



**TO: ADA COUNTY PLANNING & ZONING COMMISSION**

**HEARING DATE: June 5, 2014**

**STAFF:** Brent Moore, Associate Planner

**PROJECT NO.:** 201400467 S-PR, Pasture Serene Estates Subdivision

**APPLICANT:** Sabrina Durtschi, Briggs Engineering

**OWNER:** Eugene Larsen

### **INTRODUCTION**

A preliminary plat application for a two (2) lot residential subdivision and a private road application. The property contains 11.01 acres and is located at 3520 South Black Cat Road, Nampa, ID 83687; Section 27, T. 3N, R. 1W.

### **EXECUTIVE SUMMARY**

The property is located on Black Cat Road approximately 700 feet south of W. Victory Road. The applicant is proposing a two (2) lot residential subdivision and a private road. The property is located in the Rural Urban Transition (RUT) District which requires a minimum lot size of five (5) acres. The new lots will be 5.14 and 5.63 acres in size respectively.

Both new lots will meet the minimum frontage requirements. The RUT District requires parcels to have 250 feet of frontage. Lot 1 has approximately 400 feet of frontage along Black Cat Road. Section 8-4A-3 of the Ada County Code requires properties taking access from a private road with a terminus located in the property to have frontage equal to the width of the private road easement. Lot 2 takes access from a private road with a terminus located in the property and has over 50 feet of frontage, which is the width of the easement. Lot 1 will use its existing access off of S Black Cat Road and Lot 2 will access the newly created private road.

The private road will be constructed on a perpetual access easement. The lots will be serviced by individual septic systems and individual wells.

All written comments received to date are included as exhibits. The comments received include responses from affected agencies as well as three separate documents in support of the subdivision which have been signed by thirteen different neighbors. There have not been any comments received from neighbors in opposition to the project.

## **RECOMMENDATION**

Based upon Staff's review of the application, staff concludes that this application complies with the Ada County Code and recommends approval to the Commission as set out in the proposed Findings of Fact and Conclusions of Law attached hereto.

The Commission should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application. Should the Commission make positive Findings of Fact and vote to approve Project #201400467 S-PR, staff recommends that the approval of Project #201400467 S-PR be subject to the Conditions of Approval listed in Exhibit A attached to the proposed Findings of Fact and Conclusions of Law and Order.

### **EXHIBIT LIST – PROJECT NO. 201400467 S-PR**

- 1 Master Application and Checklist received April 3, 2014. (7 pages)
- 2 Pre-Application Conference Notes received April 3, 2014. (3 pages)
- 3 Deed received April 3, 2014. (4 pages)
- 4 Applicant's Detailed Letter received April 3, 2014. (1 page)
- 5 Subdivision Name Reservation received April 3, 2014. (1 page)
- 6 Private Road Name Application received April 3, 2014. (1 page)
- 7 Draft Road Maintenance Agreement received April 3, 2014. (1 page)
- 8 Neighborhood Meeting Certification forms received April 3, 2014. (3 pages)
- 9 Preliminary Plat received April 3, 2014. (1 pages)
- 10 Natural Features Analysis received April 3, 2014. (1 page)
- 11 Private Road Plan and Profile received April 3, 2014. (1 page)
- 12 Site Vicinity Map received April 3, 2014. (1 page)
- 13 Site Legal Description received April 3, 2014. (2 pages)
- 14 Application Receipt received April 4, 2014. (2 page)
- 15 Submittal Letter dated April 7, 2014. (1 page)
- 16 Transmittal Notice dated April 7, 2014. (1 page)
- 17 Comment from Meridian Fire Department dated April 7, 2014. (1 page)
- 18 Comment from Ada County Building Official dated April 8, 2014. (1 page)
- 19 Expression of Support from Neighbors received April 9, 2014. (4 pages)

- 20 Comment from Boise Project Board of Control dated April 21, 2014. (1 page)
- 21 Comment from Central District Health Department dated April 21, 2014. (1 page)
- 22 Comment from Ada County Highway Department dated April 23, 2014. (3 pages)
- 23 Radius Mailing List dated May 5, 2014. (1 page)
- 24 Radius Map dated May 5, 2014. (1 page)
- 25 Vicinity Map dated May 5, 2014. (1 page)
- 26 Radius Notice dated May 5, 2014. (1 page)
- 27 Comment from Ada County Engineer dated May 22, 2014. (1 page)
- 28 Sign Posting Certification received May 22, 2014. (5 pages)



# MASTER APPLICATION/PETITION REQUEST

ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, Idaho 83702. www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909

### TYPE OF ADMINISTRATIVE APPLICATION:

- ACCESSORY USE\*
- FARM DEVELOPMENT RIGHT
- FLOODPLAIN PERMIT
- HILLSIDE DEVELOPMENT\*
- HIDDEN SPRINGS ADMINISTRATIVE
- HIDDEN SPRINGS SPECIAL EVENT
- LIGHTING PLAN
- LANDSCAPE PLAN
- DRAINAGE PLAN
- MASTER SITE PLAN\*
- EXPANSION NONCONFORMING USE
- ONE TIME DIVISION
- PRIVATE ROAD
- PROPERTY BOUNDARY ADJUSTMENT
- PLANNED UNIT DEVELOPMENT (PUD)
- SIGN PLAN
- TEMPORARY USE\*

### TYPE OF HEARING LEVEL APPLICATION:

- CONDITIONAL USE
- DEVELOPMENT AGREEMENT
- SUBDIVISION, PRELIMINARY\*
- PLANNED COMMUNITIES\*
- SUBDIVISION, SKETCH PLAT\*
- VACATION
- VARIANCE
- ZONING MAP AMENDMENT
- ZONING TEXT AMENDMENT

### TYPE OF HEARING LEVEL PETITION:

- COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

### TYPE OF ADDENDA:

- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

### REQUIRED SUBMITTALS:

- CHECKLIST for applicable application(s). If multiple applications, do not duplicate submittals.
- \*SUPPLEMENTAL WORKSHEET REQUIRED

### SITE INFORMATION:

Section: 27 Township: 3N Range: 1W Total Acres: 11.01  
 Subdivision Name: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
 Site Address: 3520 S Black Cat Rd. City: Naama  
 Tax Parcel Number(s): S1227223305  
 Existing Zoning: RUS Proposed Zoning: \_\_\_\_\_ Area of City Impact: Mauli An Overlay District(s): \_\_\_\_\_



### OFFICE USE ONLY

*Prelim 3.* *PR & Prelim.*

Project #: <u>201400467-SIPR</u>	Planning Fees/GIS: <u>1209.00</u>	Engineering Fees: <u>110.00</u>
Received By: <u>BA</u> Date: <u>4-3-14</u> Stamped <input checked="" type="checkbox"/>	<u>335.00</u>	<u>335.00</u>

<b>APPLICANT/AGENT: (Please print)</b>	<b>ADDITIONAL CONTACT if applicable: (Please Print)</b>
Name: <u>Sabrina Durbach (Briggs)</u>	Name: _____
Address: <u>1800 W Okmulke Rd.</u>	Address: _____
City: <u>Bay</u> State: <u>MO</u> Zip: <u>63705</u>	City: _____ State: _____ Zip: _____
Telephone: <u>344-9760</u> Fax: _____	Telephone: _____ Fax: _____
Email: <u>Sabrina@Briggs-Engineering.com</u>	Email: _____
I certify this information is correct to the best of my knowledge.	<b>ENGINEER/SURVEYOR if applicable: (Please Print)</b>
 <u>4-2-14</u>	Name: _____
	Address: _____
	City: _____ State: _____ Zip: _____
	Telephone: _____ Fax: _____
	Email: _____
Signature: (Applicant) _____ Date _____	

<b>OWNER (S) OF RECORD: (Please Print)</b>	<b>OWNER (S) OF RECORD: (Please Print)</b>
Name: <u>Eugene G Jensen</u>	Name: _____
Address: <u>3520 S Blackcat Rd.</u>	Address: _____
City: <u>Warrens</u> State: <u>MO</u> Zip: <u>63027</u>	City: _____ State: _____ Zip: _____
Telephone: <u>631-2349</u>	Telephone: <u>631-2349</u>
Fax: _____	Fax: _____
Email: <u>shelarsen2@msn.com</u>	Email: <u>shelarsen2@msn.com</u>
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.
 <u>4-1-14</u>	 <u>4-1-14</u>
Signature: All Owner (s) of Record _____ Date _____	Signature: All Owner (s) of Record _____ Date _____

ALL OWNER(S) OF RECORD (ON THE CURRENT DEED) MUST SIGN (Additional Sheets are Available Online)

If the property owner(s) are a business entity, please include business entity documents, including those that indicate the person(s) who are eligible to sign documents.



# ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702 www.adaweb.net phone: (208)287-7900 fax: (208)287-7909



## PRELIMINARY PLAT CHECKLIST

A Subdivision request requires a public hearing.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
X	Completed and signed Master Application	✓
X	Completed Supplemental Information	✓
X	Associated Forms:	
	Zoning Ordinance Map Amendment (Re-zone)	
	Development Agreement	
	Sketch Plat	
	Zoning Text Amendment	
X	Private Road	✓
	Vacation	
X	<b>DETAILED LETTER</b> by the applicant fully describing the request or project and address the following	✓
	Explain proposed use, and all uses associated with the request.	
	Any other supporting information.	
X	<b>NATURAL FEATURES ANALYSIS (ACC 8-4E-4D)</b> must include the following:	
X	One electronic copy.	
	Important features such as existing structures, water courses, wetlands, power lines, telephone lines, railroad lines, Airport influence areas, existing easements, municipal boundaries, section lines, parks, schools and supplemental data as required.	
	<b>HYDROLOGY. ACC 8-4E-4D1</b>	
	<b>SOILS ACC 8-4E-4D2</b>	
	<b>TOPOGRAPHY ACC 8-4E-4D3</b>	
	<b>VEGETATION ACC 8-4E-4D4</b>	
	<b>SENSITIVE PLANT AND WILDLIFE SPECIES ACC 8-4E-4D5</b>	
	<b>HISTORIC RESOURCES ACC 9-4E-4D6</b>	
	<b>HAZARDOUS AREAS ACC 8-4E-4D7</b>	
	<b>IMPACT ON NATURAL FEATURES ACC 8-4E-4D8</b>	
NA	<b>PHASING PLAN</b> of proposed subdivision, if applicable, and timeline of phasing. (One full size copy and one electronic copy)	
X	<b>SUBDIVISION NAME APPROVAL</b> from the County Engineer.	
NA	<b>RESTRICTIVE COVENANTS</b> if proposed.	
	<b>IRRIGATION PLAN</b> as required per Idaho Statute 31-3805.	
NA	<b>OPEN SPACE MANAGEMENT PLAN.</b>	
X	<b>DEED</b> ( or evidence of proprietary interest)	
X	<b>NEIGHBORHOOD MEETING CERTIFICATION</b>	
X	<b>PRE-APPLICATION CONFERENCE NOTES</b>	
NA	<b>SUPPLEMENTAL DATA</b> required by County Engineer	
X	<b>PRELIMINARY PLAT SPECIFICATIONS ACC 8-6-4-2</b> Submit 1 electronic copy, 2 full size copies, and one reduced copy to 8 1/2" X11".	
X	<b>METES AND BOUNDS LEGAL DESCRIPTION</b> of the property to be subdivided including a Microsoft Word® electronic Word document.	
NA	<b>OVERLAY DISTRICT:</b> May require a separate checklist or additional information for the following	

