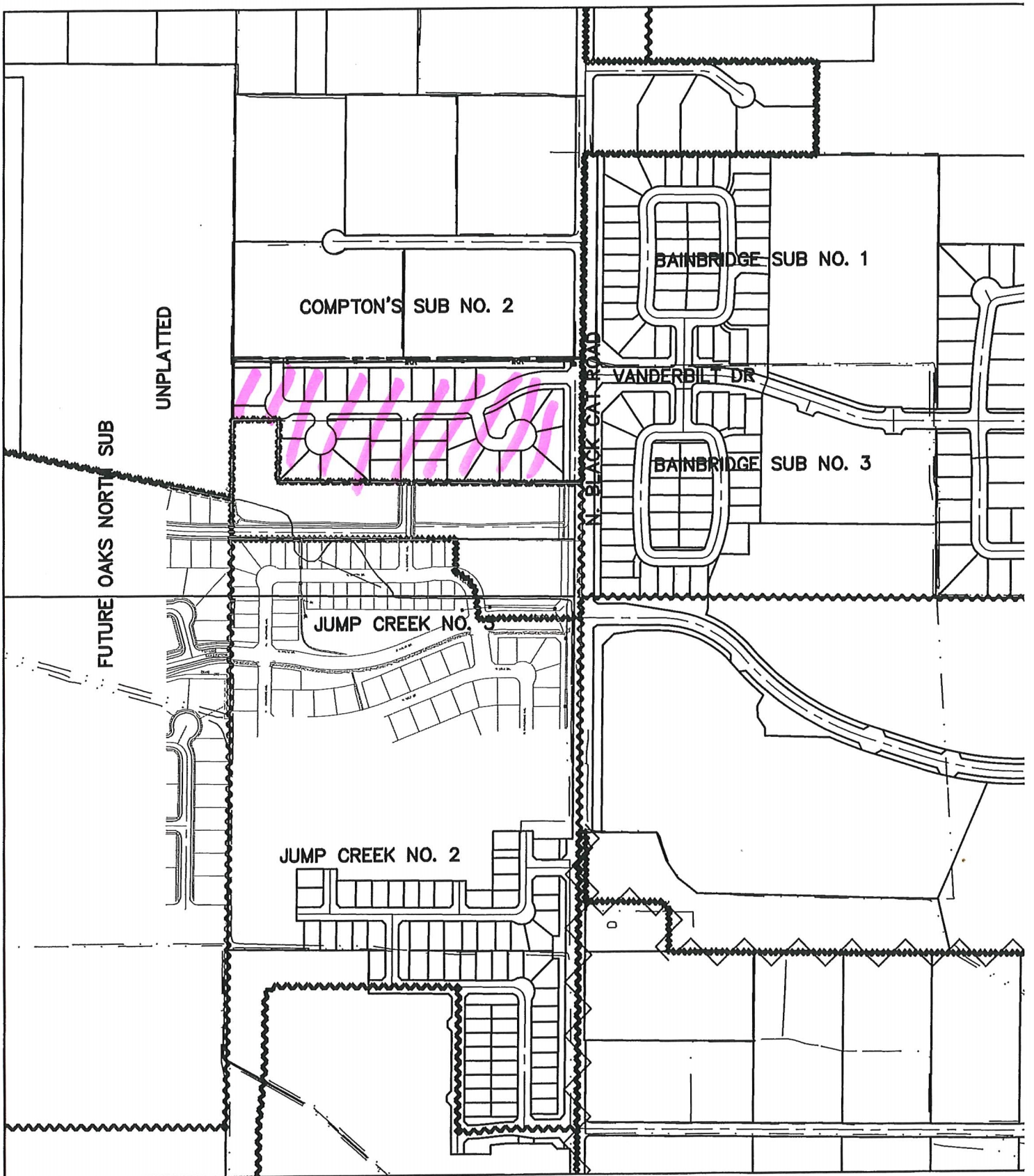

District Judge

STATE OF IDAHO)
COUNTY OF ADA)
I, CHRISTOPHER D. RICH, Clerk of the District Court of
the Fourth Judicial District of the State of Idaho, in and for
the County of Ada, do hereby certify that the foregoing is a
true and correct copy of the original on file in this office, in
witness whereof, I have hereunto set my hand and affixed
my official seal this 17 day
of May, 2016
CHRISTOPHER D. RICH, CLERK
By Austin Lowe Deputy



