



**TO: BOARD OF ADA COUNTY COMMISSIONERS**

**HEARING DATE:** November 9, 2016

**STAFF:** Brent Danielson, AICP, Associate Planner

**PROJECT NO.:** 201601337 ZC-DA-OTD

**APPLICANT:** Vicki & Roger Cantlon

### **INTRODUCTION**

A zoning ordinance map amendment to rezone the subject property from the Rural Preservation (RP) District to the Rural Residential (RR) District with a Development Agreement. Also, an application for a one time division to create an 11.43 acre parcel from the subject property. The property contains approximately 40.75 acres and is located at 8401 S. Cole Road in Section 12, T. 2N, R. 1E.

### **EXECUTIVE SUMMARY**

The applicant is requesting approval of a zoning ordinance map amendment to rezone the subject property from the Rural Preservation (RP) District to the Rural Residential (RR) District with a Development Agreement. The rezone to the RR District is necessary for the applicant to complete a one time division to create an 11.43 acre parcel from the 40.75 acres. The one time division will result in a parcel encompassing the existing single-family dwelling, outbuildings, and riding arena and the other parcel will consist of rangeland.

The subject property consists of Parcels S1412141804 and S1412141810. These parcels are being put back together again in order to accomplish the one time division. In 1994, the property owners received approval of a one acre split (File #94005-OA), which created Parcel #S1412141804. Putting the two (2) parcels back together again will make the property eligible for a one-time division.

The subject property is adjacent to other properties that are zoned RR, specifically, the properties to the east and southwest. In addition, the subject property is located within the Whitney Fire District and has the same services available to it as the adjacent RR properties.

At the time the staff report was written the following agencies have provided comments: Ada County Building Division, Central District Health Department, Ada County Surveying Division, and the Ada County Highway District (ACHD). The Ada County Building Official replied in Exhibits #24 and #34 that the Building Division has no objection. The Central District Health Department responded in Exhibit #25 that any existing septic systems must remain within the

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#### **STAFF REPORT**

Project #201601337 ZC-DA-OTD  
Vicki & Roger Cantlon

property boundaries of the waste generating structures and the Central District Health Department does not guarantee a septic system can be installed on the split off lot. The Ada County Surveying Division provided the following comments in Exhibit #26: Revise the CP&F number listed at the Section Corner to reference the Instrument number in the recording information in the lower left hand corner of the CP&F on file for said Corner {95018675}. Suggest adding dimensioning between the “Existing Barn” and the proposed parcel line to show conformance with required setbacks. The Ada County Highway District (ACHD) replied in Exhibit #30 that they have determined that there are no improvements required to the adjacent street(s). A traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit and the applicant will need to comply with all ACHD policies and standard conditions of approval for any improvements or work in the right-of-way.

### **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 Board as set out in the proposed Findings of Fact and Conclusions of Law attached hereto. The Commission voted at their October 6, 2016 public hearing to recommend approval of Project #201601337 ZC-DA-OTD to the Board.

The Board should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application.

### **EXHIBIT LIST – PROJECT NO.: 201601337 ZC-DA-OTD**

- 1 Preapplication Conference Notes. 5 pages.
- 2 Master Application Form. 2 pages.
- 3 Zoning Ordinance Map Amendment Checklist. 1 page.
- 4 Development Agreement Checklist. 1 page.
- 5 One Time Division Checklist. 1 page.
- 6 Detailed Letter. 1 page.
- 7 Site Plan. 1 page.
- 8 Rezone Legal Description. 3 pages.
- 9 One Time Legal Description. 4 pages.
- 10 Neighborhood Meeting Certification Form. 2 pages.
- 11 Deeds. 9 pages.
- 12 Property Master Sheet. 1 page.
- 13 Parcel Owner Map. 3 pages.
- 14 Record of Survey #1193. 1 page.
- 15 Record of Survey #2961. 1 page.
- 16 Development Agreement Affidavit. 1 page.

- 17 Draft Development Agreement. 13 pages.
- 18 Submittal Letter to Vicki & Roger Cantlon dated August 10, 2016. 1 page.
- 19 Vicinity Map. 1 page.
- 20 Aerial Map. 1 page.
- 21 Large Aerial Map. 1 page.
- 22 Zoning Vicinity Map. 1 page.
- 23 Agency Transmittal. 2 pages.
- 24 Memorandum from the Ada County Building Official dated August 17, 2016. 1 page.
- 25 Agency Response from the Central District Health Department dated August 19, 2016. 1 page.
- 26 Memorandum from the Ada County Surveying Division dated August 26, 2016. 1 page.
- 27 Radius Map. 1 page.
- 28 Mailing List. 1 page.
- 29 Radius Notice. 1 page.
- 30 Agency Response from the Ada County Highway District dated September 9, 2016. 3 pages.
- 31 Legal Notice of Public Hearing published on September 13, 2016. 2 pages
- 32 Sign Posting Certification Form and Photos. 6 pages.
- 33 Agency Transmittal. 2 pages.
- 34 Memorandum from the Ada County Building Official dated October 11, 2016. 1 page.
- 35 Action Letter to Vicki & Roger Cantlon dated October 12, 2016. 1 page.
- 36 Mailing List. 1 page.
- 37 Radius Notice. 1 page.
- 38 Legal Notice of Public Hearing published on October 18, 2016. 2 pages.
- 39 List of Conditions of Approval being completed. 1 page.
- 40 Site Plan with dimension between the “Existing Barn” and proposed parcel line. 1 page.
- 41 Existing Septic System Drawing. 1 page.
- 42 Sign Posting Certification Form. 5 pages.



ADA COUNTY
DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201600067 - PREAP - A

Status: Active

Date Received: 4/22/2016

Date Closed:

Meeting Date: 5/5/2016 Date Assigned: 4/22/2016

Project Description:

Applicant's Name:
THACKER PAT

Applicant would like to combine two parcels that had been split apart in order to submit a One Time Division. Also would like to discuss a potential subdivision of 10 acre parcels.

Development Services Staff Assigned To Meeting:

Staff Name: Attended Meeting?
BRENT DANIELSON
KRISTY INSELMAN

No. of Lots/Units: 0 Total Acres: 38.940

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

Northwest Corner of Vallejo Road and Cole Road

Parcel Info:

Parcel Num: S1412141810 Street Address: 8401 S COLE RD City/State/Zip: Boise, ID 83709-0000

Zone Info:

Zone Type: Existing Zone Zone: RP

TwN / Rng / Sec Info:

TwN: Rng: Sec: Qtr: 2N 1E 12

Overlay Areas Info:

Overlay Area: Hillside WUFI Overlay Value: 15 % Slope or More Yes Code Ref: Article 8-3H Article 8-3B Comments:



Comp Plan: Ada County

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 HORNSBY COURTNEY

Proposed Allowed Uses:



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PREAPPLICATION CONFERENCE NOTES

Dwelling, single-family detached

Required Applications:

App Type:      Descriptive Name:  
OTD              ONE-TIME DIVISION

Notes:

GENERAL OVERVIEW:

Parcel #S1412141810 consists of 38.94 acres. There is a single-family dwelling on this parcel.

Parcel #S1412141804 consists of 1.06 acres.

These parcels were created through the approval of one-acre split back in 1994 (File #94005-OA).

Prior to the one-acre split the property was just one (1) parcel consisting of 40 acres.

The property is zoned Rural Preservation (RP). The property is also located in the Wildland-Urban Fire Interface (WUFI) Overlay District and the Hillside Overlay District.

The minimum parcel size in the RP District is 40 acres. The 1.06 acre falls under 'Rural Residence'. The allowed size for a Rural Residence ranges 1.0 acre to 2.5 acres. The minimum street frontage for both is 100 feet.

The minimum setback off of Cole Road and Vallejo Road is 50 feet. The minimum setback from a property line not fronting a street is 25 feet.

The maximum building coverage in the RP District is 5%. The maximum building coverage for a rural residence is 5%.

Since the one-acre split has occurred the property is no longer eligible for a one-time division.

If the applicant wants to have a 10 acre parcel and a 30 acre the property would need to be rezoned to Rural Residential (RR). The minimum parcel size for the RR District is 10 acres and the minimum roadway frontage is 100 feet. The minimum setback requirements are the same as the RP District.

A rezone will require two (2) public hearings. The first public hearing is in front of the Planning and Zoning Commission where they will make a recommendation to the Board. The second public hearing is front of the Board where they will make the final decision on the rezone.

A development agreement is required to be submitted with the rezone.

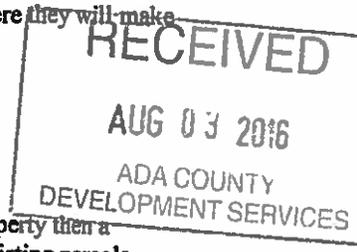
For the two (2) existing parcels to result in a 10 acre and 30 acre parcel there are two (2) options:

Option 1: Property Boundary Adjustment - If the ten acres is going to be at the northwest corner of the property then a property boundary adjustment could be applied to adjust the common property lines between the two (2) existing parcels.

Option 2: One-Time Division - The two (2) parcels get put back together to how they were prior to the one-acre split and the applicant applies for a one time division.

If you want more than two (2) parcels then you will need to apply for a subdivision.

You will need to have a neighborhood meeting that complies with the regulations in Section 8-7A-3 of the Ada County Code





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PREAPPLICATION CONFERENCE NOTES

before submitting an application for a rezone.

THE DETAILS:

See Article 8-2A of the Ada County Code for information on the Rural Preservation (RP) and Rural Residential (RR) District.

See Article 8-3B of the Ada County Code for information on the Wildland-Urban Fire Interface (WUFI) Overlay District. The WUFI Overlay District has regulations relating to new subdivisions and new construction. For example, new construction is required have 50 feet of defensible space around the perimeter of the structure.

New Subdivisions in the WUFI Overlay District: Fire hazards and emergency access roads shall be evaluated by a licensed fire professional engineer retained by the applicant to determine site specific hazards and proper accessibility for emergency vehicles. The licensed fire professional engineer shall also prepare a fire protection plan that is specifically tailored to the proposed subdivision and shall consist of the following:

- Completed fire hazard severity form from the current international urban-wildland interface code, appendix C, using nationally recognized standards;
- A fire protection plan map showing the roadway, turnouts, turnarounds, terminus and lots;
- Determination of fuel model loading;
- Required signage for turnouts, turnarounds and fire lane parking;
- Requirements for fire resistance rated construction;
- Required road width or required interconnected system of roadways and fire accesses.

The fire protection plan shall be reviewed by the Whitney Fire District.

See Article 8-3H of the Ada County Code for information on the Hillside Overlay District. A hillside application is required for any grading, filling, clearing, or excavation of any kind where either of the following is present:

1. Slopes that exceed 15%; or
2. Adverse conditions associated with slope stability, erosion, or sedimentation are present, as determined by the County Engineer.