RECEIVED

APR 03 2014

EXHIBIT #1

3 OF 7

NA	HILLSIDE DEVELOPMENT (ACC 8-3H) YES ( ) NO (X)	
	Preliminary Grading Plan (ACC 8-3H-3B)	
	Slope Stabilization & Revegetation Plan & Report (ACC 8-3H-3C)	
	Prepared and sealed by a licenced landscape design professional? YES ( ) NO ( )	
	Engineering Hydrology Report (ACC 8-3H-3D)	
	Prepared and sealed by a professional engineer registered in the State of Idaho? YES ( ) NO ( )	
	Soils Engineering Report (ACC 8-3H-3E)	
	Prepared and sealed by a professional engineer registered in the State of Idaho? YES ( ) NO ( )	
	Engineering Geology Report (ACC 8-3H-3F)	
	Prepared by a professional geologist or prepared and sealed by a professional engineer registered in the State of Idaho? YES ( ) NO ( )	
	Visual Impact Report (ACC 8-3H-3G)	
	Prepared by a licensed design professional? YES ( ) NO ( )	
NA	FLOOD HAZARD (ACC 8-3F)	
	Evacuation plan filed with the Ada City-County Emergency Management Office? YES ( ) NO ( )	
NA	WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)	
	Fire hazard and emergency access roads evaluated and sealed by licensed fire professional engineer? YES ( ) NO ( )	
NA	SOUTHWEST PLANNING AREA (ACC 8-3C)	
NA	PLANNED UNIT DEVELOPMENT (ACC 8-3D)	
NA	BOISE RIVER GREENWAY (ACC 8-3G)	
NA	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
	PROPOSED STREET NAME	
	Must comply with ACC 2-1.	
	Contact Ada County Street Naming Specialist.	
NA	PLANNED COMMUNITIES:	
	Digital Version of Planned Community Subdivision.	
	Project Data Tables (see PC application manual)	
	Color keyed full sized copy of preliminary plat displaying land use districts.	
	Landscape Plan	
	Urban Public Services Discription	
	Open Space Description	
	Community Center and/or Recreation Center Description (if applicable)	
	Water Supply Verification	
	Urban Public Services Construction Verification	
	Urban Public Services Operation & Maintenance Verification	
	Transportation Plan (if applicable)	
X	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
X	APPLICATION FEE: Call County or go to <a href="http://www.adaweb.net">www.adaweb.net</a> for fees	

Supplementary information at the discretion of the Director or County Engineer may be required to sufficiently detail the proposed development within any special development area, including but not limited to hillside, planned unit development, floodplain, southwest, WJEL, Boise River Greenway, airport influence, and/or hazardous or unique areas of development.

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.



**SUPPLEMENTAL INFORMATION / PRELIMINARY PLAT**  
(to be completed by the applicant)

<b>DETAILED LETTER MUST INCLUDE:</b>		
Total number of dwellings:		X
Dwelling units per acre:		X
Zero lot line setbacks YES ( ) IDENTIFY NO (X)		X
Well Septic	Water Provider:	X
	Method of Sewage Disposal:	X
<b>PRELIMINARY PLAT SPECIFICATIONS:</b>		
	Scale of not more than 100' to the inch. (Or written approval from the director)	X
	Limits extending 300' beyond the boundaries of the proposed development.	X
	Subdivision boundary based on actual field survey, stamped by a licensed professional land surveyor.	X
	Name of owner.	X
	Name of person or firm responsible for the drawing.	X
	Name of the proposed subdivision.	X
	Date, graphic scale, true north arrow, vicinity map, section, township, and range.	X
	Ties to all controlling corners.	X
	Names of neighboring subdivisions, according to the Assessor's files.	X
	Names and boundaries of owners of neighboring properties, according to the Assessor's files.	X
	Name, location, width, direction of slope, centerline and right of way of all existing and proposed public streets and private roads.	X
	Proposed off-site improvements pertaining to streets, water supply, sanitary sewer systems, storm water systems, fire protection facilities, and proposed utilities.	X
	Street sections and pathway sections.	X
	Lot layout with lot and block numbers, lot dimensions, and lot area in sq. ft.	X
	Graphically depict the minimum setbacks. (describe in legend)	X
	Areas of special interest labeled. (parks, schools, etc.)	NA
	Identify zero lot line properties.	NA
	Standard Subdivision: Table with number of lots and acreage for residential, commercial, industrial, Common (Landscape, utility, or other), Open Space lots and the total of all.	X
<b>PLANNED UNIT DEVELOPMENT</b>		NA
	Density bonus requested. YES ( ) EXPLAIN NO ( )	↓
	Commercial Uses. YES ( ) LIST NO ( )	
	Industrial Uses YES ( ) LIST NO ( )	
	Deviation of Dimensional Standards. YES ( ) LIST NO ( )	
	Dedicated open space shall abut any lots that have been reduced below the minimum property size and shall abut multi-family development.	
<b>BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS</b>		NA
	What Airport Influence District is the property is located in?	↓
<b>WILDLAND-URBAN FIRE INTERFACE</b>		NA
	All non-farm subdivisions shall provide fire flow as adopted by the fire authority. Submit a written statement approving such fire flow. YES ( ) NO ( )	↓
<b>FLOOD HAZARD</b>		
	Flood zone.	
	Floodway YES ( ) NO ( )	
	Foothill or other hillside tributary floodways. YES ( ) NO ( )	

**RECEIVED**  
APR 03 2014  
ADA COUNTY  
DEVELOPMENT SERVICES

# ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702. www.adaweb.net phone: (208)287-7900 fax: (208)287-7909

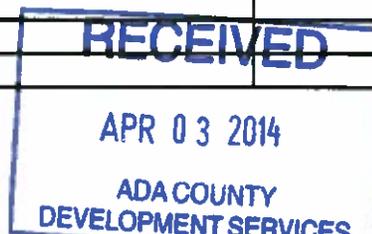


## PRIVATE ROAD CHECKLIST (ACC 8-4D)

A Private Road request is a staff level application.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
X	One paper copy and one electronic copy of all required submittals.	
X	Completed and signed Master Application	
X	<b>DETAILED LETTER</b> by the applicant fully describing the request or project and addressing the following:	✓
	Ownership of the private road.	
X	The applicant or owner shall state if the private road currently has an easement and the restrictions placed on the easement.	
X	Is it a new private road? YES (X) NO ( )	
X	Is it an extension to an existing private road? YES ( ) NO (X)	
X	Is it an existing private road to be widened and paved due to access to more than four properties? YES ( ) NO (X)	
X	Number of existing dwellings that will use the private road:	
X	Number of properties that the private road will provide access or frontage to:	
X	Private road is an easement? YES (X) NO ( )	✓
X	Private road is a separate lot? YES ( ) NO (X)	
X	Paved? YES ( ) NO (X)	
X	Gravel? YES (X) NO ( )	
	<b>DRAFT MAINTENANCE AGREEMENT (Required)</b>	✓
X	<b>SITE PLAN</b> showing all existing and proposed easements, property lines, and frontage drawn to scale on 8 1/2" X 11" paper.	
X	<b>DEED</b> or evidence of proprietary interest.	
X	<b>STREET CROSS SECTION</b> for the private road, including:	✓
	Private Road and Public Street intersection. (Private Road cannot intersect a Private Road)	
	Turnaround configuration.	
	Grade of the proposed road:	
	Length of the proposed road:	
	Width of the private road:	
	Width of the easement of the private road: (Inside Area of Impact 50', Outside Area of Impact 30' in width)	
X	Detailed description of paving material.	✓
NA	<b>GATE</b> (only for exceptional circumstances)	
	Submit evidence for an exceptional circumstance necessary to improve safety or to halt environmental degradation in the area.	
	Dimensions of Gate:	
	Dimensions of Openings:	
	Direction of Traffic:	
	Locking devices:	



NA	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	
	HILLSIDE DEVELOPMENT (ACC 8-3H) YES ( ) NO ( )	
	FLOOD HAZARD (ACC 8-3F) YES ( ) NO ( )	
	WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)	
	SOUTHWEST PLANNING AREA (ACC 8-3C)	
	PLANNED UNIT DEVELOPMENT (ACC 8-3D)	
	BOISE RIVER GREENWAY (ACC 8-3G)	
	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
2	PROPOSED STREET NAME	
	Must comply with ACC 2-1.	
	Copy of application for requesting Street Name (Ada County Assessor's office).	
	APPLICATION FEE: Call County or go to <a href="http://www.adaweb.net">www.adaweb.net</a> for fees	

**APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORMS ARE SUBMITTED.**





ADA COUNTY  
DEVELOPMENT SERVICES

200 W. FRONT STREET  
BOISE, IDAHO 83702-7300  
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

**Preapplication Number: 201400028 - PREAP - A**

Status: Active

Date Received: 2/24/2014

Date Closed:

Meeting Date: 3/6/2014

Date Assigned: 2/24/2014

Project Description:

Would like to create a two lot subdivision

Applicant's Name:

GLIDDEN LYNN

No. of Lots/Units: 0

Total Acres: 11.010

Unique Features:

Development Services Staff Assigned To Meeting:

Staff Name:

Attended Meeting?

BRENT DANIELSON

BRENT MOORE

Sewer/Septic:

Water/Well:

General Property Location:

Black Cat Road and W. Abergheny Lane.

Parcel Info:

Parcel Num:

S1227223305

Street Address:

3520 S BLACK CAT RD

City/State/Zip:

Nampa, ID 83687-0000

Zone Info:

Zone Type:

Existing Zone

Zone:

RUT

Twon / Rng / Sec Info:

Overlay Areas Info:

Comp Plan:

Meridian



Agencies To Contact:

Agency Name:

ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170

Comments:

CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517

Comments:

IDAHO POWER COMPANY - (208)-388-2699

Comments:

Contact Person:

LITTLE CHRISTY

RENO MIKE

PHILLIPS RACHAEL

Proposed Allowed Uses:

RESIDENTIAL STRUCTURE

Required Applications:

App Type:

S

Descriptive Name:

PRELIMINARY PLAT



## ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET  
BOISE, IDAHO 83702-7300  
PHONE (208) 287-7900

### PREAPPLICATION CONFERENCE NOTES

---

#### Notes:

The property is located in the Rural-Urban Transition (RUT) District and is located in Meridian's Area of City Impact (South Meridian Area).

The minimum lot size for the RUT District is 5.0 acres and the minimum street frontage is 250 feet. See Article 8-2B of the Ada County Code for information on the Rural-Urban Transition (RUT) District.

A subdivision application will require a public hearing in front of the Planning & Zoning Commission where they will make a recommendation to the Board. A second public hearing will be heard by the Board of County Commissioners where they will make the decision.

See Chapter 8-6 of the Ada County Code for Subdivision Regulations.

See Section 8-6-3D of the Ada County Code for information on Natural Features Analysis.

See Article 8-6A of the Ada County Code for Subdivision Design Standards.

See Article 8-6B of the Ada County Code for Subdivision Required Improvements.

A private road abutts the southern portion of the road. If it is proposed to be used, a new easement and maintenance agreement will be needed and the private road will need to be paved.

There is the possibility you could apply for a new private road on the property to serve the two (2) new lots of the subdivision. The private road would require a 50' easement is with 20' of improved travelway. Since the private road would provide frontage and access to less than five (5) lots then it would not need to be paved.