WESTBRIDGE SUBDIVISION

A PORTION OF THE NE 1/4 OF SECTION 28
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
MERIDIAN, ADA COUNTY, IDAHO
2018



CITY OF MERIDIAN PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Westbridge Sub (fka Brandel Property) Date: 7/16/18
 Applicant(s)/Contact(s): Jane Suggs, Shawn Brownlee
 City Staff: Sonya, Bill, Kim, Kevin, Denny, Tom, Ken & Sara (ITD)
 Location: 5745 & 5865 N. Black Cat Rd. Size of Property: 12.88
 Comprehensive Plan FLUM Designation: MDR (3-8 units/acre)
 Existing Use: SFR rural Existing Zoning: RUT
 Proposed Use: SFR detached (30 lots) Proposed Zoning: R-4
 Surrounding Uses: Future residential to the south (The Oaks North); existing residential
 Street Buffer(s) and/or Land Use Buffer(s): 35' along Black Cat, an entryway corridor
 Open Space/Amenities/Pathways: 10' detached pathway along Black Cat Rd. per Pathways Master Plan; provide a pathway connection to west to school; **comply with qualified open space & site amenity standards in UDC 11-3G-3**
 Access/Stub Streets: Align access on Black Cat with Vanderbilt Dr. to east; provide stub street to south in alignment with that proposed in Oaks North from Jump Creek; provide stub street to the north on west parcel
 Waterways/ Floodplain/Topography/Hazards: McMillan Lateral runs along north boundary & is required to be piped unless improved as a linear open space or water amenity or approved by City Council to be left open
 History: None
 Additional Meeting Notes: Existing house to remain; ensure structure complies with setback requirements

- Annex 6 acre County parcel with R-4 district consistent with MDR FLUM designation
- Preliminary plat to subdivide property; comply with subdivision improvements standards in UDC 11-6C-3
- SFR is a permitted use in the R-4 district; comply w/dimensional standards in UDC Table 11-2A-5
- Check w/ITD to see if they still feel a TIS is necessary to determine the proposed developments impact on the SH 20/26 and Black Cat intersection and if mitigation is required
- Submit an open space exhibit that demonstrates compliance with the minimum standards in UDC 11-3G-3

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 , Jay |
| <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.



July 16, 2018

Subject: New Subdivision at 5745 and 5865 N. Black Cat Road

Dear Neighbor,

You and your family are invited to attend a neighborhood meeting to discuss a new subdivision proposed for the properties at 5745 and 5865 Black Cat Road.

The developer is proposing to annex, rezone and subdivide the two parcels, totaling 12.7 acres, for 29 new single family home lots. The home at 5865 Black Cat Road will remain.

Our meeting will be held on **Monday, July 23, 2018, at 6 pm at the project site. We will meet under the shade trees at 5745 Black Cat Road. You can park in the circular driveway.**

If you have any questions about the meeting or the proposed development project, please do not hesitate to call me at 208-275-8729 or e-mail me at jsuggs@whpacific.com.

Sincerely,

Jane Suggs
Planner

Westbridge Subdivision – Brandel/Viper Properties

Neighborhood Meeting

Monday, July 23, 2018

6 pm

	Name	Address	Email / Phone
1.	John Bartlett	4915 W Larry Lane	JWB111@Q.com
2.	Mike + Jan Siron	6045 N. Black Cat	esiron@msn.com
3.	Susan Brandel	5865 N. Black Cat	208-713-8858 matt@jccboise.com
4.	Matt Neukom	5120 W. Larry Lane	208-965-3244
5.	Tami Cuthill	5025 Larry	Cuthill@iglide.net
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

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

7/30/18
Date

August 2, 2018

Ms. Sonya Allen, Associate City Planner
City of Meridian
33 E. Broadway Ave., Suite 102
Meridian, Idaho 83642

Westbridge Subdivision- 5745 and 5865 Black Cat Road
Applications for annexation, rezone and preliminary plat

Dear Sonya:

On behalf of my client, Trilogy Development, please accept the attached applications for annexing the subject properties into the City of Meridian with a new zoning designation, along with a preliminary plat for 29 new residential lots and one existing home lot. The property is located on the west side of Black Cat Road, between Chinden Boulevard and McMillan Road, across from the Bainbridge Subdivision (4N, 1W, Section 28). The two existing single family residential parcels total 12.71 acres and are located in Ada County with an RUT zone. We are requesting annexation with an R-4 zone, which meets the Meridian Comprehensive Plan for Medium Density Residential.