It appears that a small portion of the property by the existing single-family dwelling in the southern portion of the property has slopes that exceed 15%.

See Article 8-4B of the Ada County Code for information on One-Time Divisions. A parcel is eligible for a one time division if it is a parcel of record in the Ada County Recorder's Office prior to January 1, 1985, the boundaries of which shall not have changed except for one or more of the following:

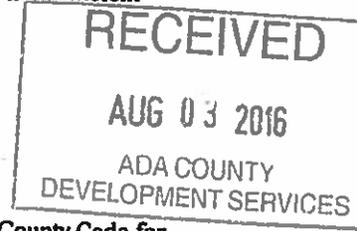
- The parcel of record was reduced by governmental action as specified in Section 8-4A-19 of this chapter; and/or
- The parcel of record was reduced by the conveyance of property to a public utility for the purpose of constructing a public infrastructure facility; and/or
- The parcel of record received approval for a property boundary adjustment as specified in article C of this chapter, and where the parcel of record met both of the following standards:

1. The parcel of record had sufficient acreage to accomplish the one time division prior to completion of the property boundary adjustment; and
2. The property boundary adjustment did not diminish the size of the parcel of record such that it no longer has sufficient acreage to accomplish the one time division.

See Article 8-4C of the Ada County Code for information on Property Boundary Adjustments. A property boundary adjustment cannot constitute a relocation of a property.

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

An application for a subdivision will require a Natural Features Analysis. See Section 8-4E-4D of the Ada County Code for





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## PREAPPLICATION CONFERENCE NOTES

information on Natural Features Analysis. The following features shall be mapped, described, or noted as not applicable in the natural features analysis:

- Hydrology: Analysis of natural drainage patterns and water resources.
- Soils: Analysis of the types of soils present on the property.
- Topography: Analysis of the property's terrain including mapping of elevations and delineation of slope areas greater than 25%.
- Vegetation: Analysis of existing vegetation of the site including, but not limited to, dominant tree, plant, and ground cover species.
- Sensitive Plant & Wildlife Species: Analysis of sensitive plant and wildlife species of the site including, but not limited to, those species listed in the Idaho conservation data center (State of Idaho Department of Fish and Game).
- Historic Resources: Analysis of existing historic resources as identified on the Ada County Historic Resources Inventory.
- Hazardous Areas: Location and identification of all potential hazardous areas, including, but not limited to, land that is unsuitable for development because of flood threat, poorly drained areas, high ground water, steep slopes, rock formation, buried pipelines, etc.
- Impact on Natural Features: A written statement explaining how the design of the plan protects or mitigates impacts on the natural features of the site.

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.

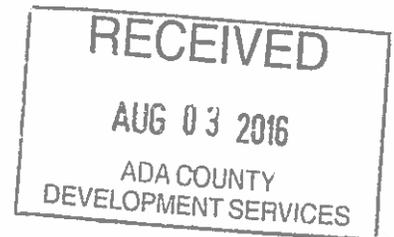
See Section 8-7-3 of the Ada County Code for Zoning Ordinance Map Amendments (Rezones). The rezone will need to be in compliance with the adopted comprehensive plan and shall not be detrimental to the public health, safety, and welfare.

**A** See Section 8-7A-3 of the Ada County Code for information on Neighborhood Meetings. A neighborhood meeting will need to take place prior to submittal of an application for a subdivision or a zoning ordinance map amendment (rezone). You can obtain the neighborhood meeting labels of who you need to notify of the neighborhood meeting from our office for a fee of \$26.50. You will notify property owners within 1,000 feet of the perimeter of the property as well as any registered neighborhood groups. It should be noted that there are specific times and days on which you can hold a neighborhood meeting.

See Subsection 8-7A-5F for Signposting requirements. The applicant is responsible for posting the public hearing notice sign(s) at least ten (10) days prior to the public hearing. Photos of the sign(s) and the sign posting certification form needs to be submitted to the assigned planner at least seven (7) days prior to the public hearing.

### CODE REFERENCES:

- Article 8-2A ~ Rural Base Districts
- Article 8-3B ~ Wildland-Urban Fire Interface (WUFI) Overlay District
- Article 8-3H ~ Hillside Overlay District
- Article 8-4B ~ One Time Divisions
- Article 8-4C ~ Property Boundary Adjustments
- Chapter 8-6 ~ Subdivision Regulations
- Article 8-6A ~ Subdivision Design Standards
- Article 8-6B ~ Subdivision Required Improvements
- Section 8-7-3 ~ Zoning Ordinance Map Amendments (Rezones)
- Section 8-7A-3 ~ Neighborhood Meetings
- Subsection 8-7A-5F ~ Signposting Requirements



### MEETING NOTES:

Applicant would like to know if they can put the property back together and do another one time division. The applicant would need to submit a legal description showing the same configuration as what it was prior to the OTD.



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**PREAPPLICATION CONFERENCE NOTES**

In order to split off 10-acres from the property, the property would need to rezone the property to Rural Residential (RR). There are other RR zoned property adjacent to this parcel and this parcel is located within the Whitney Fire District.

The property could be subdivided further (10-acre) parcels through a subdivision process. Staff discussed future development potential and that each parcel would be required to meet all dimensional standards for the zone (RR) including frontage and access. Rural Residential property requires a minimum of 100-feet of frontage.

Staff reviewed application materials for the rezone (zoning map amendment) and the one time division applications. The rezone is a public hearing application that will require two public hearings. One hearing will go before the Planning & Zoning Commission. They will make a recommendation to the Board of Ada County Commissioners who will make the final decision.

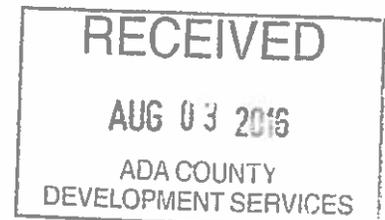
All rezone applications require a development agreement application as well. Staff reviewed the development agreement checklist. The development agreement gets drafted by our legal department after the Planning & zoning hearing and must be signed prior to the Board of Ada County Commissioners, who will sign the development agreement.

The rezone application requires a neighborhood meeting prior to submission of the application. Staff reviewed the neighborhood meeting information.

**Additional Preap Conference:** Not Recommended

**Neighborhood Meeting Required?** Yes

**Cross References:** 94005-OA





# 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 \$309.00
- PLANNED UNIT DEVELOPMENT (PUD)
- SIGN PLAN
- TEMPORARY USE\*

### TYPE OF HEARING LEVEL APPLICATION:

- CONDITIONAL USE
- DEVELOPMENT AGREEMENT \$300
- SUBDIVISION, PRELIMINARY\*
- PLANNED COMMUNITIES\*
- SUBDIVISION, SKETCH PLAT\*
- VACATION
- VARIANCE
- ZONING MAP AMENDMENT \$859 + 80x40
- 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: 12 Township: 2N Range: 1E Total Acres: 40.75  
 Subdivision Name: n/a Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
 Site Address: 8401 S. Cole Road City: Boise  
 Tax Parcel Number(s): S1412141804 / S1412141810  
 Existing Zoning: RP Proposed Zoning: RR Area of City Impact: \_\_\_\_\_ Overlay  
 District(s) Hillside 15% slope or more  
WUFI



### OFFICE USE ONLY

Project #: <u>201601337-DA-ZC-PBA</u>	Planning Fees/GIS:	Engineering Fees:
Received By: <u>Alison Crest</u>	Date: _____ Stamped <input type="checkbox"/>	<u>\$</u>

309 - PBA  
300 - DA  
2059 - ZC  
\$2668.00

<b>APPLICANT/AGENT: (Please print)</b>	<b>ADDITIONAL CONTACT if applicable: (Please Print)</b>
Name: <u>Vicki &amp; Roger Cantlon</u>	Name: _____
Address: <u>8401 S Cole Road</u>	Address: _____
City: <u>Boise</u> State: <u>ID</u> Zip: <u>83709</u>	City: _____ State: _____ Zip: _____
Telephone: <u>867.0747</u> Fax: <u>362.4439</u>	Telephone: _____ Fax: _____
Email: <u>vicki@cantlon.org</u>	Email: _____
I certify this information is correct to the best of my knowledge.	<b>ENGINEER / SURVEYOR if applicable: (Please Print)</b>
<u>Vicki Cantlon 7/28/16</u>	Name: <u>KM Engineering, LLP Joe-Pachner</u>
	Address: <u>9233 W. State Street</u>
	City: <u>Boise</u> State: <u>ID</u> Zip: <u>83713</u>
	Telephone: <u>208.639.6939</u> Fax: <u>208.639.6930</u>
	Email: <u>Joe@kmenllp.com</u>
Signature: (Applicant) _____ Date _____	

<b>OWNER (S) OF RECORD: (Please Print)</b>	<b>OWNER (S) OF RECORD: (Please Print)</b>
Name: <u>Vicki Cantlon</u>	Name: <u>Roger Cantlon</u>
Address: <u>8401 S Cole Road</u>	Address: <u>8401 S Cole Road</u>
City: <u>Boise</u> State: <u>ID</u> Zip: <u>83709</u>	City: <u>Boise</u> State: <u>ID</u> Zip: <u>83709</u>
Telephone: <u>867.0747</u>	Telephone: <u>867.0745</u>
Fax: <u>362.4439</u>	Fax: <u>362.4439</u>
Email: <u>vicki@cantlon.org</u>	Email: <u>roger@cantlon.org</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>Vicki Cantlon 7/28/16</u>	<u>[Signature] 7/28/16</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.

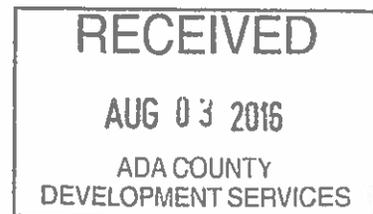


EXHIBIT 2  
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# ADA COUNTY DEVELOPMENT SERVICES

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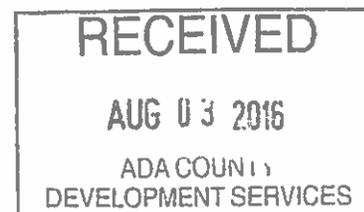
## ZONING ORDINANCE MAP AMENDMENT CHECKLIST (ACC 8-7-3)

Zoning Ordinance Map Amendment request require a public hearing.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
x	One paper copy and one electronic copy of all required submittals.	✓
x	Completed and signed Master Application	✓
x	DETAILED LETTER by the applicant fully describing the request or project and address the following:	✓
	x Reason for request	
	x Explain compliance with the appropriate Comprehensive Plan.	
	x Existing Zoning:	
	x Proposed Zoning:	
	x Total acreage to be re-zoned:	
x	NEIGHBORHOOD MEETING CERTIFICATION	✓
x	PRE-APPLICATION CONFERENCE NOTES	✓
X	METES AND BOUNDS LEGAL DESCRIPTION of the property to be subdivided including a Microsoft Word® electronic Word document.	
x	DEVELOPMENT AGREEMENT CHECKLIST	
x	DEED or evidence of proprietary interest.	✓
x	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	

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



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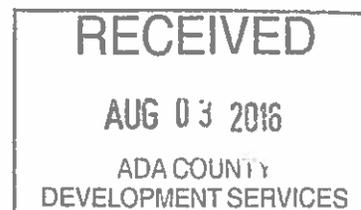
## DEVELOPMENT AGREEMENT CHECKLIST

A Development Agreement request requires a public hearing.