See Article 8-4D of the Ada County Code for private road regulations. The Ada County Highway District would need to approve of the point of connection of the private road to Black Cat Road.

It appears that approximately 430' of frontage exists along Black Cat Rd.

The County and the City of Meridian have an agreement and policies relating to development projects within Meridian's area of city impact.

Section 9-4-3C states, "All subdivision plat applications in the urban service planning area for land zoned RUT (rural-urban transition) shall require a street and utility easement plan. Said plan shall provide for future resubdivision to urban densities and shall be included on the final plat. This requirement may be waived if a letter of waiver is submitted to the director from the Meridian council prior to preliminary plat approval by the board."

Section 9-4-3D states, "A condition of approval for all subdivision plats in the urban service planning area for land zoned RUT (rural-urban transition) shall require that, prior to occupancy of the subdivision's first dwelling unit, dry line sewer and water lines shall be installed to accommodate the future resubdivision to urban densities. This requirement may be waived if a letter of waiver is submitted to the director from the Meridian city council prior to preliminary plat approval by the board."

Prior to submittal of an application another preapplication conference is required. In this preapplication conference staff will do a completeness review of the preliminary plat.

A neighborhood meeting will be required. Neighbors within a 300-foot radius of the property as well as any registered neighborhood associations must be invited. The County can provide you with the mailing labels for the neighborhood meeting. There is \$26.50 fee for these labels. The neighborhood meeting needs to occur prior to application submittal. See Section 8-7A-3 of the Ada County Code for information on neighborhood meetings.

Applicants will be required to post the property for the public hearing. The property will need to be posted at least ten (10)



## ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET  
BOISE, IDAHO 83702-7300  
PHONE (208) 287-7900

### PREAPPLICATION CONFERENCE NOTES

---

days prior to the public hearing and the signed certification form and dated photos will be required to be submitted at least seven (7) days before the public hearing. See Subsection 8-7A-5F of the Ada County Code for information on Signposting Requirements.

#### APPLICABLE CODE SECTIONS:

Article 8-2B ~ Residential Base Districts

Article 8-4D ~ Private Roads

Chapter 8-6 ~ Subdivision Regulations

Section 8-6-3D ~ Natural Features Analysis

Article 8-6A ~ Subdivision Design Standards

Article 8-6B ~ Subdivision Required Improvements

Section 8-7A-3 ~ Neighborhood Meetings

Subsection 8-7A-5F ~ Signposting Requirements

Section 9-4-3C ~ Processing Of Land Use Applications in the Meridian Area of City Impact

---

**Additional Preap Conference:** Required

**Neighborhood Meeting Required?** Yes

**Cross References:**

THIS FORM FURNISHED COURTESY OF:

STEWART TITLE

ADA CO. RECORDER  
J. DAVID HAVARRO  
BOISE ID  
STEWART TITLE

'94 MAR 9 PM 4:15

FEE Good DL Chelreal  
RECORDED AT THE REQUEST OF

SPACE ABOVE THIS LINE FOR RECORDING DATA  
Order No.: 94046625 WO

READ & APPROVED BY GRANTEE(S) [Signature] [Signature]

**ACCOMMODATION RECORDING WARRANTY DEED**

FOR VALUE RECEIVED NAOMI C. WEAST, an unmarried woman

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto EUGENE G. LARSON and SHEILA LARSON, husband and wife

GRANTEE(S), whose current address is: 4355 W. Victory, Meridian, ID 83642  
the following described real property in ADA County, State of Idaho, more particularly described as follows, to wit:

As set forth on the attached EXHIBIT "A", which by this reference becomes a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

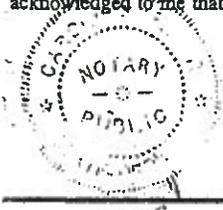
Dated: February 23, 1994

Naomi C Weast  
NAOMI C. WEAST

STATE OF IDAHO  
COUNTY OF Ada }

On this 23<sup>rd</sup> day of February, in the year of 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared NAOMI C. WEAST

known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Signature: Carol Spencer  
Name: CAROLL SPENCER  
Residing at: Basin, Id.  
My Commission Expires: 5/9/99



# ATTACHMENT A

BEGINNING at the northwest corner of section 27, Twp. 3 N., Rge. 1 W., B.M.;

THENCE South 0 degrees 14 minutes 04 seconds West along the section line, a distance of 696.80 feet to the REAL POINT OF BEGINNING;

THENCE South 89 degrees 15 minutes 42 seconds East, a distance of 25.00 feet to a steel pin witness corner;

THENCE continuing South 89 degrees 15 minutes 42 seconds East, a distance of 811.86 feet to a steel pin;

THENCE South 0 degrees 05 minutes 25 seconds East, a distance of 630.07 feet to a steel pin;

THENCE North 89 degrees 15 minutes 42 seconds West, a distance of 597.43 feet to a steel pin;

THENCE North 0 degrees 14 minutes 04 seconds East, a distance of 200.00 feet to a steel pin;

THENCE North 89 degrees 15 minutes 42 seconds West, a distance of 218.00 feet to a steel pin witness corner;

THENCE continuing North 89 degrees 15 minutes 42 seconds West, a distance of 25.00 feet to a point on the section line;

THENCE North 0 degrees 14 minutes 04 seconds East along the section line, a distance of 430.02 feet to the REAL POINT OF BEGINNING containing 11.01 acres, more or less.



ATTACHMENT A

94021716

THIS FORM FURNISHED COURTESY OF:

STEWART TITLE

ADA CO. RECORDER  
J. DAVID HAVARRO  
BOISE ID  
STEWART TITLE

'94 MAR 9 PM 4 15

FEE 600 D.L. Belveal  
RECORDED AT THE REQUEST OF

READ & APPROVED BY GRANTEE(S) [Signature] [Signature]

SPACE ABOVE THIS LINE FOR RECORDING DATA  
Order No.: 94046625 WO

**ACCOMMODATION RECORDING WARRANTY DEED**

FOR VALUE RECEIVED NAOMI C. WEAST, an unmarried woman

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto EUGENE G. LARSON and SHEILA LARSON, husband and wife

GRANTEE(S), whose current address is: 4355 W. Victory, Meridian, ID 83642  
the following described real property in ADA County, State of Idaho, more particularly described as follows, to wit:

As set forth on the attached EXHIBIT "A", which by this reference becomes a part hereof.

RECEIVED  
APR 03 2014  
ADA COUNTY  
DEVELOPMENT SERVICES

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: February 23, 1994

Naomi C Weast  
NAOMI C. WEAST

STATE OF IDAHO )  
COUNTY OF Ada )

On this 23<sup>rd</sup> day of February, in the year of 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared NAOMI C. WEAST

known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Signature: Carol Spencer  
Name: CAROL SPENCER  
Residing at: Basin, Id.  
My Commission Expires: 5/9/99

# ATTACHMENT A

BEGINNING at the northwest corner of section 27, Twp. 3 N., Rge. 1 W., B.M.;

THENCE South 0 degrees 14 minutes 04 seconds West along the section line, a distance of 696.80 feet to the REAL POINT OF BEGINNING;

THENCE South 89 degrees 15 minutes 42 seconds East, a distance of 25.00 feet to a steel pin witness corner;

THENCE continuing South 89 degrees 15 minutes 42 seconds East, a distance of 811.86 feet to a steel pin;

THENCE South 0 degrees 05 minutes 25 seconds East, a distance of 630.07 feet to a steel pin;

THENCE North 89 degrees 15 minutes 42 seconds West, a distance of 597.43 feet to a steel pin;

THENCE North 0 degrees 14 minutes 04 seconds East, a distance of 200.00 feet to a steel pin;

THENCE North 89 degrees 15 minutes 42 seconds West, a distance of 218.00 feet to a steel pin witness corner;

THENCE continuing North 89 degrees 15 minutes 42 seconds West, a distance of 25.00 feet to a point on the section line;

THENCE North 0 degrees 14 minutes 04 seconds East along the section line, a distance of 430.02 feet to the REAL POINT OF BEGINNING containing 11.01 acres, more or less.



# ***BRIGGS ENGINEERING, Inc.***

**ENGINEERS / PLANNERS / SURVEYORS**

1800 West Overland Road  
Boise, Idaho 83705 – 3142  
Voice (208) 344-9700  
Fax (208) 345-2950

E-mail [sabrinaw@briggs-engineering.com](mailto:sabrinaw@briggs-engineering.com)

April 3, 2014

Ada County Development Services  
200 W Front Street  
Boise, Idaho 83702

RE: Preliminary Plat and Private Road Application for 3520 S Black Cat Road

Dear Planning Staff,

On behalf of my Client Eugene and Shelia Larson, please accept this application for a two (2) lot preliminary plat with a private road. The subject site is located at 3520 S Black Cat Road, the site is approximately 11 acres and is zoned RUT, no zoning changes are proposed at this time. These applications have been submitted in accordance with Ada County Zoning Code.

Preliminary Plat and Private Road:

As stated above we are requesting a two (2) lot subdivision within a RUT zone.

Lot 1, Block 1 will be approximately 5.63 acres, this proposed lot will retain the existing single-family residence and will continue to use the existing access from Black Cat Road.

Lot 2, Block 1 will be approximately 5.14 acres, access to this property will be via a private road from Black Cat. The private road will be within a 50' easement. Lot 2, Block 1 will currently be the only user of this private road. The proposed private road will be constructed with gravel.

Each existing and proposed residence will have its own individual septic and well system. Both lots have water rights through Boise Project Board of Control and will utilize gravity irrigation

Overall we find this proposed subdivision and private road application to be harmonious to the surrounding area and will have a minimum impact. If you have any questions please feel free to contact me at 208-344-9700 or at [sabrinaw@briggs-engineering.com](mailto:sabrinaw@briggs-engineering.com).

Thanks for your help with this application,



Sabrina Durtschi  
Planning Project Manager





Sabrina Durtschi < sabrinaw@briggs-engineering.com>

**Pasture Serene Estates Subdivision Name Reservation**

2 messages

**Jerry Hastings** < jhastings@adaweb.net>

Tue, Apr 1, 2014 at 10:47 AM

To: Sabrina Durtschi < sabrinaw@briggs-engineering.com>, "Dean Briggs (dean@briggs-engineering.com)" < dean@briggs-engineering.com>

April 1, 2014

Sabrina Durtschi

Briggs Engineering Co.