The property is bounded by two 5+ acre single family lots to the north, Bainbridge Subdivision to the east, a 7.5 acre single family parcel to the south that is zoned R-15, and a 28 acre parcel to the west that is owned by West Ada/Meridian Joint School District No. 2. We are providing a pedestrian connection from Black Cat Road to the school property, but we are not providing a vehicular (cut-through) street connection.

Preliminary Plat

Westbridge Subdivision is designed to meet all zoning regulations and dimensional standards for an R-4 subdivision as outlined in the Meridian Unified Development Code. Front setbacks are 20', rear setbacks are 15' and interior side setbacks are 5'. No homes will be over 35' in height. All new home lots are larger than the minimum lot size of 8000 sf; with lot sizes ranging from 8096 sf to 13,570 sf, and an average lot size for new lots of 10,060 sf (excludes the lot for the existing home that will remain). A list of lots and lots sizes are shown on the preliminary plat. The gross density of the 30 homes on 12.71 acres is 2.36 dwelling units/acre. We are not requesting any variances, waivers or a PUD.

As noted above, an existing home at 5865 Black Cat Road will remain and will be platted on a new lot that is over 20,000 sf.

Buffers and Open Space

A landscape plan and color rendering of the plan show the significant attention to landscaping in Westbridge Subdivision. The trees immediately adjacent to the retained home will be saved if possible.

A thirty five (35') foot buffer is provided along Black Cat Road. The buffer will include a 10' wide multi-use path that will connect to future paths and to recreation north and south of the project per the Meridian Parks and Pathways Manager. A generous landscaped area is located at the entrance to the property, north of W. Vanderbilt Drive. This area will also include a storm water drainage facility.

The McMullen Lateral runs the length of the north property boundary. The existing ditch will be piped and the pipe easement will be located in a 35' wide lot. A portion of that lot at the entrance to Westbridge will be open and landscaped as allowed by the irrigation district; however, the lateral easement/lot behind the home lots will be fenced for safety and planted with low maintenance grasses.

A separated sidewalk runs the length of the south side of Vanderbilt Drive. This sidewalk is extended to the West Ada School District property to the west. There are no driveways on the south side of Vanderbilt Drive and the sidewalk will allow a safe, shaded route for children on their way to school. The sidewalks on the north side of Vanderbilt and on Willowside, Adale, Oakstone and Maplestone are attached.

A tot lot is located safely in the interior of the Westbridge neighborhood on Lot 3, Block 1. This lot also includes a storm water drainage facility and will be landscaped with shade trees, ornamental trees and shrubs.

The total open space in Westbridge Subdivision is 2.56 acres, or over 20% of the property. A portion of this area meets the requirements for qualified open space, including parkways, buffers, landscaped open spaces and pathways. The qualified/usable open space is 1.6 acres, or 12.6% of the subdivision. An exhibit showing the open space calculation is included with our applications.

Streets and Utilities

All streets will be built to ACHD public street standards with 33' of pavement back-of-curb to back-of-curb, within a 47' wide right of way. The separated sidewalk located outside of the right of way will be placed in a public easement. The entry to W. Vanderbilt Drive includes landscaped medians that will be maintained by the Westbridge Subdivision HOA.

Sanitary sewer and water are available to the property and pressurized irrigation will be provided to each lot. As noted previously, the McMullen lateral runs the length of the north property boundary. The lateral will be piped and the easement is within Lot 1, Block 1 and Lot 10, Block 2. There is a Settlers Irrigation well and waterworks on a lot adjacent at northeast corner of the property. These waterworks will not be relocated with the construction of Westbridge Subdivision; however, there is space available on Lot 10 if relocation is needed in the future.

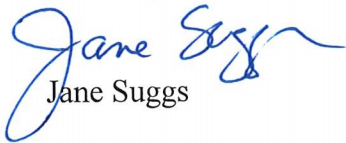
Neighborhood Meeting

A neighborhood meeting was held on-site on Monday, July 23, 2018, at 6 pm. Several neighbors from the surrounding larger lots attended the meeting. An attendance list is included in our application package. Most of the questions from the neighbors regarded the schedule for construction and maintaining irrigation.