### GENERAL INFORMATION:

Applicant:		
Applicant (√)	DESCRIPTION	Staff (√)
x	Completed and signed Master Application	✓
x	<b>DETAILED LETTER by the applicant fully describing the request or project and address the following:</b>	✓
x	List of any proposed modifications to the standards imposed by other regulations of the zoning ordinance.	
x	The form and name of the organization proposed to own and maintain any dedicated open space.	
x	Substance of the covenants, grants, easements, or other restrictions proposed to be imposed upon the use of property and structures including any proposed easements for public utilities.	
x	List Specific uses proposed.	
x	Other terms and conditions related to the proposed project.	
x	Proposed water system: _____	
x	Proposed Sewer system: _____	
x	Proposed storm water management: _____	
n/a	<b>FINANCING PROPOSAL OF PUBLIC FACILITIES (If applicable)</b>	n/a
x	<b>NEIGHBORHOOD MEETING CERTIFICATION</b>	✓
x	<b>PRE-APPLICATION CONFERENCE NOTES</b>	✓
x	<b>LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE DEVELOPMENT AGREEMENT</b>	
	<b>AFFIDAVIT by property owner agreeing to the submission of the Development Agreement</b>	
n/a	<b>PHASING PLAN MAP &amp; SCHEDULE (If applicable)</b>	n/a
	<b>MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)</b>	
	<b>APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net</b>	

**APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED. THIS APPLICATION SHALL NOT BE CONSIDERED COMPLETE (NOR WILL A PUBLIC HEARING BE SET) UNTIL STAFF HAS RECEIVED ALL REQUIRED INFORMATION.**



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## ONE TIME DIVISION CHECKLIST (ACC 8-4B)

A One Time Division request is a staff level application.

GENERAL INFORMATION: Revised material per Brent Danielson-OTD

Applicant	DESCRIPTION	Staff
x	One paper copy and one electronic copy of all required submittals. Revised	
N/A	Completed and signed Master Application Previously Submitted	✓
x	DETAILED LETTER by the applicant fully describing the request or project and addressing the following: Revised	✓
x	Size of proposed parcel #1 in acres or square feet. 29.315 acres	
x	Size of proposed parcel #2 in acres or square feet. 11.432 acres	
x	Was the parcel of land, of record in the Ada County recorder's office prior to January 1, 1985, without a change as allowed in ACC 8-4B2? YES (x) NO ( )	
N/A	Was the lot created prior to September 29, 1959? YES ( ) NO ( )	
N/A	Is there an existing private road to be widened and paved due to frontage and/or access to more than four properties? YES ( ) NO ( )	
x	SITE PLAN showing all existing and proposed easements, and existing and proposed property lines drawn to scale on 8 1/2" X 11" paper. Revised	✓
x	COPY OF RECORDED DEED OR INSTRUMENT NUMBER PRIOR TO 1985.	✓
x	DEED or evidence of proprietary interest.	✓
x	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net \$100.00 (previously paid \$309.00)	

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

EXHIBIT 5  
 Page 1 of 1  
 Project # 201601357ZC-DA-OTD

RECEIVED

AUG 09 2016

ADA COUNTY  
 DEVELOPMENT SERVICES

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

**To Whom It May Concern:**

**This letter accompanies the application to complete a property one-time division. We previously completed a one-acre split to accommodate the building of our home at 8401 S. Cole Road in Boise, Idaho. This property is in Section 12, Township 2 N Range 1E. This property is in Ada County, Idaho. The tax parcel # of the property is S1412141810 and S1412141804. This boundary line adjustment will allow financing.**

**The property is presently zoned RP and we also wish to have the zoning changed to RR. This zoning is presently enjoyed by most of the surrounding property. In addition we are located in Whitney Fire District.**

**The resulting parcels will be sized to conform to the RR zoning requirements.**

**We have a main and irrigation well that services our property. We have 2 septic tanks on the 11.44 acre parcel.**

**We conducted a neighborhood meeting on 5/24/16, using the County supplied address labels. The meeting was not attended by any of the people that we mailed the letters to.**

**Thank you  
Vicki Cantlon  
8401 S. Cole Road  
Boise, Idaho 83709**

EXHIBIT 6  
Page 1 of 1  
Project # 201601337 2C-0A-07D

**RECEIVED**

**AUG 09 2016**

**ADA COUNTY  
DEVELOPMENT SERVICES**

RECORD OF SURVEY  
ONE TIME DIVISION FOR  
**ROGER & VICKI CANTLON**  
THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12,  
TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN,  
ADA COUNTY, IDAHO  
2016

ROS No.



LEGEND

- ⊗ FOUND BRASS CAP
- ⊙ SET ALUMINUM CAP
- FOUND 3/4-INCH REBAR AS NO<sup>t</sup>
- FOUND 5/8 INCH REBAR AS NOTE.
- SET 5/8 INCH REBAR MARKED "ALB 12459"
- △ CALCULATED POINT
- PROPERTY BOUNDARY LINE
- NEW PARCEL LINE
- PREVIOUS PARCEL LINE
- SECTION LINE
- - - 25' PRESCRIPTIVE RIGHT-OF-WAY

REFERENCES

- R1. RECORD OF SURVEY No. 1193, RECORDS OF ADA COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 2961, RECORDS OF ADA COUNTY, IDAHO.
- R1. RECORD OF SURVEY No. 5132, RECORDS OF ADA COUNTY, IDAHO.
- R1. RECORD OF SURVEY No. 8633, RECORDS OF ADA COUNTY, IDAHO.
- R1. RECORD OF SURVEY No. 5011, RECORDS OF ADA COUNTY, IDAHO.

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
ADA COUNTY } SS  
INSTRUMENT NUMBER \_\_\_\_\_

I HEREBY CERTIFY THAT THIS SURVEY FILED AT THE REQUEST OF \_\_\_\_\_  
AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D., IN MY OFFICE AND WAS DULY RECORDED.

DEPUTY \_\_\_\_\_ EX-OFFICIO RECORDER

CERTIFICATE OF SURVEYOR

I, **AMARON L. BALLARD**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



**km**  
ENGINEERING  
ENGINEERS SURVEYORS PLANNERS  
5233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
FAX (208) 639-6930

B. 5. 2016

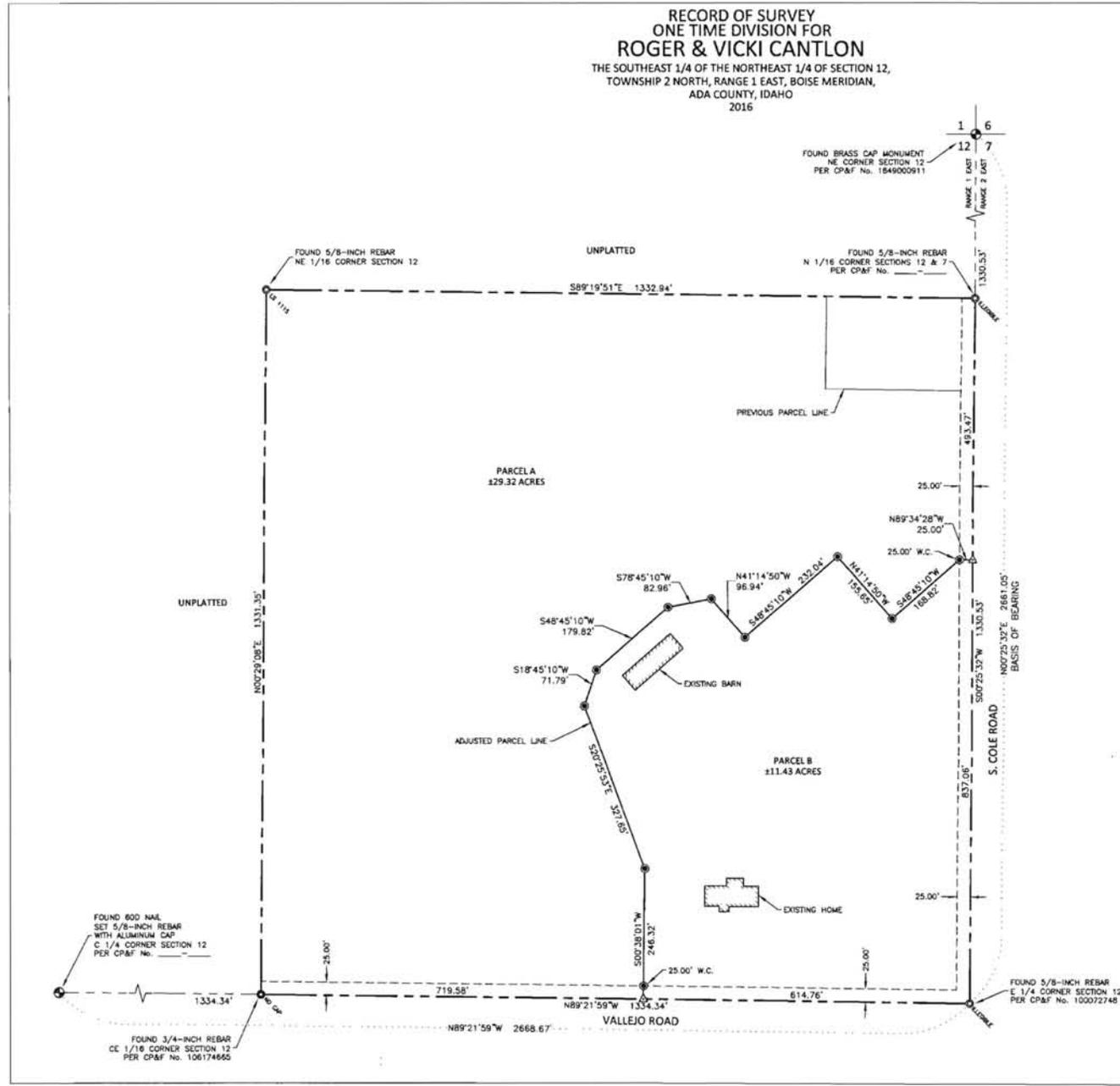


EXHIBIT 7  
Page 1 of 1  
Project # 201601337 ZC-DA-OTD

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AUG 09 2016  
ADA COUNTY  
DEVELOPMENT SERVICES



July 29, 2016  
Project No. 16-086

**EXHIBIT A  
LEGAL DESCRIPTION FOR  
REZONE TO RR**

A parcel being the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at a found brass cap marking the Northeast corner of said Section 12, which bears N00°25'32"E a distance of 2,661.05 feet from a found 5/8-inch rebar marking the East 1/4 corner of said Section 12, thence following the easterly line of the Northeast 1/4 of said Section 12, S00°25'32"W a distance of 1,330.53 feet to a found 5/8-inch rebar marking the northeast corner of said Southeast 1/4 of the Northeast 1/4 (N 1/16 corner) and being the **POINT OF BEGINNING**.