RE: Subdivision Name Reservation: "**Pasture Serene Estates Subdivision**"

Dear Sabrina,

At your request I have reserved the name "**Pasture Serene Estates 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 next ten (10) years unless the project is terminated by the client or 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

Ex Officio Recorder

Ada County Development Services

200 W. Front St., Boise, ID 83702

(208) 287-7912 office

(208) 287-7909 fax



**From:** Sabrina Durtschi [mailto: sabrinaw@briggs-engineering.com]

**Sent:** Monday, March 31, 2014 10:42 AM

**To:** Jerry Hastings

**Subject:** Re: Subdivision Name Reservation

EXHIBIT #5 1 OF 1

STAFF REPORT

201400467 S-PR

Pasture Serene Estates Subdivision



ADA COUNTY ASSESSOR  
LAND RECORDS

190 E FRONT STREET, SUITE 107 ♦ BOISE, IDAHO 83702  
PH (208) 287-7200 ♦ FAX (208) 287-7209

**PRIVATE ROAD NAME APPLICATION**

**APPLICANT:**

Name: Brigas Engineering  
Address: 1900 W Central Blvd.  
City: Boise State: ID Zip: 83705  
Telephone: (208) 344-9700  
Email: Sabrina@Brigas-Engineering.com



**PROPERTY LOCATION:**

Location: Quarter: \_\_\_\_\_ Section: 27 Township: 3N Range: 1W  
Site Address: 3520 S. Black Cat.  
Area of City Impact: 4 Meadows  
Tax Parcel Number: S1227223305

**Please attach a site plan and a vicinity plan**

**PROPOSED STREET NAME** Glidden

Alternate Street Name Choices:

- 1. OHana
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_

**Please note the following standards when choosing a street name(s):**

- All proposed streets will be checked for alignment with existing streets. Streets that are considered to be in general alignment shall carry the same name as the existing street.
- There shall be no duplication of street names by sound or spelling within Ada County.
- Street names shall be no more than 13 letters in length including spaces.
- Any private street from an existing dedicated street shall have a sign indicating its name and the designation of "Lane" as required by Ada County Ordinance.
- See Ada County Code Title 2 Chapter 1: Street Name and Address Numbering Ordinance

Applicant Signature [Signature] Date 4-3-14

OFFICE USE ONLY

**APPROVED PRIVATE ROAD NAME:** \_\_\_\_\_

Ada County Assessor Representative \_\_\_\_\_ Date \_\_\_\_\_

Ada County Sheriff Office Representative \_\_\_\_\_ Date \_\_\_\_\_

Area of City Impact Representative \_\_\_\_\_

## Road Maintenance Agreement

The undersigned, being owners of real property as set forth on the attached Exhibit \_\_\_\_\_ on which property is an existing private roadway, \_\_\_\_\_, in Ada County, Idaho, in consideration of the following agreements herein contained, agree as follows:

Any of the undersigned shall be permitted to do any and all maintenance or improvements that such person deems acceptable to said road and at any reasonable time.

The person or persons performing the maintenance or improvements shall perform the work in a timely way that will not unduly restrict access to any properties of the undersigned.

The person or persons performing any maintenance or improvements shall provide all equipment, labor, and materials required for the maintenance and improvements to the road that such person deems appropriate and at the sole expense of the person performing said work.

The person performing such maintenance or making the improvements shall be solely responsible for the cost of such maintenance or improvements and agrees to timely pay all expenses associate therewith and to hold the other owners or users to this agreement harmless from any mechanic's, or labor liens or encumbrances as a result of said improvements or maintenance.

Any alterations, improvements, or maintenance performed on the road shall result in the road being in at least as good a condition when completed as when the work was commenced.

No party to this agreement has the right or authority to bind any other party to this agreement to nay expense for such maintenance without such party's written consent.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Eugene Larson

\_\_\_\_\_  
Shelia Larson

\_\_\_\_\_  
Pete Glidden

\_\_\_\_\_  
Lynn Glidden

DRAFT



# Neighborhood Meeting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W. Front Street, Boise, Idaho 83702

www.adaweb.net (208) 287-7900

## GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Ada County Code or ask one of our planners for more information on neighborhood meetings.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes all involved Neighborhood Associations and property owners within 300, 1,000, or 2,640 feet of the subject property boundary need to be invited to your meeting. See ACC 8-7A-5C (1) & (2) for uses and districts requiring the 1000' or 2,640' notification.

Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

**Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.**

Description of proposed project: Subdivide 11.01 acres into 2, 5<sup>+</sup> acre lots. @ 3520 So. Black Cat Rd.

Date and time of neighborhood meeting: APRIL 1, 2014 7:00-8:00 pm

Location of neighborhood meeting: 3520 S. Black Cat Rd. Nampa, Idaho 83687  
(LARSON HOME)

## SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Total Acres: 11.01  
Subdivision Name: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Site Address: 3520 S. Black Cat Rd  
Nampa, Id. 83687

Tax Parcel Number(s): 5122722305

## APPLICANT:

Name: Eugene + Sheila Larson  
Address: 3520 S. Black Cat Rd  
City: Nampa State: Id. Zip: 83687  
Telephone: 208-888-2120 Fax: NA  
Email: shelarson3@msn.com

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Ada County Code.



Sheila Larson  
Signature: (Applicant)

4-1-14  
Date

OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

8/4/11

EXHIBIT #8 1 OF 3  
STAFF REPORT  
201400467 S-PR  
Pasture Serene Estates Subdivision

Date and Time of Neighborhood Meeting: APRIL 1, 2014 7:00-8:00 pm

Location of Neighborhood Meeting: 3520 S. Black Cat Rd. Nampa Id 83687

Notice sent to neighbors on: March 24, 2014

Subdivision: Pasture Serene Estates

Meeting Start Time: 7:15 pm

Meeting End Time: 9:00 pm

**Attendee:**

Name	Address	Zip	Phone #
1. Sabina Butchi	1900 W. Oriskany Blvd.	83705	394-9700
2. Peter Glidden	3650 S. Black Cat Road	83642	371-1564
3. Julie Bingham	3675 S. Black Cat Rd	83687	860-6207
4. Anne Barclay	3755 High Grove Lane	83687	855-9110
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			



WOODINGTON PATRICK K  
3752 S HIGH GROVE LN  
NAMPA, ID 83687-0000

BINGHAM BRETT  
3675 S BLACK CAT RD  
NAMPA, ID 83687-0000

MILLS SCOTT  
7124 N SPURWING WAY  
MERIDIAN, ID 83646-5179

CSRC INVESTMENTS LLC  
PO BOX 1001  
ANGEL FIRE, NM 87710-0000

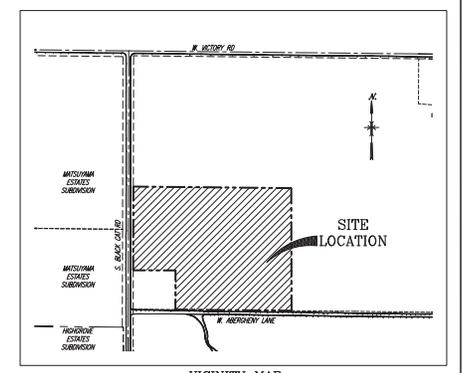
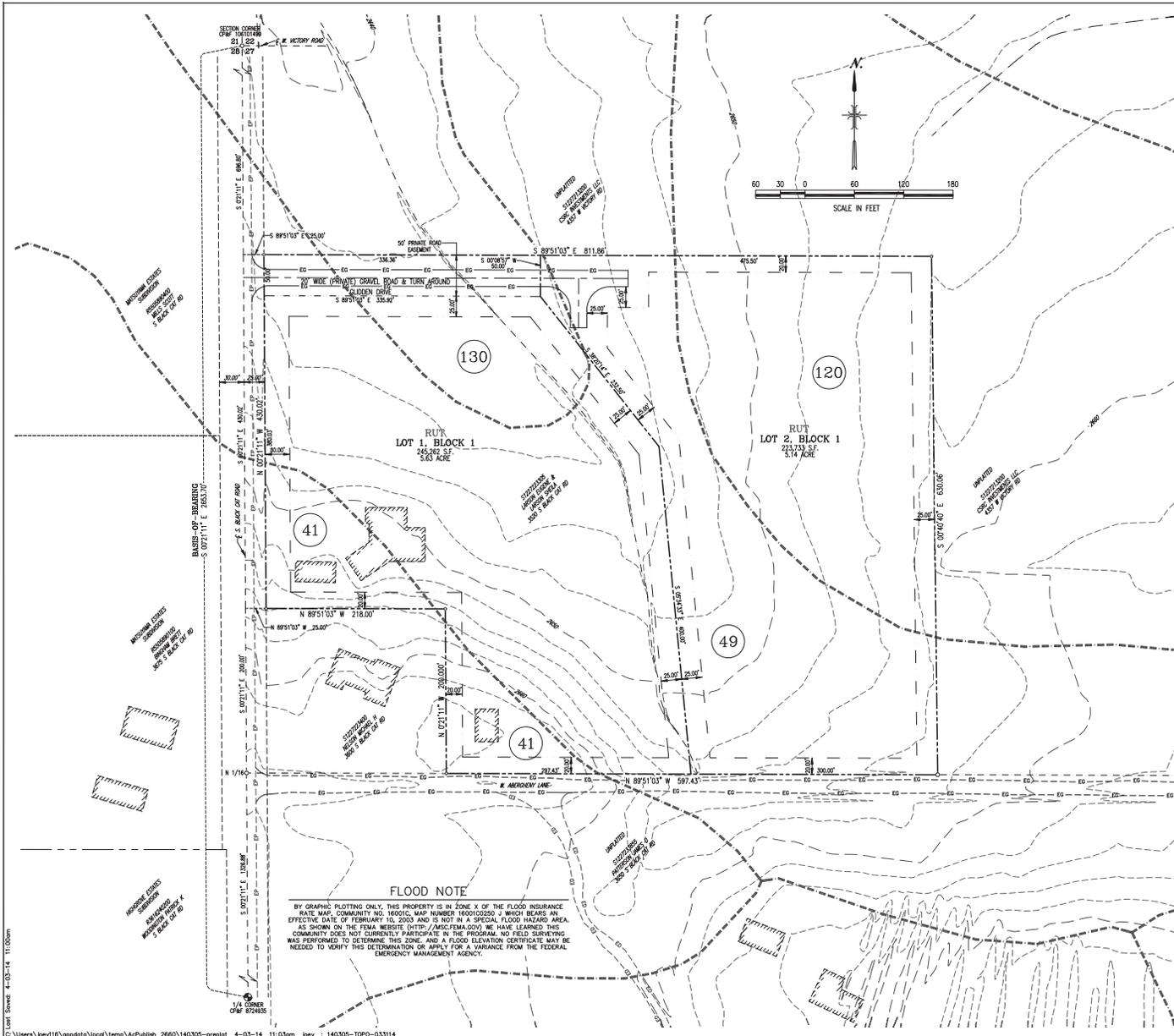
LARSON EUGENE G  
3520 S BLACK CAT RD  
NAMPA, ID 83687-0000

NELSON MICHAEL H  
3600 S BLACK CAT RD  
NAMPA, ID 83687-0000

PATTERSON JAMES D  
9362 W WICHITA ST  
BOISE, ID 83709-0000

*Fy |  
These people will be  
invited to the community  
meeting when its set up*





**LEGEND**

○	FOUND BRASS CAP
○	FOUND 5/8" REBAR (AS NOTED)
○	FOUND 1/2" REBAR (AS NOTED)
---	PROPERTY BOUNDARY
EG EG	PROPOSED EDGE OF GRAVEL
---	PROPOSED CENTERLINE
---	BUILDING SET BACK LINE
---	EXISTING PROPERTY LINE
---	EXISTING SUBDIVISION BOUNDARY
---	EXISTING RIGHT-OF-WAY
---	EXISTING SECTION LINE
---	EASEMENT LINE
---	EXISTING BUILDING
---	EXISTING CENTERLINE OF DITCH
---	EXISTING ZONING INDICATOR
---	RUT
---	10' CONTOUR
---	2' CONTOUR
EP	EDGE OF PAVEMENT
EG	EDGE OF GRAVEL
---	SOIL TYPE BOUNDARY
---	SOIL TYPE INDICATOR (SEE SOIL TYPE DATA)