Westbridge Subdivision will be a premier addition to the City of Meridian with larger lots and homes close to schools and shopping. We look forward to working with you through the approval process.

Please do not hesitate to contact me if you have questions about the applications or the proposed project.

Sincerely,



Jane Suggs



Community Development
Department

Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642
208.887.2211

Parcel Verification

Date: **8/3/18**

The parcel information below has been researched and verified as correct by the City of Meridian Community Development Department.

Project Name: **Westbridge Subdivision**

T/R/S: **4N 1W 28**

Parcel Numbers: **S0428143150 (6 Acres)**
S0428141600 (6.88 Acres)

Property Owners: **Viper Investments, LLC (1st parcel listed)**
1977 E. Overland Rd.
Meridian, ID 83642

Kenton & Susan Brandel Family Living Trust (2nd parcel listed)
3313 W. Cherry Ln., PMB 317
Meridian, ID 83642

From: Sub Name Mail [<mailto:subnamemail@adaweb.net>]
Sent: Wednesday, June 27, 2018 4:19 PM
To: Cara Duskey <CDuskey@whpacific.com>
Cc: Gregory Carter <gcarter@idahosurvey.com>
Subject: Westbridge Subdivision Name Reservation

June 27, 2018

Greg Carter, Idaho Survey Group
Cara Duskey, WHPacific

RE: Subdivision Name Reservation: **WESTBRIDGE SUBDIVISION**

At your request, I will reserve the name **Westbridge 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.

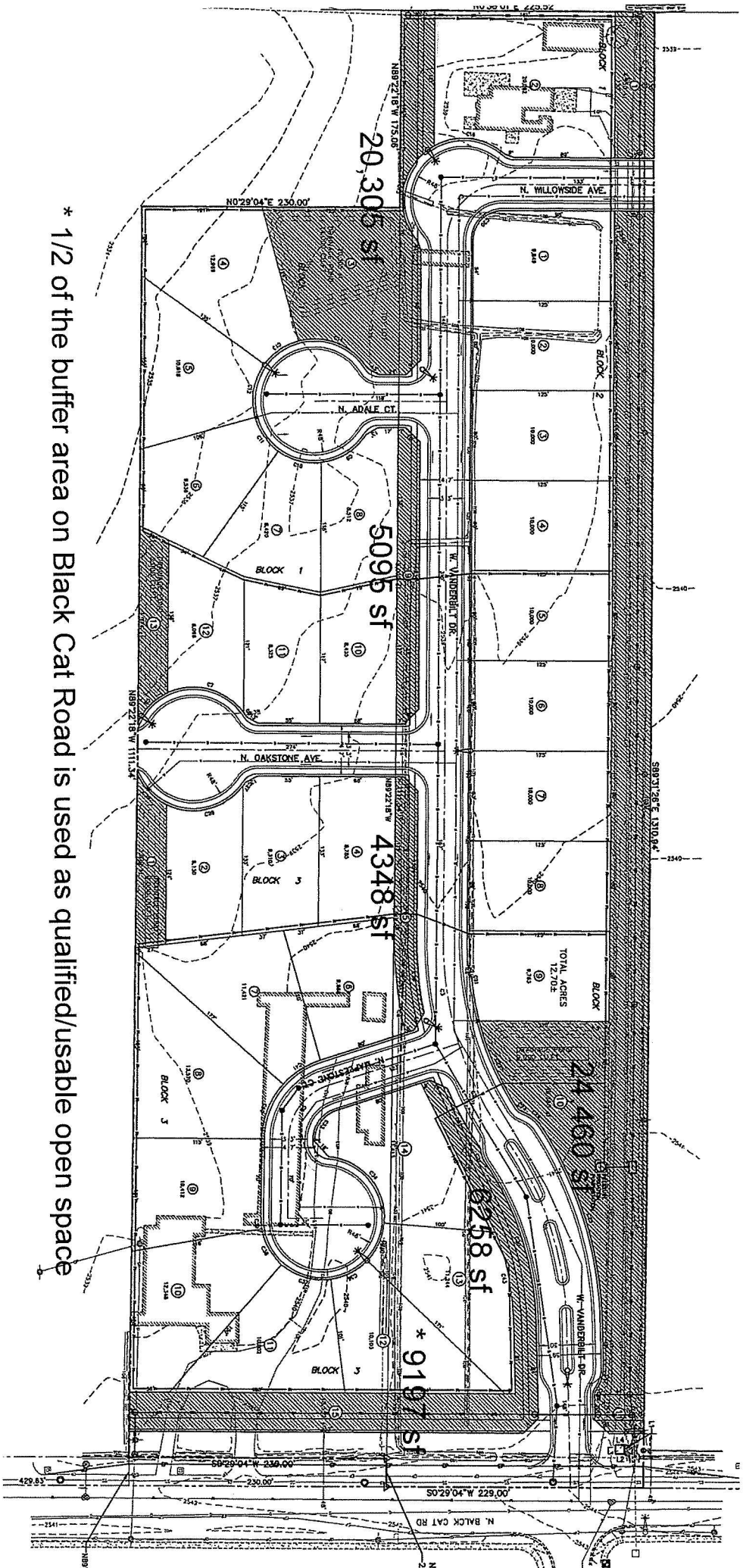
This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