Thence following said easterly line, S00°25'32"W a distance of 1,330.53 feet to a found 5/8-inch rebar marking the East 1/4 corner of said Section 12;

Thence leaving said easterly line and following the southerly line of said Northeast 1/4, N89°21'59"W a distance of 1,334.34 feet to a found 3/4-inch rebar marking the southwest corner of said Southeast 1/4 of the Northeast 1/4 (C-E 1/16 corner);

Thence leaving said southerly line and following the westerly line of said Southeast 1/4 of the Northeast 1/4, N00°29'08"E a distance of 1,331.35 feet to a found 5/8-inch rebar marking the northwest corner of said Southeast 1/4 of the Northeast 1/4 (NE 1/16 corner);

Thence leaving said westerly line and following the northerly line of said Southeast 1/4 of the Northeast 1/4, S89°19'51"E a distance of 1,332.94 feet to the **POINT OF BEGINNING**.

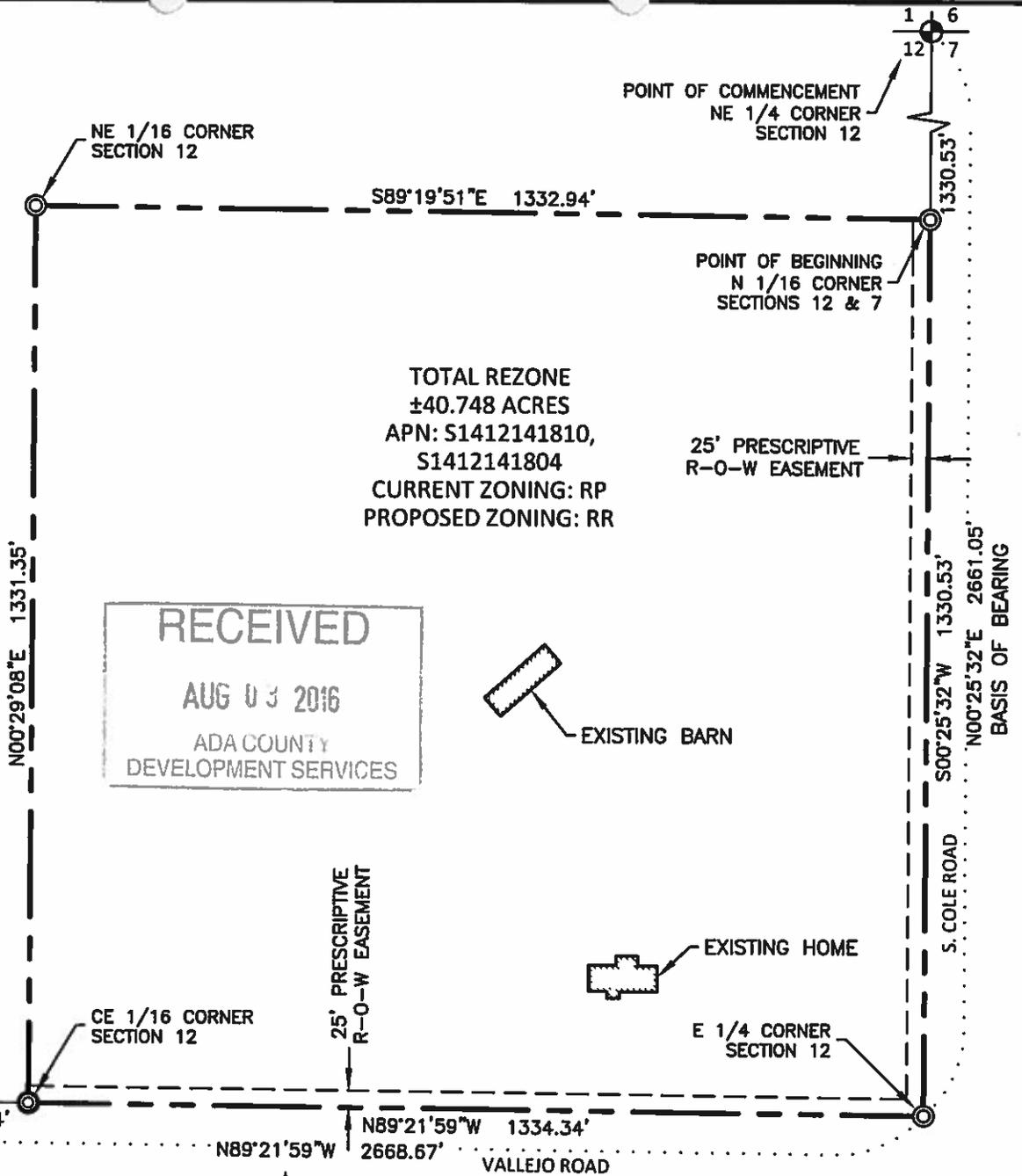
Said parcel contains 40.748 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached is **EXHIBIT B** and by this reference made a part of.

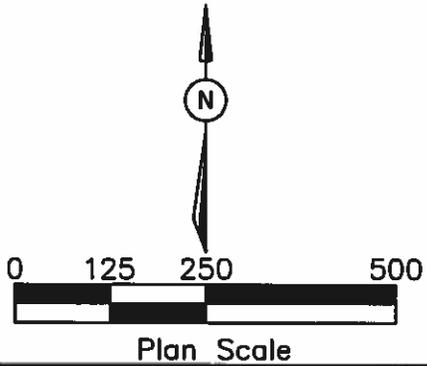


7.29.2016

P:\16-086\CAD\SURVEY\16-086 REZONE ROS.DWG, AARON BALLARD, 7/29/2016, KYOCERA TASKALFA 4550CI KX.PC3, ---



**km**  
**ENGINEERING**  
 ENGINEERS . SURVEYORS . PLANNERS  
 9233 WEST STATE STREET  
 BOISE, IDAHO 83714  
 PHONE (208) 639-6939  
 FAX (208) 639-6930



**LEGEND**

	BRASS CAP
	ALUMINUM CAP
	5/8-INCH REBAR
	3/4-INCH REBAR
	REZONE BOUNDARY
	GOV'T/SECTION LINE

DATE: 7/29/16  
 PROJECT: 16-086  
 SHEET: 1 OF 1

**EXHIBIT B - REZONE  
 ROGER AND VICKI CANTLON**

SE1/4 OF THE NE1/4, S.12, T.2N., R.1E., B.M.,  
 ADA COUNTY, ID



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 ADA COUNTY  
 DEVELOPMENT SERVICES

Title: 16-086 Rezone		Date: 07-29-2016
Scale: 1 inch = 210 feet	File:	
Tract 1: 40.748 Acres: 1774984 Sq Feet: Closure = n73.1148e 0.01 Feet: Precision = 1/561511: Perimeter = 5329 Feet		
001=s00.2532w 1330.53	003=n00.2908e 1331.35	
002=n89.2159w 1334.34	004=s89.1951e 1332.94	



July 27, 2016  
Project No. 16-086  
Legal Description  
Parcel A

**Exhibit A**

Parcel A of the Record of Survey Property Boundary Adjustment recorded as Instrument No. \_\_\_\_\_, records of Ada County, Idaho situated in the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at a found brass cap monument marking the Northeast corner of said Section 12, which bears N00°25'32"E a distance of 2,661.05 feet from a found 5/8-inch rebar marking the East 1/4 corner of said Section 12, thence following the easterly line of said Southeast 1/4 of the Northeast 1/4, S00°25'32"W a distance of 1,330.53 feet to a found 5/8-inch rebar marking the North 1/16 corner of said Section 12 and Section 7, Township 2 North, Range 2 East, Boise Meridian, and being the POINT OF BEGINNING.

Thence following said easterly line, S00°25'32"W a distance of 493.47 feet to a point being witnessed by a set 5/8-inch rebar which bears N89°34'28"W a distance of 25.00 feet from said point;

Thence N89°34'28"W a distance of 25.00 feet to a set 5/8-inch rebar;

Thence S48°45'10"W a distance of 168.82 feet to a set 5/8-inch rebar;

Thence N41°14'50"W a distance of 155.65 feet to a set 5/8-inch rebar;

Thence S48°45'10"W a distance of 232.04 feet to a set 5/8-inch rebar;

Thence N41°14'50"W a distance of 96.94 feet to a set 5/8-inch rebar;

Thence S78°45'10"W a distance of 82.96 feet to a set 5/8-inch rebar;

Thence S48°45'10"W a distance of 179.82 feet to a set 5/8-inch rebar;

Thence S18°45'10"W a distance of 71.79 feet to a set 5/8-inch rebar;

Thence S20°25'53"E a distance of 327.65 feet to a set 5/8-inch rebar;

Thence S00°38'01"W a distance of 246.32 feet to a point on the southerly line of said Southeast 1/4 of the Northeast 1/4 being witnessed by a set 5/8-inch rebar which bears N00°38'01"E a distance of 25.00 feet from said point;

Thence following said southerly line, N89°21'59"W a distance of 719.58 feet to a found 3/4-inch rebar marking the Center-East 1/16 corner of said Section 12;