**SOIL TYPE DATA**

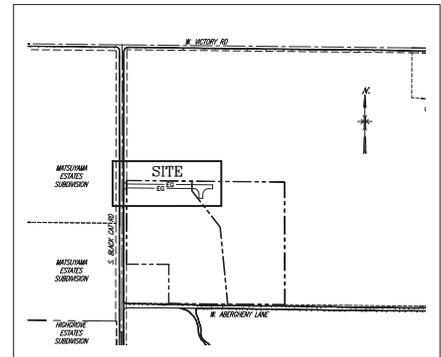
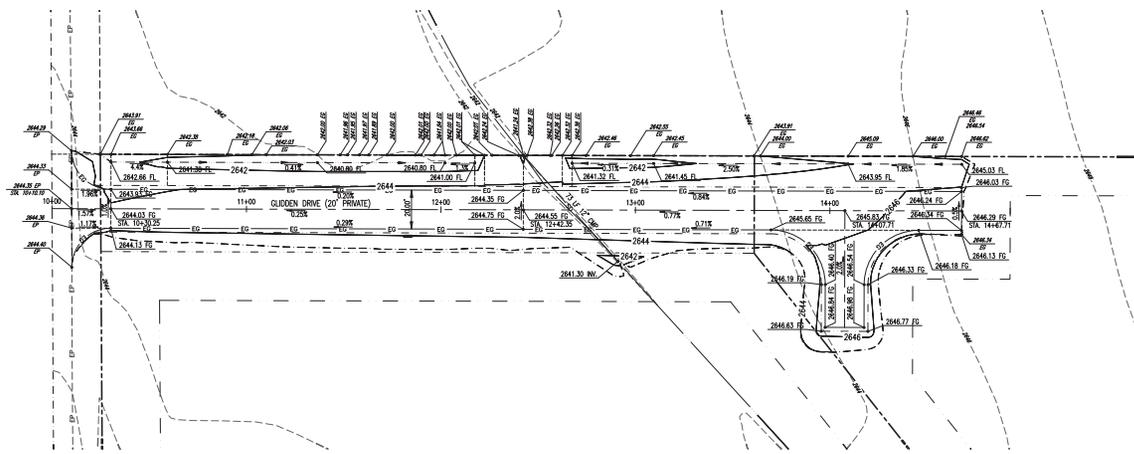
41=COLTHORP SILT LOAM, 2 TO 4 PERCENT SLOPES  
 THE COLTHORP SERIES CONSISTS OF SHALLOW TO A DURIPAN, WELL DRAINED SOILS ON BASALT PLAINS AND TERRACES. THEY FORMED IN SILTY ALLUVIUM FROM LOESS AND WEATHERED VOLCANIC ASH. PERMEABILITY IS MODERATELY SLOW. SLOPES ARE 0 TO 20 PERCENT. THE AVERAGE ANNUAL PRECIPITATION IS ABOUT 11 INCHES AND THE AVERAGE ANNUAL AIR TEMPERATURE IS ABOUT 51 DEGREES F.

49=ELIJAH SILT LOAM, 2 TO 4 PERCENT SLOPES  
 THE ELIJAH SERIES CONSISTS OF MODERATELY DEEP TO A DURIPAN, WELL DRAINED SOILS THAT FORMED IN SILTY ALLUVIUM FROM LOESS AND WEATHERED VOLCANIC ASH OVER MEDIUM TO COARSE TEXTURED ALLUVIUM OR LACUSTRINE SEDIMENTS. SLOPES RANGE FROM 0 TO 20 PERCENT ON LAVAL PLAINS, FAN PROMONTORIES AND VALLEYS. THE AVERAGE ANNUAL PRECIPITATION IS ABOUT 9 INCHES AND THE AVERAGE ANNUAL AIR TEMPERATURE IS ABOUT 50 DEGREES F.

120=PIPELINE SILT LOAM, 2 TO 4 PERCENT SLOPES  
 THE PIPELINE SERIES CONSISTS OF SHALLOW, WELL DRAINED SOILS THAT FORMED IN LOESS OR SILTY ALLUVIUM. PIPELINE SOILS ARE ON BASALT PLAINS AND HAVE SLOPES OF 0 TO 12 PERCENT. MEAN ANNUAL PRECIPITATION IS ABOUT 11 INCHES AND THE MEAN ANNUAL AIR TEMPERATURE IS ABOUT 51 DEGREES F.

130=POWER SILT LOAM, 2 TO 4 PERCENT  
 THE POWER SERIES CONSISTS OF VERY DEEP WELL DRAINED SOILS ON PLAINS AND VALLEYS. THEY FORMED BY SILTY ALLUVIUM FROM LOESS AND WEATHERED VOLCANIC ASH OVER LOAMY ALLUVIUM FROM PLEISTOCENE MATERIALS. PERMEABILITY IS MODERATELY SLOW. SLOPES ARE 0 TO 15 PERCENT. THE AVERAGE ANNUAL PRECIPITATION IS ABOUT 9 INCHES, AND THE AVERAGE ANNUAL AIR TEMPERATURE IS ABOUT 51 DEGREES F.

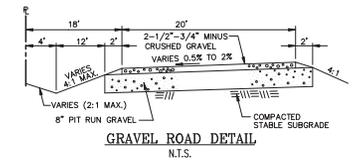
REVISION:	BY:
<b>BRIGGS ENGINEERS, INC.</b> <b>BRIGGS ENGINEERS</b>	
<b>PASTURE SERENE ESTATES SUBDIVISION</b>	
<b>NATURAL FEATURES ANALYSIS</b>	
SCALE: 1"= 60'	DWG NO. 140305
DWG DATE: 04/23/14	SHEET: 1 OF 1
<b>NF</b>	
L:\140305-PREPLAT	



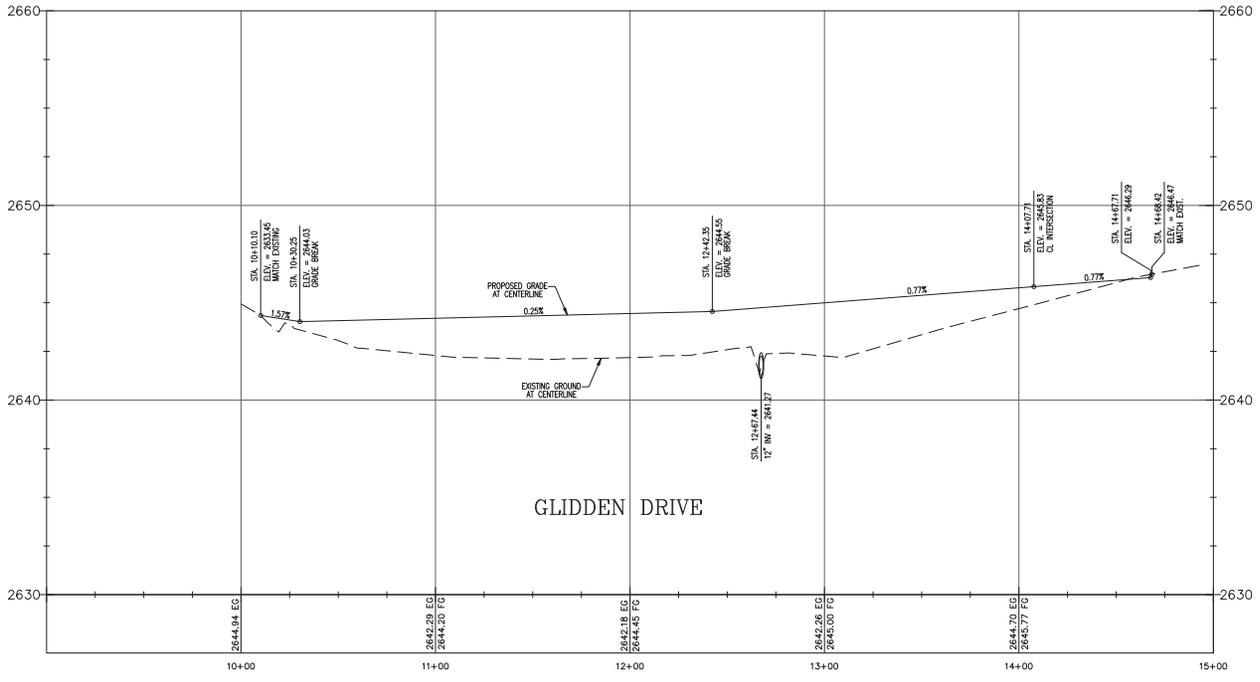
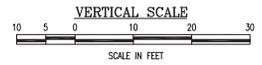
VICINITY MAP  
SCALE: 1"=300'

LEGEND

- FOUND BRASS CAP
- FOUND 3/4" REBAR (AS NOTED)
- FOUND 1/2" REBAR (AS NOTED)
- PROPERTY BOUNDARY
- PROPOSED EDGE OF GRAVEL
- PROPOSED CENTERLINE
- BUILDING SET BACK LINE
- EXISTING PROPERTY LINE
- EXISTING SUBDIVISION BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- SURVEY/SECTION TIE
- EASEMENT LINE
- EXISTING BUILDING
- EXISTING CENTERLINE OF DITCH
- PROPOSED FLOW LINE
- PROPOSED GRADE BREAK
- PROPOSED LIMITS OF GRADING
- PROPOSED SLOPE GRADE
- PROPOSED ELEVATION W/ DESCRIPTION
- EXISTING ELEVATION W/ DESCRIPTION
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EDGE OF PAVEMENT
- EDGE OF GRAVEL