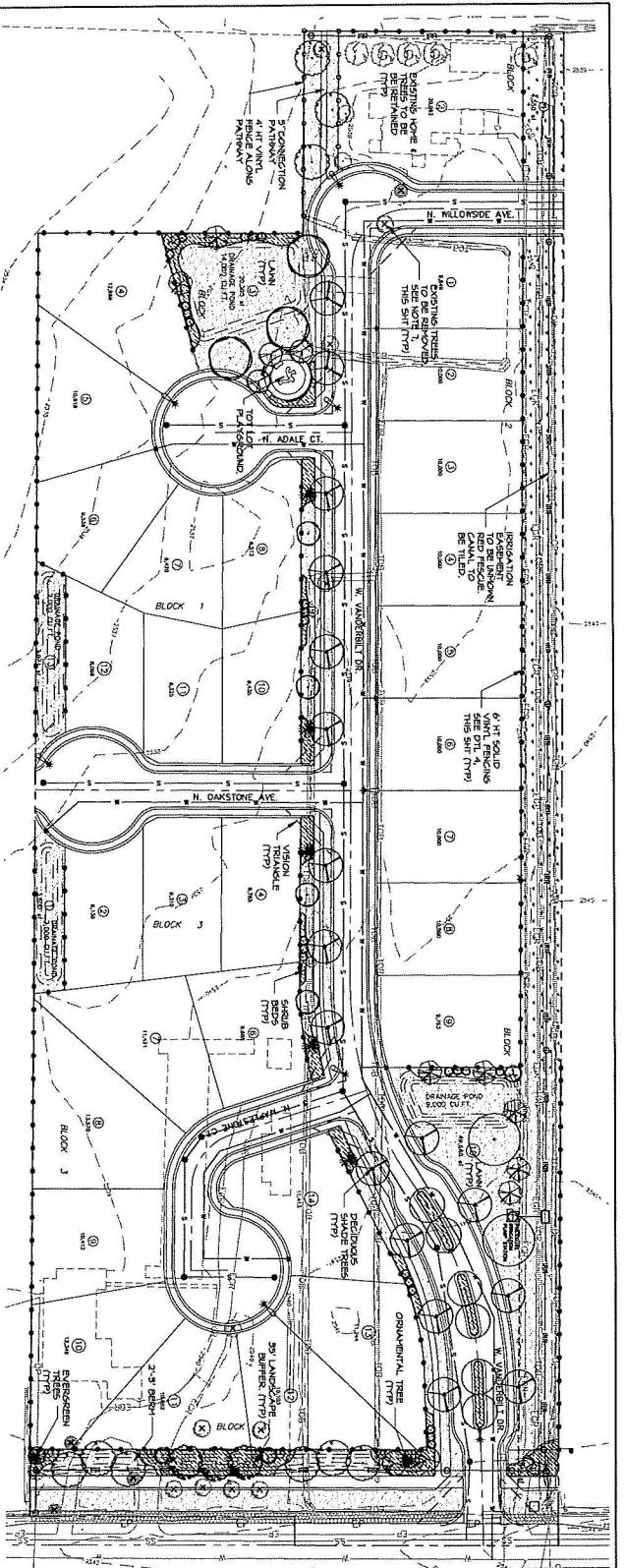
Sincerely,



Jerry L. Hastings, PLS 5359
County Surveyor
Deputy Clerk Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 *office*
(208) 287-7909 *fax*