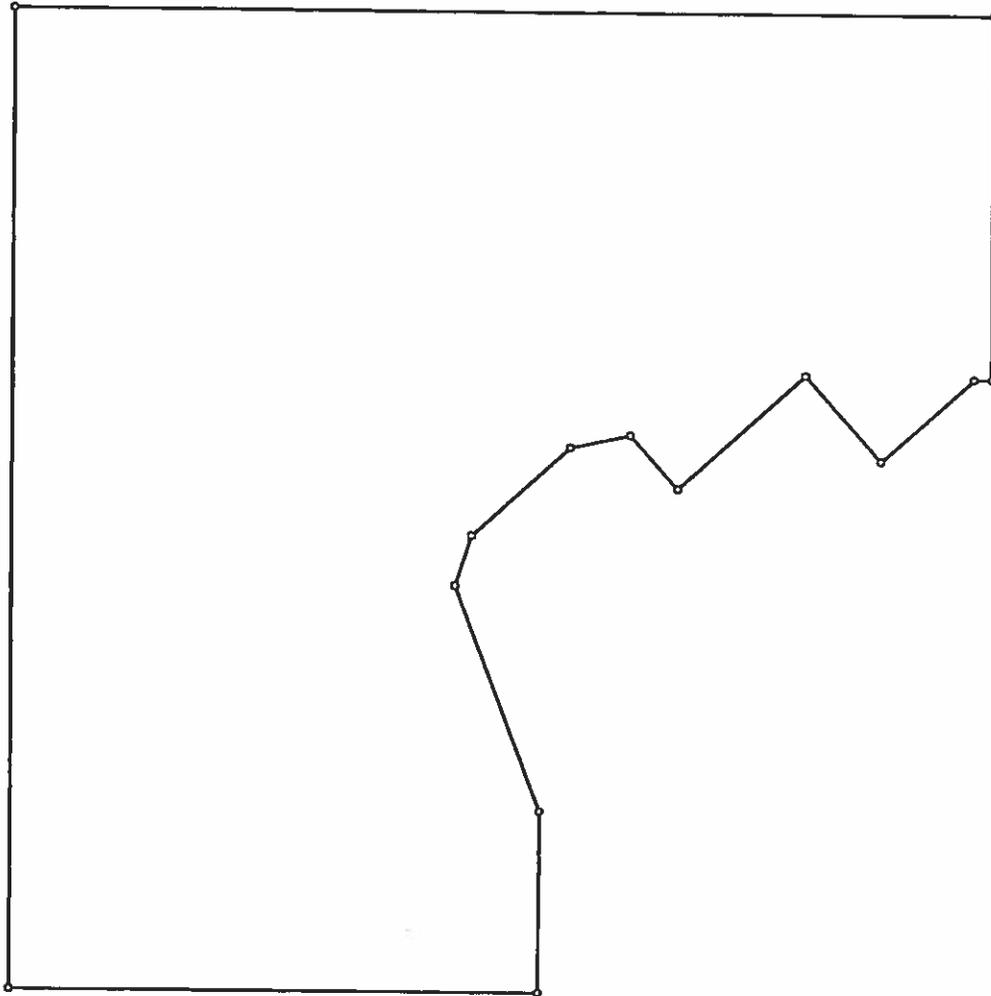
Thence leaving said southerly line and following the westerly line of said Southeast 1/4 of the Northeast 1/4, N00°29'08"E a distance of 1,331.35 feet to a found 5/8-inch rebar marking the Northeast 1/16 corner of said Section 12;

Thence leaving said westerly and following the northerly line of said Southeast 1/4 of the Northeast 1/4, S89°19'51"E a distance of 1,332.94 feet to the POINT OF BEGINNING.

Said parcel contains 29.315 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.



7-27-2016



Title:		Date: 07-27-2016
Scale: 1 inch = 250 feet	File:	
Tract 1: 29.315 Acres: 1276981 Sq Feet: Closure = n27.4256w 0.02 Feet: Precision = 1/361587: Perimeter = 5464 Feet		
001=s00.2532w 493.47	006=n41.1450w 96.94	011=s00.3801w 246.32
002=n89.3428w 25.00	007=s78.4510w 82.96	012=n89.2159w 719.58
003=s48.4510w 168.82	008=s48.4510w 179.82	013=n00.2908e 1331.35
004=n41.1450w 155.65	009=s18.4510w 71.79	014=s89.1951e 1332.94
005=s48.4510w 232.04	010=s20.2553e 327.65	

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 AUG 03 2016  
 ADA COUNTY  
 DEVELOPMENT SERVICES

EXHIBIT 9  
 Page 2 of 4  
 Project # 201601337 2C-DA-078



July 27, 2016  
Project No. 16-086  
Legal Description  
Parcel B

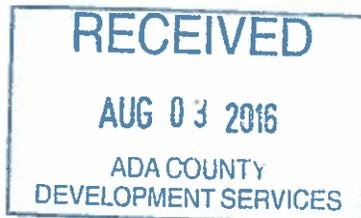
**Exhibit A**

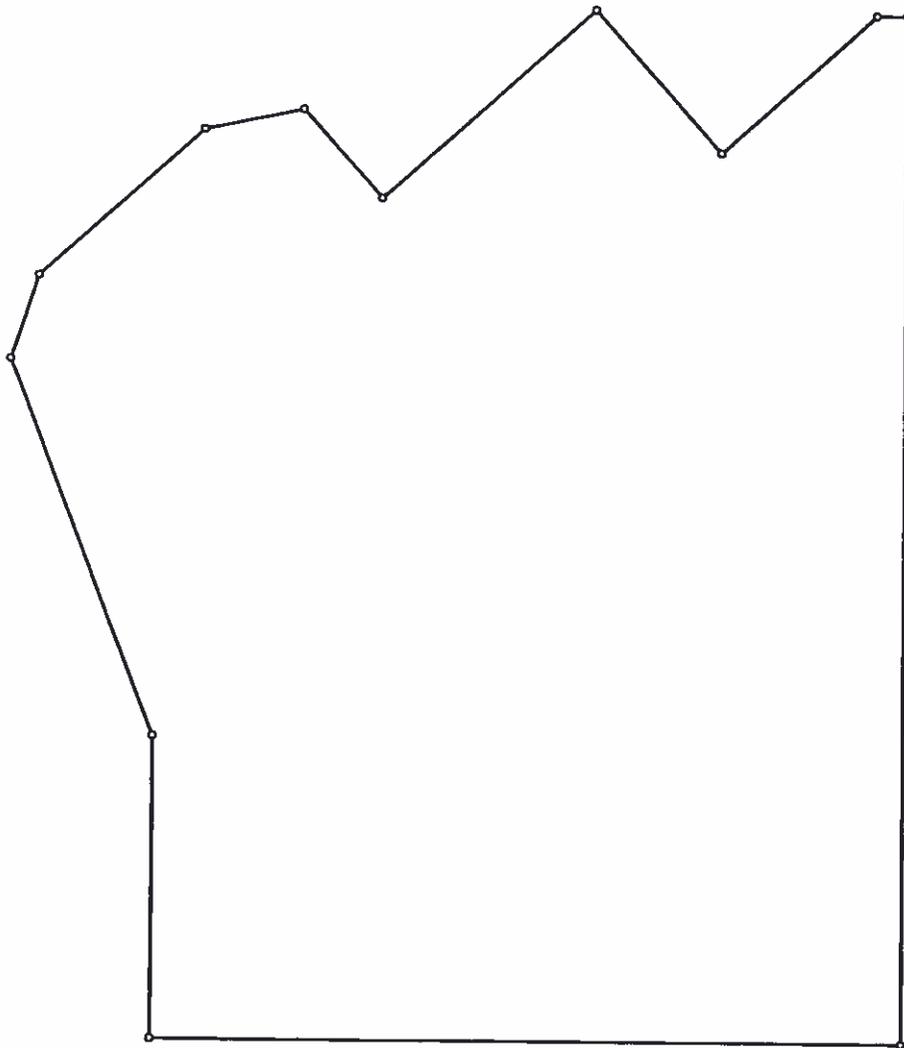
Parcel B of the Record of Survey Property Boundary Adjustment recorded as Instrument No. \_\_\_\_\_, records of Ada County, Idaho situated in the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at a found brass cap monument marking the Northeast corner of said Section 12, which bears N00°25'32"E a distance of 2,661.05 feet from a found 5/8-inch rebar marking the East 1/4 corner of said Section 12, thence following the easterly line of the Northeast 1/4 of said Section 12, S00°25'32"W a distance of 1,824.00 feet to a point being witnessed by a set 5/8-inch rebar which bears N89°34'28"W a distance of 25.00 feet from said point, said point being the POINT OF BEGINNING.

Thence following the easterly line of said Southeast 1/4 of the Northeast 1/4, S00°25'32"W a distance of 837.06 feet to a found 5/8-inch rebar marking the East 1/4 corner of said Section 12;  
Thence leaving said easterly line and following the southerly line of said Southeast 1/4 of the Northeast 1/4, N89°21'59"W a distance of 614.76 feet to a point being witnessed by a set 5/8-inch rebar which bears N00°38'01"E a distance of 25.00 feet from said point;  
Thence leaving said southerly line, N00°38'01"E a distance of 246.32 feet to a set 5/8-inch rebar;  
Thence N20°25'53"W a distance of 327.65 feet to a set 5/8-inch rebar;  
Thence N18°45'10"E a distance of 71.79 feet to a set 5/8-inch rebar;  
Thence N48°45'10"E a distance of 179.82 feet to a set 5/8-inch rebar;  
Thence N78°45'10"E a distance of 82.96 feet to a set 5/8-inch rebar;  
Thence S41°14'50"E a distance of 96.94 feet to a set 5/8-inch rebar;  
Thence N48°45'10"E a distance of 232.04 feet to a set 5/8-inch rebar;  
Thence S41°14'50"E a distance of 155.65 feet to a set 5/8-inch rebar;  
Thence N48°45'10"E a distance of 168.82 feet to a set 5/8-inch rebar;  
Thence S89°34'28"E a distance of 25.00 feet to the POINT OF BEGINNING.

Said parcel contains 11.433 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.





Title:		Date: 07-27-2016
Scale: 1 inch = 150 feet	File:	
Tract 1: 11.433 Acres: 498004 Sq Feet: Closure = s56.3436e 0.02 Feet: Precision = 1/157396: Perimeter = 3039 Feet		
001=s00.2532w 837.06	006=n48.4510e 179.82	011=n48.4510e 168.82
002=n89.2159w 614.76	007=n78.4510e 82.96	012=s89.3428e 25.00
003=n00.3801e 246.32	008=s41.1450e 96.94	
004=n20.2553w 327.65	009=n48.4510e 232.04	
005=n18.4510e 71.79	010=s41.1450e 155.65	

EXHIBIT 9  
Page 4 of 4  
Project # 201601337 2C-0A-0TD

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AUG 03 2016  
ADA COUNTY  
DEVELOPMENT SERVICES

# 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: reabsorb 1 acre split & change ZONE from RP to RR

Date and time of neighborhood meeting: 5/24/16 6pm - 8pm

Location of neighborhood meeting: 8401 S. Cole Rd Boise, Idaho

## SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: 12 Township: 2N Range: 1E Total Acres: 39.94

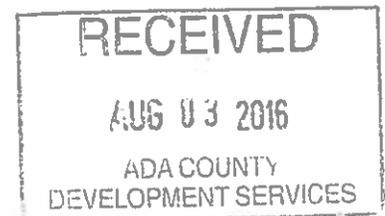
Subdivision Name: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Site Address: 8401 S. Cole Rd.

Tax Parcel Number(s): S1412141804  
S1412141810

## APPLICANT:

Name: Vicki Cantlon  
Address: 8401 S. Cole Rd.  
City: Boise State: Ida Zip: 83709  
Telephone: 867-0747 Fax: 362-4439  
Email: vicki@cantlon.org



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.

Vicki Cantlon  
Signature: (Applicant) \_\_\_\_\_ Date \_\_\_\_\_

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

8/4/11

EXHIBIT 10  
Page 1 of 2  
Project # 2016013372c-0A-07



# Ada County Development Services



EXHIBIT 10  
Page 2 of 2  
Project #201601337 ZC-01-070

Search Results: City Limits  
Parcels

GARDEN CITY

STAR



BOISE



KUNA

Street Names

EAGLE

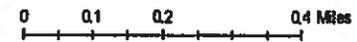
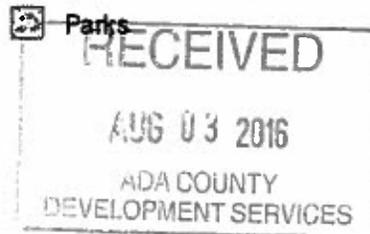


MERIDIAN

Major Streets



Parks



Date: 5/12/2016



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.