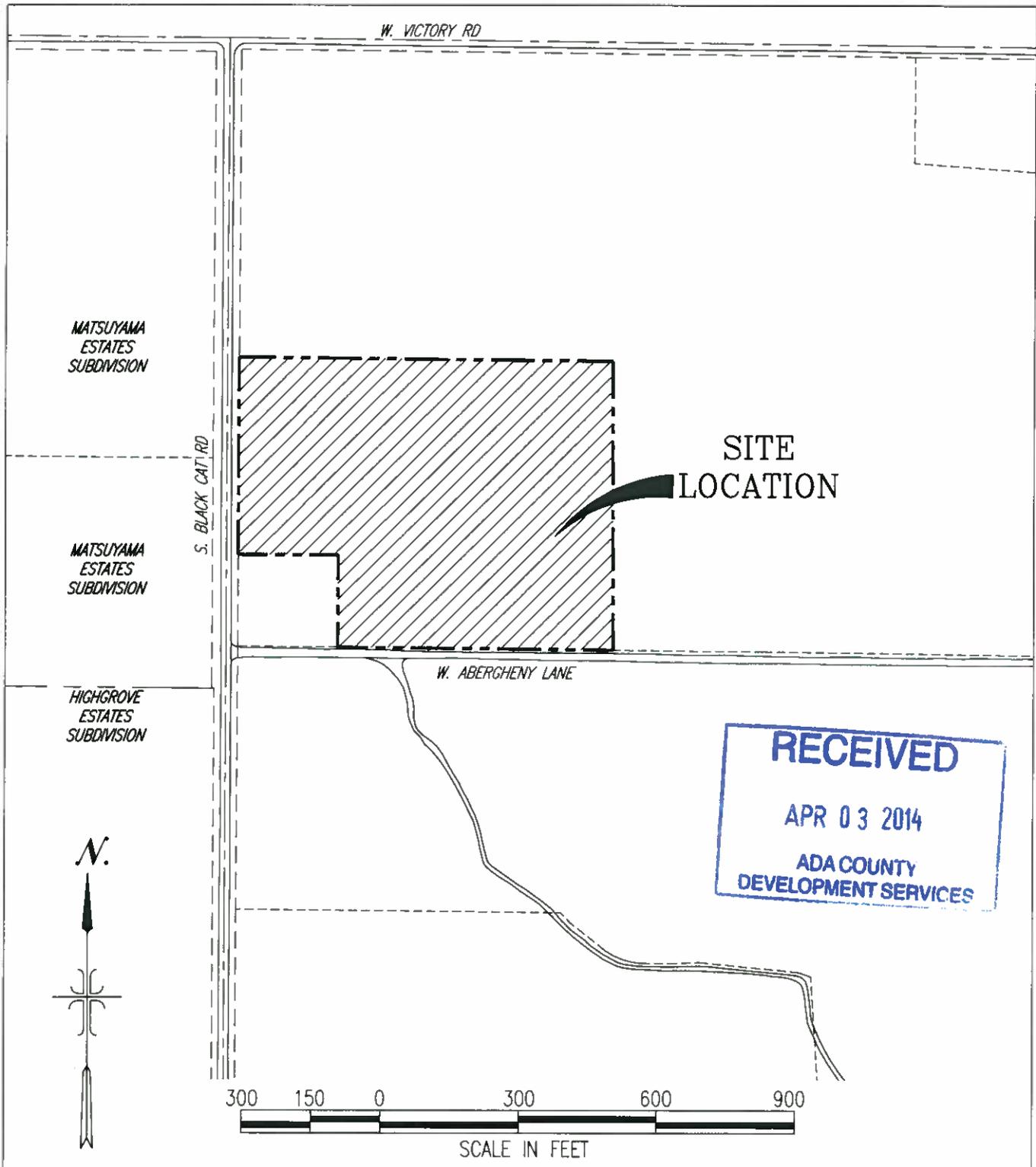


GRAVEL ROAD DETAIL  
N.T.S.



REVISION:	BY:
<b>BRIGGS ENGINEERING, INC.</b> <b>BRIGGS</b>	
ENGINEERS	SURVEYORS
PLANNERS	INSURANCE AGENTS
1800 E. IRVING ROAD, SUITE 1000 • DORSET, TEXAS 75958 Phone: 409.741.1111 • Fax: 409.741.1112 www.briggs-engineering.com • www.briggs-engineering.com All work is subject to the terms and conditions of the Professional Engineer's License Agreement from Briggs Engineering, Inc.	
<b>PASTURE SERENE ESTATES SUBDIVISION</b> PRIVATE ROAD PLAN & PROFILE	
DWG DATE:	SCALE: 1" = 30'
07/23/14	
DWG NO.:	
140305	
SHEET: 1 OF 1 <b>PROF</b>	
LN140305-ENG	

Unit: Survey: 4-03-14 11:03am  
 L:\2014\03-2014\140305\Drawings\Profile\140305-ENGINEERING PLAN-PRIVATE DRIVE\_4-03-14 11:03am.jey



**RECEIVED**  
 APR 03 2014  
 ADA COUNTY  
 DEVELOPMENT SERVICES

REVISION : BY:  
 SHEET : 1 OF 1  
**VICINITY**  
 \140305-PREPLAT.dwg

**PASTURE SERENE  
 ESTATES SUBDIVISION**

VICINITY MAP

DWG DATE: 04/01/14

DWG NO. 140305

SCALE: 1" = 300'

BRIGGS ENGINEERING, INC.  
  
 ENGINEERS PLANNERS SURVEYORS  
 1800 W. OVERLAND ROAD • BOISE, IDAHO 83705 • (208)344-9700  
 These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by written agreement from Briggs Engineering, Inc.

DESCRIPTION FOR  
Pasture Serenity Subdivision

A parcel of land located in the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 27, Township 3 North, Range 1 West, Boise Meridian, Ada County, Boise City, Idaho, more particularly described as follows:

Beginning at the Northwest corner of said NW  $\frac{1}{4}$ , NW  $\frac{1}{4}$ , Section 29; thence S.  $0^{\circ}21'11''$  E. 696.80 feet along the west boundary of said NW  $\frac{1}{4}$ , NW  $\frac{1}{4}$ , also being the centerline of S. Black Cat Road to a point; thence S.  $89^{\circ}51'03''$  E. 25.00 feet to a point on the easterly right of way of Said S. Black Cat Road, also being the REAL POINT OF BEGINNING:

Thence S.  $89^{\circ}51'03''$  E. 811.86 feet to a point;

Thence S.  $00^{\circ}40'40''$  E. 630.06 feet to a point on the northerly line of W. Abernathy Lane, a private road;

Thence along said private road north line N.  $89^{\circ}51'03''$  W. 597.43 feet to a point;

Thence leaving said north line N.  $00^{\circ}21'11''$  W. 200.00 feet to a point:

Thence N.  $89^{\circ}51'03''$  W. 218.00 feet to a point on the said east right-of-way of S. Black Cat Road:

Thence along said right-of-way N.  $00^{\circ}21'11''$  W. 430.02 feet to the Point of Beginning.

This parcel contains 10.77 acres more or less.

Bearings herein are based on the east line of said NW  $\frac{1}{4}$ , NW  $\frac{1}{4}$ , Section 27 bearing S.  $0^{\circ}21'11''$  E.



DEAN W. BRIGGS, P.L.S. 3619



April 3, 2014

TRACT NAME: PASTURE SERENITY  
 DESCRIPTION: BOUNDARY  
 DISTANCE UNITS: FEET  
 POINT OF BEGINNING: N=10000.00000', E=10000.00000'

TYPE	DIRECTION	DISTANCE	NORTHING	EASTING	DESCRIPTION
LINE	S 89°51'03" E	811.86'	9997.88637'	10811.85725'	
LINE	S 00°40'40" E	630.06'	9367.87045'	10819.31034'	
LINE	N 89°51'03" W	597.43'	9369.42583'	10221.88237'	
LINE	N 00°21'11" W	200.00'	9569.42203'	10220.64998'	
LINE	N 89°51'03" W	218.00'	9569.98958'	10002.65072'	
LINE	N 00°21'11" W	430.02'	10000.00142'	10000.00096'	

AREA: 468,993 SQ. FEET, 10.767 ACRES (UN-BALANCED)  
 PERIMETER: 2887.37'  
 CLOSING LINE: S 34°01'36" W, 0.00'  
 ERROR IN CLOSURE: NONE

**Ada County Development Services**

200 W. Front St., Boise, ID 83702  
(208) 287-7900

**Receipt Number:** 41068

**Date:** 4/4/2014

**Date Created:** 4/4/2014

**Receipt Type:** Reposted Receipt

**Status:** Active

**Customer's Name:** Peter Glidden and Eugene G. Larson

**Comments:** Prelimin Subdivision and Private Rd

**CHARGES**

<b>Item Being Paid For:</b>	<b>Application Number:</b>	<b>Amount Paid:</b>	<b>Prevs Pymnts:</b>	<b>Unpaid Amnt:</b>
Planning Application App-Permit Fee	201400467-S Prelim Plat A	\$1,209.00		
Planning Application App-Permit Fee	201400467-PR A	\$409.00		
Engineering Application App-Permit Fee	201400467-ENG-RD A	\$335.00		
Engineering Application App-Permit Fee	201400467-ENG-PP Phase 1 A	\$110.00		
<b>Sub Total:</b>		<b>\$2,063.00</b>		
<b>Sales Tax:</b>		<b>\$0.00</b>		
<b>Total Charges:</b>		<b>\$2,063.00</b>		

**PAYMENTS**

<b>Type of Payment:</b>	<b>Check/Ref Number:</b>	<b>Amount:</b>
Check	1805	\$1,031.50
Check	626	\$1,031.50
<b>Total Payments:</b>		<b>\$2,063.00</b>

**ADJUSTMENTS**

**Receipt Balance:** \$0.00



Sabrina Durtschi < [sabrinaw@briggs-engineering.com](mailto:sabrinaw@briggs-engineering.com) >

---

## Another Question

---

**Megan Basham** < [mbasham@adaweb.net](mailto:mbasham@adaweb.net) >  
To: Sabrina Durtschi < [sabrinaw@briggs-engineering.com](mailto:sabrinaw@briggs-engineering.com) >

Tue, Apr 1, 2014 at 10:51 AM

Hi Sabrina-

- Preliminary Plat (Planning-35 or fewer lots): \$1209
- Preliminary Plat (Engineering-4 or fewer lots): \$110 ✓
- Private Road (Planning): \$409
- Private Road (Engineering): \$335 ✓

Total: \$2063



**Megan Basham, AICP**

*Associate Planner*

**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7944 *office*  
(208) 287-7909 *fax*

**From:** Sabrina Durtschi [<mailto:sabrinaw@briggs-engineering.com>]  
**Sent:** Tuesday, April 01, 2014 10:40 AM  
**To:** Megan Basham  
**Subject:** Another Question

[Quoted text hidden]

ADA COUNTY  
DEVELOPMENT SERVICES



PHONE (208) 287-7900  
FAX (208) 287-7909

200 W. FRONT STREET, BOISE, IDAHO 83702-7300

BUILDING \* ENGINEERING \* PLANNING \* ZONING

April 7, 2014

Sabrina Durtschi  
Briggs Engineering, Inc  
1800 W Overland Road  
Boise, ID 83705

**RE: PROJECT #201400467 S-PR, PASTURE SERENE ESTATES SUB**

Dear Sabrina;

This is to notify you that your application has been scheduled to be heard by the Ada County Planning and Zoning Commission on June 5, 2014. This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. I can be reached at 287-7998 or via [bmoore@adaweb.net](mailto:bmoore@adaweb.net)

In accordance with State law, "Notice of Public Hearing" must be posted on the site. Ada County recently amended the code to require the applicant to post the sign.

The sign is required to be posted ten (10) days in advance of the hearing. If the property is not posted correctly or the certification form is not submitted to Development Services at least seven (7) days prior to the public hearing, the application will be tabled until the next available hearing date. The certification form is available to download on our website at [www.adaweb.net/DevelopmentServices](http://www.adaweb.net/DevelopmentServices). The sign is required to be taken down no later than three (3) days after the final decision. If there are multiple hearings on the application, the sign does not need to be taken down between hearings. However, the sign will need to be updated with the new hearing dates as the application goes through the hearing process.

Sincerely,

A handwritten signature in cursive script that reads "Brent Moore".

Brent Moore  
Associate Planner  
Ada County Development Services

CC: Eugene & Sheila Larson, 3520 S Black Cat Road, Nampa, ID 83687

PROJECT #201400467 S-PR  
PASTURE SERENE ESTATES SUB

EXHIBIT #15 1 OF 1  
STAFF REPORT  
201400467 S-PR  
Pasture Serene Estates Subdivision

## Brent Moore

---

**From:** Brent Moore  
**Sent:** Monday, April 07, 2014 2:49 PM  
**To:** laurenboehlke@yahoo.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; mhill@meridiancity.org; meridianfire@meridiancity.org; velta@nyid.org; clittle@achdidaho.org; syarrington@achdidaho.org; Mark Ferm; Angela Gilman; Jean Schaffer; Dale Ann Barton; Glenda Britz; Brent Moore  
**Cc:** Brent Moore  
**Subject:** Ada County Application Transmittal Notice.