Westridge Subdivision Qualified Open Space - shaded in green





PLANT PALETTE

COMMON NAME BOTANICAL NAME SIZE

EVERGREEN TREES
 FAT ROBERT CO BLUE SPRUCE
 HOVARY SPRUCE
 VANDERBILT'S FINE
 VANDERBILT'S FINE
 TULIP TREE

SHADE TREES (CLASS III)
 SLOPE OAK
 SCOP OAK
 SLOPE OAK
 SLOPE OAK

MANAGEMENT TREES (CLASS II)
 COMMON HICKORY
 LITTLE LEAFED
 HAWKBIT
 HAWKBIT
 HAWKBIT
 HAWKBIT

ORNAMENTS (CLASS I)
 CALIFORNIA REDWOOD
 CALIFORNIA REDWOOD
 CALIFORNIA REDWOOD
 CALIFORNIA REDWOOD
 CALIFORNIA REDWOOD

FLORALS
 CALIFORNIA REDWOOD
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SHRUBS
 CALIFORNIA REDWOOD
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SPRING BLOOMERS
 CALIFORNIA REDWOOD
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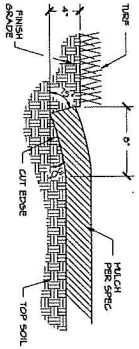
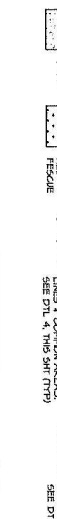
FALL BLOOMERS
 CALIFORNIA REDWOOD
 CALIFORNIA REDWOOD
 CALIFORNIA REDWOOD
 CALIFORNIA REDWOOD
 CALIFORNIA REDWOOD

WINTER INTEREST
 CALIFORNIA REDWOOD
 CALIFORNIA REDWOOD
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 CALIFORNIA REDWOOD
 CALIFORNIA REDWOOD

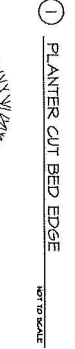
PERENNIALS
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ANNUALS
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VEGETATION
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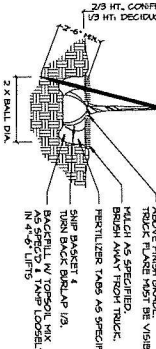
NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.



NOTE: REMOVE ALL TRUNK, BRANCH OR BRUNDS FROM ALL TRUNKS, BRANCHES AND NIP BRUNDS FROM THE TOP 1/3 OF ALL TRUNKS. IF SYNTHETIC BRUNDS ARE USED, IT MUST BE COMPLETELY REMOVED.



NOTE: FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BERKELEY ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTO-IRRIGATION SYSTEM.
- PROVIDE PROPER MAINTENANCE OF PLANTINGS. SERVICE TREES MUST BE REPLANTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION PERIOD. ALL SHEDS PLANTED OVER OR ADJACENT TO DEVELOPEMENT TO BE REPLANTED ON OR BEFORE THE END OF CONSTRUCTION. ALL TREES SHALL BE PLANTED WITH PROPER STAKING AND BRUNDS.
- ALL TREES SHALL BE PLANTED WITHIN THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONCRETE OR METAL BRUNDS OVER 3' HIGH AT INTERSECTIONS. ALL BRUNDS SHALL BE REMOVED PRIOR TO THE COMMENCEMENT OF TRAFFIC. BRUNDS SHALL BE REPLACED WITH BRUNDS OF THE SAME SPECIES AND SIZE. BRUNDS SHALL BE PLANTED NO CLOSER THAN 20' FROM INTERSECTION STOP SIGNS.
- ALL TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR OMISSIONS BY THE ARCHITECT. PLANTING BED DESIGN AND QUANTITIES SHALL BE PROVIDED BY THE ARCHITECT. PLANTING BED DESIGN AND QUANTITIES SHALL BE PROVIDED BY THE ARCHITECT. PLANTING BED DESIGN AND QUANTITIES SHALL BE PROVIDED BY THE ARCHITECT. PLANTING BED DESIGN AND QUANTITIES SHALL BE PROVIDED BY THE ARCHITECT. PLANTING BED DESIGN AND QUANTITIES SHALL BE PROVIDED BY THE ARCHITECT.