File No.: T98-48697 TH 32  
FOR VALUE RECEIVED

# QUITCLAIM DEED

Vicki D. Cantlon, a married woman (married to Roger Cantlon)

do hereby convey, release, remise and forever quit claim unto

Roger D. Cantlon and Vicki D. Cantlon, husband and wife

whose current address is: Boise, ID  
the following described premises, to-wit:

SEE EXHIBIT "A"

ADA COUNTY RECORDER  
J. DAVID NAVARRO  
BOISE, IDAHO

1998 MAR 13 PM 4:23

RECORDED - REQUEST OF  
TRANSACTION TITLE & ESCROW  
FEE *600* DEPUTY *J. Boslau*  
98024825

RECEIVED  
AUG 03 2016  
ADA COUNTY  
DEVELOPMENT SERVICES

Dated: March 12, 1998

*Vicki D. Cantlon*  
Vicki D. Cantlon

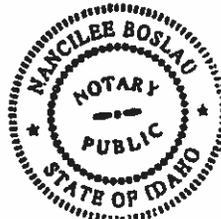
STATE OF Idaho, County of Ada, ss.

On this 12 day of March in the year of 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Vicki D. Cantlon

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.

Signature: *Nancilee Boslau*

Name: Nancilee Boslau  
Residing at: Meridian, ID  
My commission expires: 11/12/98



Transnation Title & Escrow, Inc.

File No. T98-48697

SCHEDULE A (continued)

LEGAL DESCRIPTION (continued)

EXHIBIT 'A'

A tract of land being the Southeast quarter of the Northeast quarter of Section 12, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the quarter corner common to Section 7, Township 2 North, Range 2 East, and Section 12, Township 2 North, Range 1 East, marked by a found 5/8" iron pin and cap; thence North 89° 21' 04" West along the South line of the Southeast quarter of the Northeast quarter, a distance of 1334.37 feet to the Southwest corner of the Southeast quarter of the Northeast quarter; thence North 00° 30' 38" East along the West line of the Southeast quarter of the Northeast quarter, a distance of 1331.43 feet to the Northwest corner of the Southeast quarter of the Northeast quarter; thence South 89° 18' 50" East along the North line of the Southeast quarter of the Northeast quarter, a distance of 1332.76 feet to the Northeast corner of the Southeast quarter of the Northeast quarter; thence South 00° 26' 28" West along the East line of the Southeast quarter of the Northeast quarter, a distance of 1330.57 feet to THE POINT OF BEGINNING.

EXCEPT therefrom ditch and road rights of way.

EXCEPT therefrom the following described land:

A tract of land situate in a portion of the Southeast quarter of the Northeast quarter of Section 12, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows:

Reference Record of Survey No. 1193, Instrument No. 8801553, records of Ada County, Idaho.

Beginning at the North 1/16 corner for Section 12, Township 2 North, Range 1 East and Section 7, Township 2 North, Range 2 East, Boise Meridian, marked by a found 5/8" iron pin; thence South 00° 26' 28" West, 175.00 feet along the East line of the Southeast quarter of the Northeast quarter to a set PK nail and washer stamped P.L.S. 4108; thence North 89° 18' 50" West, 280.00 feet parallel with the North line of the Southeast quarter of the Northeast quarter to a set 1/2" iron pin P.L.S. 4108; thence North 00° 26' 28" East, 175.00 feet parallel with the East line of the Southeast quarter of the Northeast quarter to a point on the North line of the Southeast quarter of the Northeast quarter marked by a set 1/2" iron pin P.L.S. 4108; thence South 89° 18' 50" East, 280.00 feet along the North line of the Southeast quarter of the Northeast quarter to the POINT OF BEGINNING.

CB

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AUG 03 2015  
ADA COUNTY  
DEVELOPMENT SERVICES

94084593 1

File No.: 894-29143

# QUITCLAIM DEED

BOISE TITLE & ESCROW

FOR VALUE RECEIVED

ADA CO. RECORDER

J. DAVID LAVARRO

BOISE 1784000160

Vicki D. Cantlon

do hereby convey, release, remise and forever quit claim unto

'94 SEP 19 PM 4 00

Roger D. Cantlon and Vicki D. Cantlon, husband and wife

FEE 6.00 JUL 1994  
RECORDED AT THE REQUEST OF

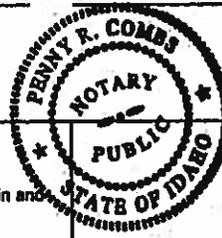
whose current address is: 8401 S. Cole Rd., Boise, Idaho 83709  
the following described premises, to-wit:

SEE EXHIBIT "A"

RECEIVED  
AUG 03 2016  
ADA COUNTY  
DEVELOPMENT SERVICES

Dated: September 19, 1994

*Vicki D. Cantlon*  
Vicki D. Cantlon



STATE OF Idaho, County of Ada, ss.

On this 19th day of September in the year of 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Vicki D. Cantlon

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.

Signature: *Penny R. Combs*

Name: Penny R. Combs

Residing at: Meridian, Idaho

My commission expires: 05/04/00

Boise Title & Escrow, Inc.

EXHIBIT 11

Page 3 of 9

Project # 20160337 2C-0A-07D

1784000161

EXHIBIT "A"

A tract of land being the Southeast quarter of the Northeast quarter of Section 12, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the quarter corner common to Section 7, Township 2 North, Range 2 East, and Section 12, Township 2 North, Range 1 East, marked by a found 5/8" iron pin and cap; thence North 89° 21'04" West along the South line of the Southeast quarter of the Northeast quarter, a distance of 1334.37 feet to the Southwest corner of the Southeast quarter of the Northeast quarter; thence North 00°30'38" East along the West line of the Southeast quarter of the Northeast quarter, a distance of 1331.43 feet to the Northwest corner of the Southeast quarter of the Northeast quarter; thence South 89°18'50" East along the North line of the Southeast quarter of the Northeast quarter, a distance of 1332.76 feet to the Northeast corner of the Southeast quarter of the Northeast quarter; thence South 00°26'28" West along the East line of the Southeast quarter of the Northeast quarter, a distance of 1330.57 feet to THE POINT OF BEGINNING.

EXCEPT therefrom ditch and road rights of way.

EXCEPT therefrom the following described land:

A tract of land situate in a portion of the Southeast quarter of the Northeast quarter of Section 12, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows:

Reference Record of Survey No. 1193, Instrument No. 8801553, records of Ada County, Idaho.

Beginning at the North 1/16 corner for Section 12, Township 2 North, Range 1 East and Section 7, Township 2 North, Range 2 East, Boise Meridian, marked by a found 5/8" iron pin; thence South 00°26'28" West, 175.00 feet along the East line of the Southeast quarter of the Northeast quarter of the Northeast quarter to a set PK nail and washer stamped P.L.S. 4108; thence North 89°18'50" West, 280.00 feet parallel with the North line of the Southeast quarter of the Northeast quarter to a set 1/2" iron pin P.L.S. 4108; thence North 00°26'28" East, 175.00 feet parallel with the East line of the Southeast quarter of the Northeast quarter to a point on the North line of the Southeast quarter of the Northeast quarter marked by a set 1/2" iron pin P.L.S. 4108; thence South 89°18'50" East, 280.00 feet along the North line of the Southeast quarter of the Northeast quarter to the POINT OF BEGINNING.

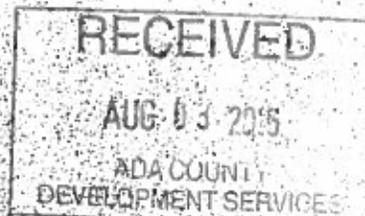


EXHIBIT 11  
Page 4 of 9  
Project # 2060133720-075

8766178

WARRANTY DEED

0101100278

FOR VALUE RECEIVED BASIL ALDECOA AND DOROTHY ALDECOA, HUSBAND AND WIFE,

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto VICKI D. CANTLON, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY,

GRANTEE(S), whose current address is: 1984 E. VICTORY, BOISE, ID 83705 the following described real property in ADA County, State of Idaho, more particularly described as follows, to wit:

As per EXHIBIT "A" attached hereto and made a part hereof by reference.

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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: December 01, 1987

Basil Aldecoa  
BASIL ALDECOA  
Dorothy Aldecoa  
DOROTHY ALDECOA

STATE OF IDAHO County of ADA ss.  
On this 1st day of December  
in the year of 1987 before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Basil Aldecoa and Dorothy Aldecoa  
known or identified to me to be the person(s) whose name(s) are  
subscribed to the within instrument, and acknowledged to me that  
they executed the same.  
Signature: [Signature]  
Name: Freva J. Ribacchi  
type of name  
Residing at: Boise, ID  
My commission expires: 4/15/92

STATE OF IDAHO, COUNTY OF Ada  
I hereby Certify that this instrument was filed for record at the re-  
quest of STEWART TITLE  
at 35 minutes past 10 o'clock Am.  
this 2nd day of Dec  
1987, in my office, and duly recorded in Book  
of Deeds at page  
JOHN BASTIDA  
Ex-Officio Recorder  
By: [Signature]  
Deputy.  
Fee \$ 6.00  
Mail to:

This form furnished courtesy of  
STEWART TITLE OF IDAHO, Inc.



EXHIBIT "A"

A TRACT OF LAND BEING THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

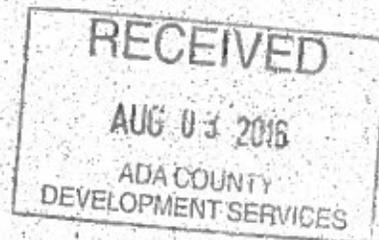
BEGINNING AT THE 1/4 CORNER COMMON TO SECTION 7, TOWNSHIP 2 NORTH, RANGE 2 EAST, AND SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST, MARKED BY A FOUND 5/8" IRON PIN AND CAP; THENCE NORTH 89 DEGREES 21'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1334.37 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE

NORTH 00 DEGREES 30'38" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF THE 1331.43 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE

SOUTH 89 DEGREES 18'50" EAST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1332.76 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE

SOUTH 00 DEGREES 26'28" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1330.57 FEET TO THE POINT OF BEGINNING.

EXCEPT RIGHT-OF-WAY FOR ROADS.