### Ada County Development Services Planning & Zoning Division Transmittal

<b>File Number:</b> <a href="#">201400467-PR / S</a>	<b>X-Reference:</b> NONE
<b>Description:</b> A preliminary plat application for a two (2) lot residential subdivision along with a private road application.	
<b>Reviewing Body:</b> P AND Z	<b>Hearing Date:</b> 6/5/2014
<b>Applicant:</b> BRIGGS ENGINEERING INC	<b>P&amp;Z Recommendation:</b>
<b>Property:</b> The property contains 11.010 acres and is located at 3520 S BLACK CAT RD NAMPA 83687, Section 27 3N 1W.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at [gisx.adaweb.net/acdsv2/](http://gisx.adaweb.net/acdsv2/) and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 4/22/2014. When responding, please reference the file number identified above. If responding by email, please send comments to [bmoore@adaweb.net](mailto:bmoore@adaweb.net).

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,  
BRENT MOORE, ASSOCIATE PLANNER  
200 W Front Street  
Boise ID 83702  
[bmoore@adaweb.net](mailto:bmoore@adaweb.net)  
(208) 287-7998

## Brent Moore

---

**From:** Perry Palmer <ppalmer@meridiancity.org>  
**Sent:** Monday, April 07, 2014 5:21 PM  
**To:** Brent Moore  
**Subject:** 201400467 S-PR

Hi Brent,

The Meridian Fire Department has no issues with this application at this time.

Thanks,  
Perry

**Perry Palmer, Deputy Chief of Fire Prevention  
Meridian Fire Department  
208-888-1234**



***Dedication, Loyalty, Tradition***

**CONFIDENTIALITY NOTICE:**

This email and any files transmitted with it are confidential and privileged and intended for receipt and use solely by the individual or entity named in this email transmission. If you are not the intended recipient, be advised that you have received this email in error, and that any use, dissemination, forwarding, printing, disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. Please notify the sender immediately that you have received this message in error and destroy this message.

# MEMORANDUM

---



DATE: 4/8/2014

RE: 201400467-PR/S Briggs

TO: Brent Moore, Associate Planner

FROM: Mark Ferm, Ada County Building Official

---

## Summary of Project:

A preliminary plat application for a two (2) lot residential subdivision along with a private road application at 3520 S Black Cat Rd,

## Findings and Conditions:

The Building Division has no objection to the proposed development.

## Conclusion:

Approved as submitted

Mark Ferm  
Ada County Building Official  
200 W Front Suite 2125  
Boise Idaho 83702  
Phone 287-7910

[markf@adaweb.net](mailto:markf@adaweb.net)

**Brent Moore**

---

**From:** Sabrina Durtschi <sabrinaw@briggs-engineering.com>  
**Sent:** Wednesday, April 09, 2014 10:10 AM  
**To:** Brent Moore  
**Subject:** Pastures Serene Sub  
**Attachments:** Signatures of neighbors in support.pdf

Hello Brent,

Attached is sign up sheet of support from the neighbors for this project.

Thanks,

Sabrina

--  
**Sabrina Durtschi**  
**Planning Project Manager**  
**1800 W Overland Road**  
**Boise, Idaho 83705**  
**208-344-9700**

I support the plan referenced in the Preliminary Plat application for the proposed subdivision at 3520 S. Black Cat Road to divide the property into two (2), five (5+) acre lots.

	Name	Address	Zip	Phone #
1	Pence Jones	5053 W. Victory	83687	888-9071
2	Susan D. Crawford	3601 High Grove	83687	288-2032
3	C. Peter Unruh	3601 High Grove Ln	83687	288-2032
4	M. Nelson	3600 S. Black Cat	83687	887-6887
5	M. Nelson	"	"	"
6	CHRIS FAIBORC	4299 Abernethy Ln	83642	573-8033
7	Kim Meyer	4193 Abernethy Ln	83642	631-6392
8				
9				
10				
11				
12				
13				
14				
15				

I attended the Neighborhood Meeting, April 1, 2014, regarding the proposed subdivision at 3520 S. Black Cat Road.

I support the plan referenced in the Preliminary Plat application to subdivide the property into two (2), five (5) acre lots.

Name	Address	Zip	Phone #
Julie Bingham	3675 S. Blackcat	83687	860-6207
Lynn Glidden	3650 S. Blackcat	83642	284-7777
Pete Glidden	3650 S. Blackcat	83642	371-1564
David J. Barclay	3755 High Drive Lane	83687	855-9116

**From:** Cwoodin181 <cwoodin181@aol.com>  
**Subject:** **Invitation**  
**Date:** March 27, 2014 9:41:52 AM MDT  
**To:** shelarson2@msn.com

Hi Sheila:

Thanks for the invitation to attend the meeting at your home on April 1st. I think it is very exciting for all of us, that we are able to now subdivide our properties.

Even though Pat and I will not be able to attend, we would like to wish you and Gene the best of luck with this, and offer our complete support for your endeavor. Good luck to you both!!

Pat and Cindy Woodington

**RICHARD DURRANT**  
CHAIRMAN OF THE BOARD  
**GRAHAM PATERSON**  
VICE CHAIRMAN OF THE BOARD

**TIMOTHY M. PAGE**  
PROJECT MANAGER

**ROBERT D. CARTER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**JERRI FLOYD**  
ASSISTANT SECRETARY-  
TREASURER

# BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000  
ACRES FOR THE FOLLOWING  
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT  
BOISE-KUNA DISTRICT  
WILDER DISTRICT  
NEW YORK DISTRICT  
BIG BEND DISTRICT

TEL: (208) 344-1141  
FAX: (208) 344-1437



21 April 2014

Ada County Development Services  
Courthouse  
200 West Front Street 2<sup>nd</sup> floor  
Boise, Idaho 83702

RE: Briggs Engineering, Inc.                      **201400467-PR/S**  
3520 S. Black Cat Rd.  
New York Irrigation District                      NY-114-003-00  
Rawson Canal 445+90  
Sec. 27, T3N, R1W, BM.

Brent Moore, Associate Planner:

The Boise Project has no objection to the Preliminary Plat and Private Road applications as there are no Project facilities located on the above-mentioned property.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Carter".

Bob Carter  
Assistant Project Manager- BPBC

bdc/bc

cc: Phil Comegys                      Watermaster, Div; 2 BPBC  
Velta Harwood                      Secretary-Treasurer, NYID  
File



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone #

Conditional Use #

Preliminary / Final / Short Plat 201400467-PR/S

Sect. 27

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. We will require more data concerning soil conditions on this Proposal before we can comment.
5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
high seasonal ground water
waste flow characteristics
bedrock from original grade
other
6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
8. After written approval from appropriate entities are submitted, we can approve this proposal for:
central sewage
community sewage system
community water well
interim sewage
central water
individual sewage
individual water
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
central sewage
community sewage system
community water
sewage dry lines
central water
10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
12. We will require plans be submitted for a plan review for any:
food establishment
swimming pools or spas
child care center
beverage establishment
grocery store
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.



Application for subdivision, Test holes, & full engineering report required

Reviewed By: [Signature] Date: 4/21/14

BM



John S. Franden, President  
Mitchell A. Jaurena, Vice President  
Rebecca W. Arnold, Commissioner  
Sara M. Baker, Commissioner  
Jim D. Hansen, Commissioner

Date: April 23, 2014  
To: Eugene Larson  
3520 S. Black Cat Road  
Nampa, ID 83687  
Subject: Pasture Serene Estates  
3520 S. Black Cat Road

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. The proposed development will generate less than 10 additional vehicle trips per day. Right-of-way dedication and street frontage improvements will not be required until further redevelopment of the site. The applicant shall be required to meet the following conditions of approval:

- Prior to construction of the driveway on Black Cat Road, the applicant's contractor should apply for an Approach Permit through ACHD Construction Services.
- Comply with all ACHD Standard Conditions of Approval (attached) as well as all ACHD Policies.
- A traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit. This is a separate review process that requires direct plans submittal to the Development Review staff at the Highway District. For questions regarding the submittal for impact fee assessment please contact the Development Review staff at (208) 387-6170.
- Prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.), a permit must be obtained from ACHD.

If you have any questions, please feel free to contact me at (208) 387-6178.

Sincerely,

Mindy Wallace, AICP  
Planner III  
Development Services  
CC: Project file,  
Ada County  
Briggs Engineering

## Standard Conditions of Approval

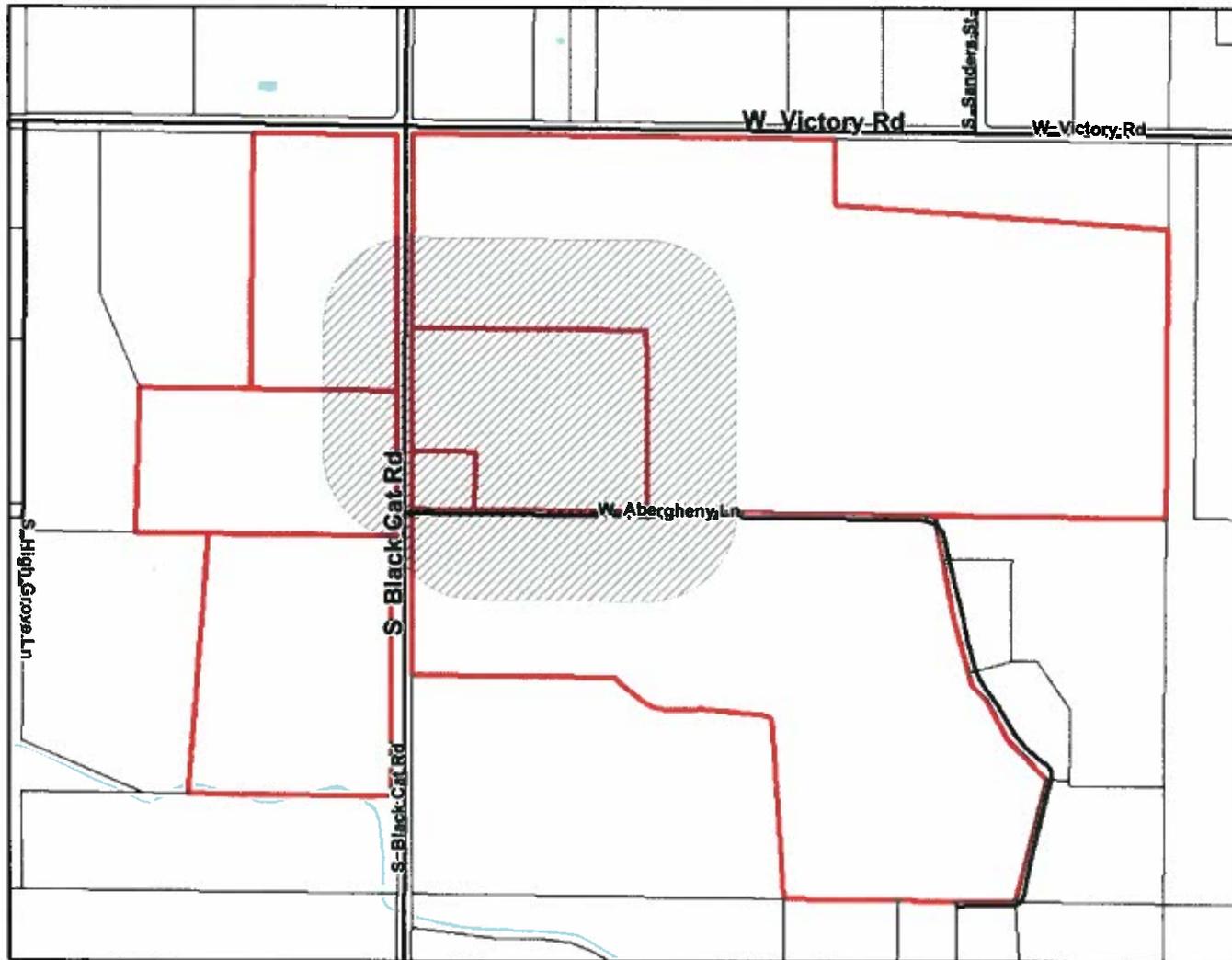
1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