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED TREES	PROVIDED TREES
N. BLACK CAT RD	5'	402' / 50'	12	21
PAGEBROOK DR	10200 SF / 8000'	19'	19	76
TOTAL NUMBER OF TREES			35 TREES	97 TREES

DEVELOPMENT DATA

TOTAL AREA	12.11 ACRES
RESIDENTIAL LOTS	30
CORPORATE ASIA LOTS	3
TOTAL LOTS	33
CORPORATE AREA	2.56 (20.14%)
EXISTING ZONING	RUT
PROPOSED ZONING	R-9

JENSEN BELT'S
 800 Bay Street, Suite 100
 Berkeley, CA 94710
 Tel: 415.863.1234
 Fax: 415.863.1235
 www.jensenbelt.com

Bailey Engineering Inc.
 Civil Engineering & Planning (CAD)
 1000 California Street, Suite 100
 Berkeley, CA 94710
 Tel: 415.863.1234
 Fax: 415.863.1235
 www.baileyeng.com

WESTERIDGE SUBDIVISION PLAN
 TRILOGY DEVELOPMENT, INC.

Jane Suggs

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Thursday, May 31, 2018 3:08 PM
To: Jane Suggs; Dawn Battles
Cc: shawn@trilogyidaho.com
Subject: RE: Traffic Impact Study Brandel Property Development
Attachments: MER18-0016 Bainbridge North Lost Rapids.pdf

Hi Jane,

ACHD will not require a traffic impact study for this site, as the proposed development doesn't meet our policy thresholds (100 peak hour trips) for when a TIS is required.

On May 5, 2018 the ACHD Commission approval a STAR Agreement for the new Costco development at Ten Mile and Chinden. As part of the agreement and to meet their preliminary plat requirements substantial improvements will be made on Chinden Boulevard between Linder Road and SH-16. The link to ACHD's STAR Agreement can be found below. The staff report for the Bainbridge North (Costco) is attached.

https://achdidaho.civicweb.net/document/5933/STAR%20Agreement%20Commission%20Memo_5-9-18.pdf?handle=8FE0D58E9324401CA4A65A953E6E6CAFF

Please let me know if you have any other questions.

Mindy

Mindy Wallace, AICP
Planner III
Ada County Highway District
208-387-6178

Jane Suggs

From: Erika Bowen <Erika.Bowen@itd.idaho.gov>
Sent: Tuesday, July 10, 2018 4:04 PM
To: Jane Suggs
Cc: Tom Haynes; 'Shawn Brownlee'
Subject: RE: [EXTERNAL] Brandel Property on Black Cat Road


Hi Jane-

Based on the number of reduced lots to 41, ITD will not be requesting a Traffic Impact Study for you development.

Thanks,

Erika

Erika R. Bowen, P.E.
District 3 Traffic Technical Engineer
ITD | Division of Highways
30900 Hwy 200 | Ponderay, ID | 83852
Office: 208-265-4312 (Ext. 7) or 1-9009
Cell: 208-869-6787
Email: Erika.Bowen@itd.idaho.gov

 Please protect the environment. Print only if necessary, on recycled paper, using the two sided print option.

From: Jane Suggs [mailto:JSuggs@whpacific.com]
Sent: Monday, July 09, 2018 3:36 PM
To: Erika Bowen
Cc: Tom Haynes; 'Shawn Brownlee'
Subject: [EXTERNAL] Brandel Property on Black Cat Road

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Hi Erika,

I hope your move to north Idaho went/is going smoothly.

Wondering if you have had a chance to talk to Amy Revis about our Brandel project at 5745 and 5865 N. Black Cat Road in Meridian.

We believe that a reduction in the number of lots to 41 (or fewer) would not require a traffic impact study or mitigation at the Chinden/Black Cat intersection.

Thank you for your time and consideration,

Jane

Jane Suggs | Planner
WHPacific, Inc. | 2141 W Airport Way, Suite 104, Boise, ID 83705
Direct 208.275.8729 | Mobile 208.602.6941 | Fax 208.342.5353 | jsuggs@whpacific.com

Enhancing Client Satisfaction through Creative, Exceptional Service