## DEED

THIS INDENTURE, made this 19th day of January, 1961, by and between EDNA B. JONES, the duly appointed, qualified and acting administratrix of the estates of Fred E. Baker and Maud Baker, husband and wife, both deceased, hereinafter designated as the party of the first part, and BASIL ALDECOA of Boise, Idaho, hereinafter designated as the party of the second part, WITNESSETH:

WHEREAS, pursuant to notice posted and published as required by law and on the 3rd day of August, 1960, the real property hereinafter described was sold, subject to the confirmation of the Probate Court of the County of Ada, State of Idaho, to the said party of the second part for the sum of \$ 1,938.36 cash, lawful money of the United States of America, and,

WHEREAS, upon the 17th day of January, 1961, said Probate Court made and entered its order confirming said sale and directing that a conveyance be executed to the said party of the second part, a certified copy of said order of confirmation having been recorded in the office of the County Recorder of Ada County, Idaho, upon the 17th day of January, 1961, in Book 475 of Deeds at page 265, and which said order of confirmation now on file and of record in said Probate Court, with the said record thereof in said Recorder's Office, is hereby referred to and made a part of this indenture;

NOW, THEREFORE, the said Edna B. Jones, as administratrix of the estates of Fred E. Baker and Maud Baker, husband and wife, both deceased, the party of the first part, pursuant to the order of

EXHIBIT 11  
Page 7 of 9  
Project # 2016013372C-DA-07D

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said Court hereinbefore mentioned, and for and in consideration of the sum of \$ 1,938.36, lawful money of the United States of America, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part and to his heirs and assigns FOREVER all of the right, title, interest and estate which the decedents had at the time of their deaths, as well as all of the right, title, claim and interest which has since accrued by operation of law or otherwise to the estates of said decedents since their deaths, in and to the following described real property, situate in the County of Ada, State of Idaho, and particularly described as follows:

The southeast quarter of the northeast quarter and the northeast quarter of the southeast quarter of Section Twelve, Township Two North, Range One East, Boise Meridian, and Lot Two of Section Seven, Township Two North, Range Two East, Boise Meridian;

TO HAVE AND TO HOLD, all and singular the above mentioned and described property, together with the appurtenances, unto the said party of the second part and to his heirs and assigns FOREVER.

IN WITNESS WHEREOF, the said party of the first part, as administratrix aforesaid, has hereunto set her hand the day and year herein first above written.

Eileen D. Larson  
Administratrix of the Estates of  
Fred E. Baker and Maud Baker, hus  
band and wife, both deceased.

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# Property Master

June 03, 2016



1999 - S1412141810

## Property Information

Status: Active Code Area: 63  
Property Type: Real

## Property Location

Address: 8401 S COLE RD  
BOISE ID 83709-0000

## Owner Information

Name: CANTLON ROGER D  
Mailing Address: PMB 357  
13601 W MCMILLAN RD STE 102  
BOISE ID 83713-2071  
Add'l Owner(s): CANTLON VICKI D

Group Type: SECT  
Group #: 1412  
Group Description: 2N 1E 12  
Zoning: RP  
Township/Range/Section: 2N 1E 12  
Property Description: PAR #1810 OF SE4NE4  
SEC 12 2N 1E  
#141800 B  
#98024825 #94084593

## Appraiser Information

Name: Justin W. Aman Phone: (208) 287-7222  
Email: jaman@adaweb.net

## Property Values

Status	State Category Code	Acres	Assessed Value	Assessment Roll	Property Occupancy	Valuation Method
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0

876678

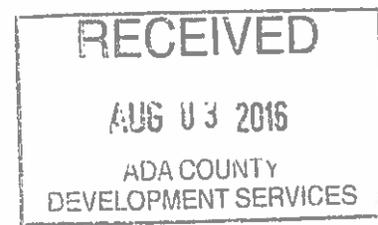
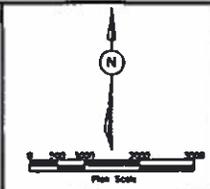
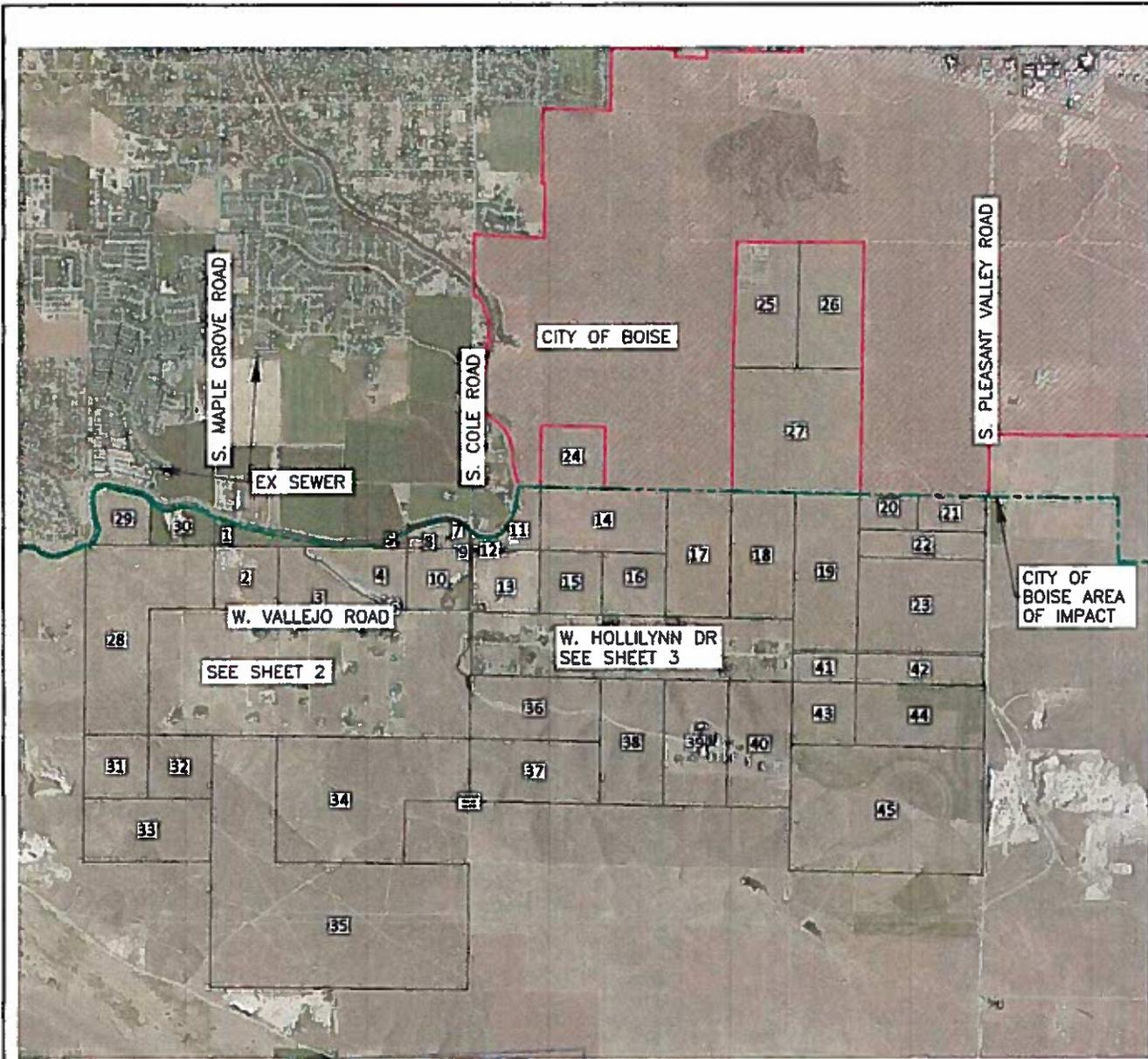


EXHIBIT 12  
Page 1 of 1  
Project # 201601357 ZC-DA-07D



**PARCEL OWNERS**

1. MURDOOD LOUIS P 7373 S MAPLE GROVE RD	31. IDAHO STATE STATEHOUSE BML
2. USA (BUREAU OF LAND MANAGEMENT) 1387 S VINNELL WAY	34. BLACK CREEK LTD PARTNERSHIP PO BOX 690
3. MURDOOD LOUIS P 7373 S MAPLE GROVE RD	36. USA (BUREAU OF LAND MANAGEMENT) 1387 S VINNELL WAY
4. OPSON RICHARD W 947 E PARKCENTER BLVD # 102	36. PERCERNE FUND INC THE 5666 W FLYING HAWK LN
5. BLACK CREEK LTD PARTNERSHIP PO BOX 690	37. PERCERNE FUND INC THE 5666 W FLYING HAWK LN
6. STANGER LINLEY 6296 E GATEWAY CT	38. PERCERNE FUND INC THE 5666 W FLYING HAWK LN
7. DARROW DAVID CLAYTON 7850 S COLE RD	39. PERCERNE FUND INC THE 5666 W FLYING HAWK LN
8. DARROW ROBERT C 8185 S COLE RD	40. PERCERNE FUND INC THE 5666 W FLYING HAWK LN
9. CAWLOM VICKI D 13401 N SUGARLAN RD # 102	41. J R SAMPSON COMPANY PO BOX 27
10. CAWLOM ROGER D 13601 W MOONLAN RD # 102	42. SRS PROPERTIES L P 1213 W RANCH RD
11. ROEDER JOHN W S 6854 W WRIGHT ST	43. BLACK CREEK LTD PARTNERSHIP PO BOX 690
12. ROEDER JOHN W S 6854 W WRIGHT ST	44. BLACK CREEK LTD PARTNERSHIP PO BOX 690
13. PLEASANT VALLEY SOUTH LLC 401 W SUMMIT RIDGE RD	45. BLACK CREEK LTD PARTNERSHIP PO BOX 690
14. ROEDER JOHN W S 6854 W WRIGHT ST	
15. PLEASANT VALLEY SOUTH LLC 401 W SUMMIT RIDGE RD	
16. ROEDER JOHN 6854 W WRIGHT ST	
17. SMITH VERNON K 1900 W MAIN ST	
18. SMITH VERNON K 1900 W MAIN ST	
19. J R SAMPSON COMPANY PO BOX 27	
20. LEE JACK & BEA FAMILY TRUST 4357 S TINKER AVE	
21. LEE JACK & BEA FAMILY TRUST 4357 S TINKER AVE	
22. LEE JACK & BEA FAMILY TRUST 4357 S TINKER AVE	
23. SRS PROPERTIES L P 1213 W RANCH ROAD	
24. ROEDER JOHN W S 6854 W WRIGHT ST	
25. SMITH VERNON K 1900 W MAIN ST	
26. SMITH VERNON K 1900 W MAIN ST	
27. SMITH VERNON K 1900 W MAIN ST	
28. WCB HOLDINGS LLC PO BOX 2906	
29. WCB HOLDINGS LLC PO BOX 2906	
30. MURDOOD LOUIS P 7373 S MAPLE GROVE RD	
31. MANSFIELD GEORGE J 9779 HUBBARD LN	
32. WCB HOLDINGS LLC 9814 S HENRY CREEK RD	