## **Request for Appeal of Staff Decision**

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the ROWDS Manager when it is alleged that the ROWDS Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary of Highway Systems, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
  - c. **Time to Reply:** The ROWDS Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
  - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the ROWDS Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

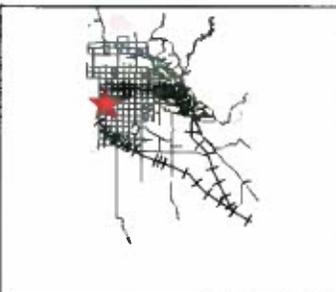
<b>Primary Owner</b>	<b>Mailing Address</b>	<b>Mailing Address City, State Zip</b>
WOODINGTON PATRICK K	3752 S HIGH GROVE LN	NAMPA, ID 83687-0000
BINGHAM BRETT	3675 S BLACK CAT RD	NAMPA, ID 83687-0000
MILLS SCOTT	7124 N SPURWING WAY	MERIDIAN, ID 83646-5179
CSRC INVESTMENTS LLC	PO BOX 1001	ANGEL FIRE, NM 87710-0000
LARSON EUGENE G	3520 S BLACK CAT RD	NAMPA, ID 83687-0000
NELSON MICHAEL H	3600 S BLACK CAT RD	NAMPA, ID 83687-0000
PATTERSON JAMES D	9362 W WICHITA ST	BOISE, ID 83709-0000

# 201400467 S-PR Radius Map



0 700 1400 2100 ft.

Map center: 43° 34' 18.0" N, 116° 27' 2.5" W



## Legend

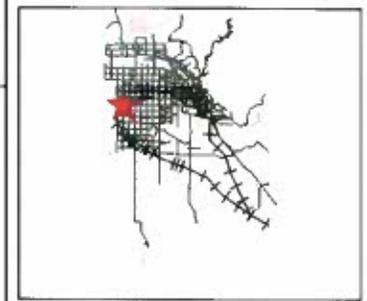
- Railroads
- Major Streets
  - Minor Arterial
  - Collector
  - SECTION
  - PRINCIPAL Arterial
  - INTERSTATE
  - Other
- Minor Streets
  - LOCAL
  - PARKS
  - PRIVATE
  - RESIDENTIAL
  - Other
- Street Names (minor)
- Parcels
- Water
- Parks
- City Limits
  - Kuna
  - Boise
  - Garden City
  - Eagle
  - Star
  - Meridian



Scale: 1:7,045

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

# 201400467 S-PR Vicinity Map



### Legend

- Railroads
- Major Streets
- Minor Arterial
- Collector
- SECTION
- PRINCIPAL Arterial
- INTERSTATE
- Other
- Minor Streets**
- LOCAL
- PARKS
- PRIVATE
- RESIDENTIAL
- Other
- Street Names (minor)**
- Parcels
- Parks
- City Limits
- Kuna
- Boise
- Garden City
- Eagle
- Star
- Meridian
- Ada-OQ2013



Map center: 43° 34' 21.7" N, 116° 27' 7.6" W



Scale: 1:4,169

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

ADA COUNTY DEVELOPMENT SERVICES  
200 W FRONT ST BOISE ID 83702



May 5, 2014

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Ada County Planning & Zoning Commission will hold a public hearing on **June 5, 2014** at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear the following:

**201400467 S-PR**, a preliminary plat application for a two (2) lot residential subdivision and a private road application. The property contains 11.01 acres and is located at 3520 S Black Cat Road in Section 27, T. 3N, R. 1W, Nampa, ID 83687.

Contact Brent Moore, Associate Planner, at 287-7998 or [bmoore@adaweb.net](mailto:bmoore@adaweb.net) for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within **300'** of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed on-line by completing the following:

- 1 Type <http://gisx.adaweb.net/acdsv2>
- 2 Enter "**201400467-S**" in 'Search Application by File Number'
- 3 Click on 'Application Information'
- 4 Review documents by clicking on 'Supporting Documents'

5 days prior to the hearing you can go to [www.adacounty.id.gov](http://www.adacounty.id.gov) to view the agenda or staff report.



**NOTES:**

- This item may not be heard at the scheduled time of 6:00 p.m. as multiple items may be considered during the hearing.
- Video, audio, PowerPoint, or other computer-generated visuals used to present testimony, must be provided to the Planner ½ hour prior to the start of the hearing: file format compatibility cannot be guaranteed.
- Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 three days prior to this public hearing to make arrangements.

# MEMORANDUM

---



**DATE:** May 22, 2014

**RE:** Recommendation Regarding File 201400467 S, Pasture Serene Estates Sub

**TO:** Brent Moore, Associate Planner

**FROM:** Dale Meyers, Surveying/Engineering Tech

**CC:** Angela Gilman, Ada County Engineer

---

Brent,

Per your request Angie and I have reviewed the project referenced above. The documents reviewed include:

- Detailed Letter
- Master Application
- Preliminary Plat
- Private Road Plans and associated drainage calculations

Comments and Conditions are as follows.

- 1) Label the PLS#, or other appropriate description, for the "Found" monuments shown.
- 2) Along with the Final Plat, a Drainage Study and Grading and Drainage Plan will need to be submitted in accordance with Ada County Code 8-4A-11.
- 3) The private road plans and drainage calcs are approved.
- 4) All ACHD conditions of approval shall be met.
- 5) A stop sign shall be placed at the approach. Size/location shall be in accordance with ACHD requirements.

The applicant shall contact the county engineer when the private road is complete and schedule a site visit.

Please let me know if you need anything else from me.

Regards,  
Dale

# Sign Posting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W Front Street, Boise, Idaho 83702

www.adaweb.net | (208) 287-7900

## GENERAL INFORMATION:

You must post the property at least ten (10) days prior to the scheduled public hearing. The Certification form must be submitted at least seven (7) days prior to the scheduled public hearing. Please review Section 8-7A-5 of the Ada County Code for all sign posting requirements.

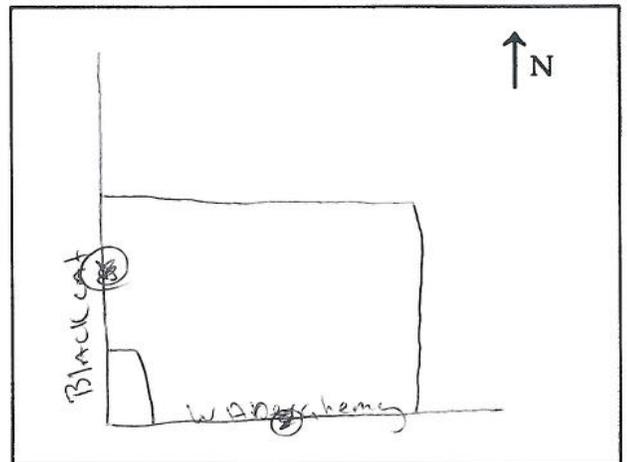
Please attach dated photographs of each sign with the certification.

## PROJECT INFORMATION:

Location:	Quarter:	Section: 27	Township: 3N	Range: 1W	Total Acres: 11.01
Project Name: Pastures Serene				Lot:	Block:
Site Address: 3520 S. Blackcat Road				Tax Parcel Number(s): S1227223305	
File Number: 201400467				Date Posted: 5-21-14	

<b>APPLICANT:</b>			
Name: Briggs, Easneria			
Address: 1825 W. Oakwood Rd			
City: Boise	State: ID	Zip: 83701	
Telephone: 344-9700	Fax:		
<p>I certify that the property was posted at least ten (10) days prior to the scheduled public hearing and have attached dated photographs of each sign in accordance with Section 8-7A-5 of the Ada County Code.</p>			
Signature: <i>[Signature]</i>			Date: 5-22-14

Please draw a diagram of sign location(s) on the property



OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

# ADA COUNTY PUBLIC HEARING NOTICE

Ada County Planning and Zoning Commission

**ADA COUNTY** will hold a public hearing on June 5, 2014 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 West Front Street, Boise, Idaho.

**PURPOSE:** A Preliminary Plat application for a two (2) lot residential subdivision and a private road application

**PROPERTY SIZE / LOCATION:** The property contains 11.01 acres and is located at 3520 Black Cat Road in Section 27, T3NR1W, Nampa, Id 83687

**APPLICATION BY:** Briggs Engineering

**PROJECT NUMBER / PLANNER NAME / PLANNER PHONE NUMBER:**  
#201400467 / Brent Moore / 287-7998.

20.05.2014 10.49

# ADA COUNTY PUBLIC HEARING NOTICE

Ada County Planning and Zoning Commission

**ADA COUNTY** will hold a public hearing on June 5, 2014 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 West Front Street, Boise, Idaho.

**PURPOSE:** A Preliminary Plat application for a two (2) lot residential subdivision and a private road application

**PROPERTY SIZE / LOCATION:** The property contains 11.01 acres and is located at 3520 Black Cat Road in Section 27, T3NR1W, Nampa, Id 83687

**APPLICATION BY:** Briggs Engineering

**PROJECT NUMBER / PLANNER NAME / PLANNER PHONE NUMBER:**  
#201400467 / Brent Moore / 287-7998.

20.05.2014 10:49

# ADA COUNTY PUBLIC HEARING NOTICE

Ada County Planning and Zoning Commission

**ADA COUNTY** will hold a public hearing on June 5, 2014 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 West Front Street, Boise, Idaho.

**PURPOSE:** A Preliminary Plat application for a two (2) lot residential subdivision and a private road application

**PROPERTY SIZE / LOCATION:** The property contains 11.01 acres and is located at 3520 Black Cat Road in Section 27, T3NR1W, Nampa, Id 83687

**APPLICATION BY:** Briggs Engineering

**PROJECT NUMBER / PLANNER NAME / PLANNER PHONE NUMBER:**  
#201400467 / Brent Moore / 287-7998.

20.05.2014 11:18

# ADA COUNTY PUBLIC HEARING NOTICE

Ada County Planning and Zoning Commission

**ADA COUNTY** will hold a public hearing on June 5, 2014 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 West Front Street, Boise, Idaho.

**PURPOSE:** A Preliminary Plat application for a two (2) lot residential subdivision and a private road application

**PROPERTY SIZE / LOCATION:** The property contains 11.01 acres and is located at 3520 Black Cat Road in Section 27, T3NR1W, Nampa, Id 83687

**APPLICATION BY:** Briggs Engineering

**PROJECT NUMBER / PLANNER NAME / PLANNER PHONE NUMBER:**  
#201400467 / Brent Moore / 287-7998.

20.05.2014 11:18