S. COLE ROAD SEWER MASTER PLAN  
 BOISE, ID  
 PARCEL OWNER MAP

PRELIMINARY NOT FOR CONSTRUCTION

**km**  
 ENGINEERS PC  
 1000 S. GARDEN ST. SUITE 200  
 BOISE, ID 83725  
 PHONE: 208.333.8888  
 FAX: 208.333.8889  
 WWW.KMENGINEERS.COM

1 OF 3

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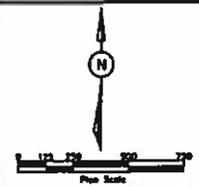
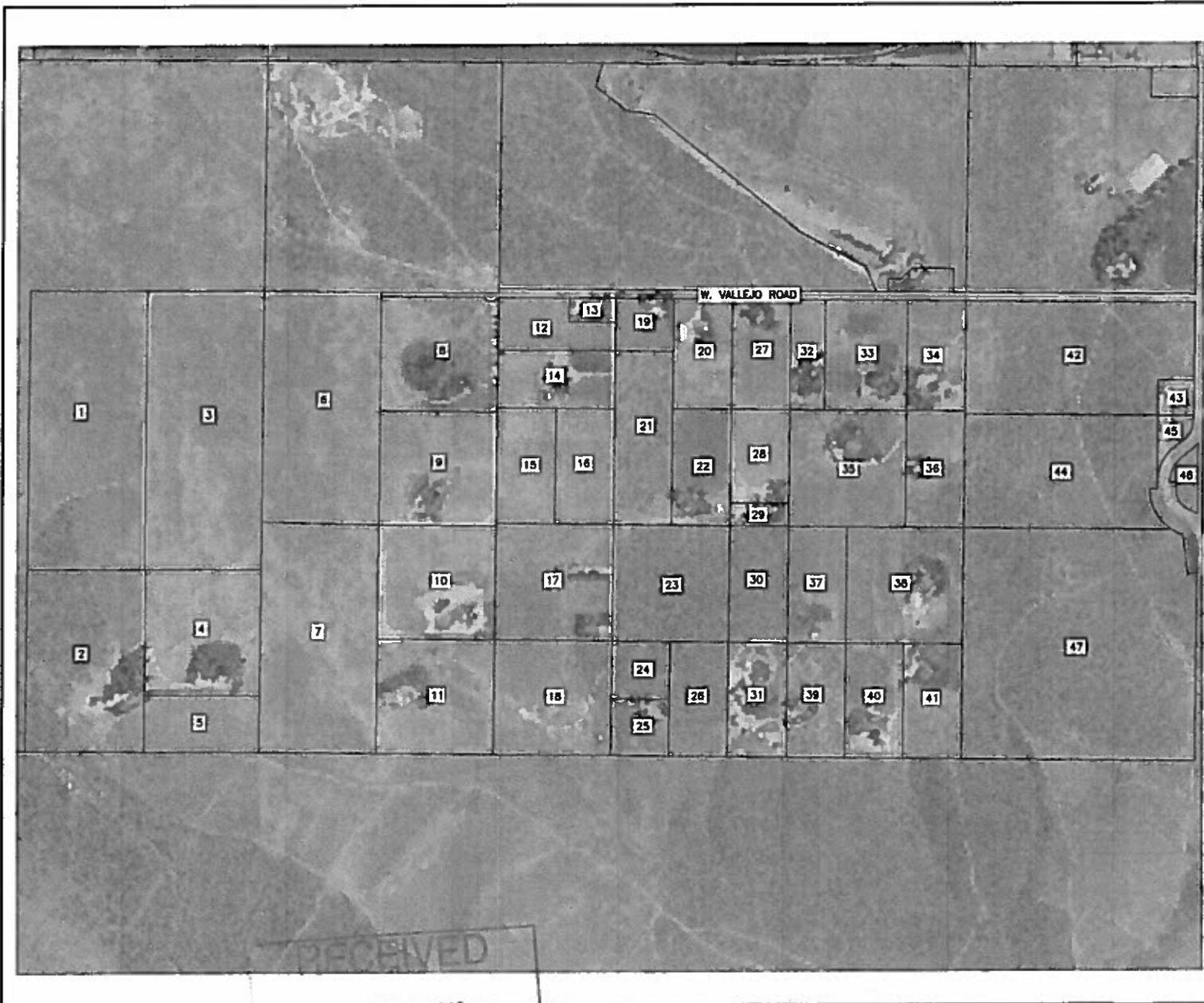
AUG 03 2016

ADA COUNTY  
DEVELOPMENT SERVICES

EXHIBIT 13

Page 1 of 3

Project # 20160337-zc-pp-0TD



**PARCEL OWNERS**

1. [Owner Name]
2. [Owner Name]
3. [Owner Name]
4. [Owner Name]
5. [Owner Name]
6. [Owner Name]
7. [Owner Name]
8. [Owner Name]
9. [Owner Name]
10. [Owner Name]
11. [Owner Name]
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42. [Owner Name]
43. [Owner Name]
44. [Owner Name]
45. [Owner Name]
46. [Owner Name]
47. [Owner Name]
48. [Owner Name]

REVISIONS

S. COLE ROAD SEWER MASTER PLAN  
BOISE, ID  
PARCEL OWNER MAP

PRELIMINARY NOT FOR CONSTRUCTION

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EXHIBIT 13  
 Page 2 of 3  
 Project # 201601337 2c-0A-07B



# RECORD OF SURVEY No. 1193

A tract of land being the SE 1/4 NE 1/4 of Section 12,  
T.2N., R.1E., B.M., Ada County, Idaho.

### BASIS OF BEARINGS

Bearings are Idaho State Grid Bearings.

### CERTIFICATE OF SURVEYOR

The survey represented on this drawing was performed under my supervision in accordance with the laws of the State of Idaho on September, 1967.



### LEGEND AND NOTES

- Found 2" X 2" H&T as noted
- Found 5/8" iron pin as noted
- △ Found nail as noted
- Set 5/8" iron pin LS 4108
- Set 1/2" iron pin LS4108
- Right of way line
- Wood pole fence
- Wire fence
- PP Power pole
- Power line
- ungrnd = underground telephone cable
- Enc. = Encroachment
- Clr = Clear
- T = Telephone vault

### SURVEY FOR

Roger and Vicki Cantlon  
101 S. Capitol Blvd.  
Idaho First Plaza Suite 1020  
Boise, Idaho  
343-3171

### FISHER Land Surveying

912 S. Washington Ave.  
P.O. Box 277  
Emmett, Idaho 83617  
208/365-4146

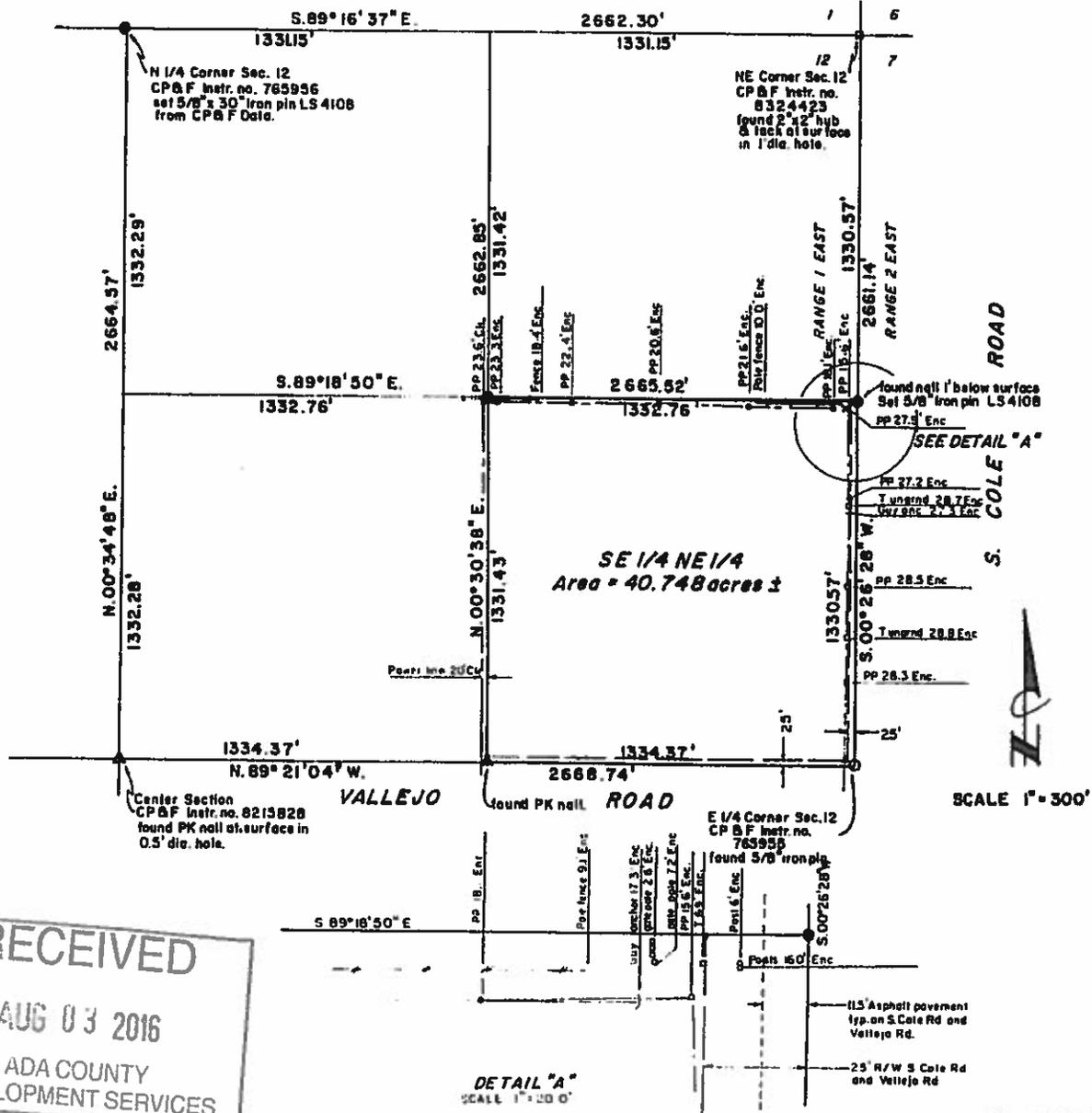
### CERTIFICATE OF COUNTY RECORDER

Instrument no. 280553  
State of Idaho ss  
County of Ada  
I hereby certify that this instrument was filed at the request of Richard P. Fischer at 5 minutes past 3 o'clock P. on this 11 day of Sept., 1967, in my office and was duly recorded in Book 7 of surveys at page 1208.

*Richard P. Fischer*  
Deputy  
5.00

*John Butts*  
Ex-officio Recorder

EXHIBIT 14  
Page 1 of 1  
Project # 201601337-21-PA-OTD



DETAIL "A"  
SCALE 1" = 200'

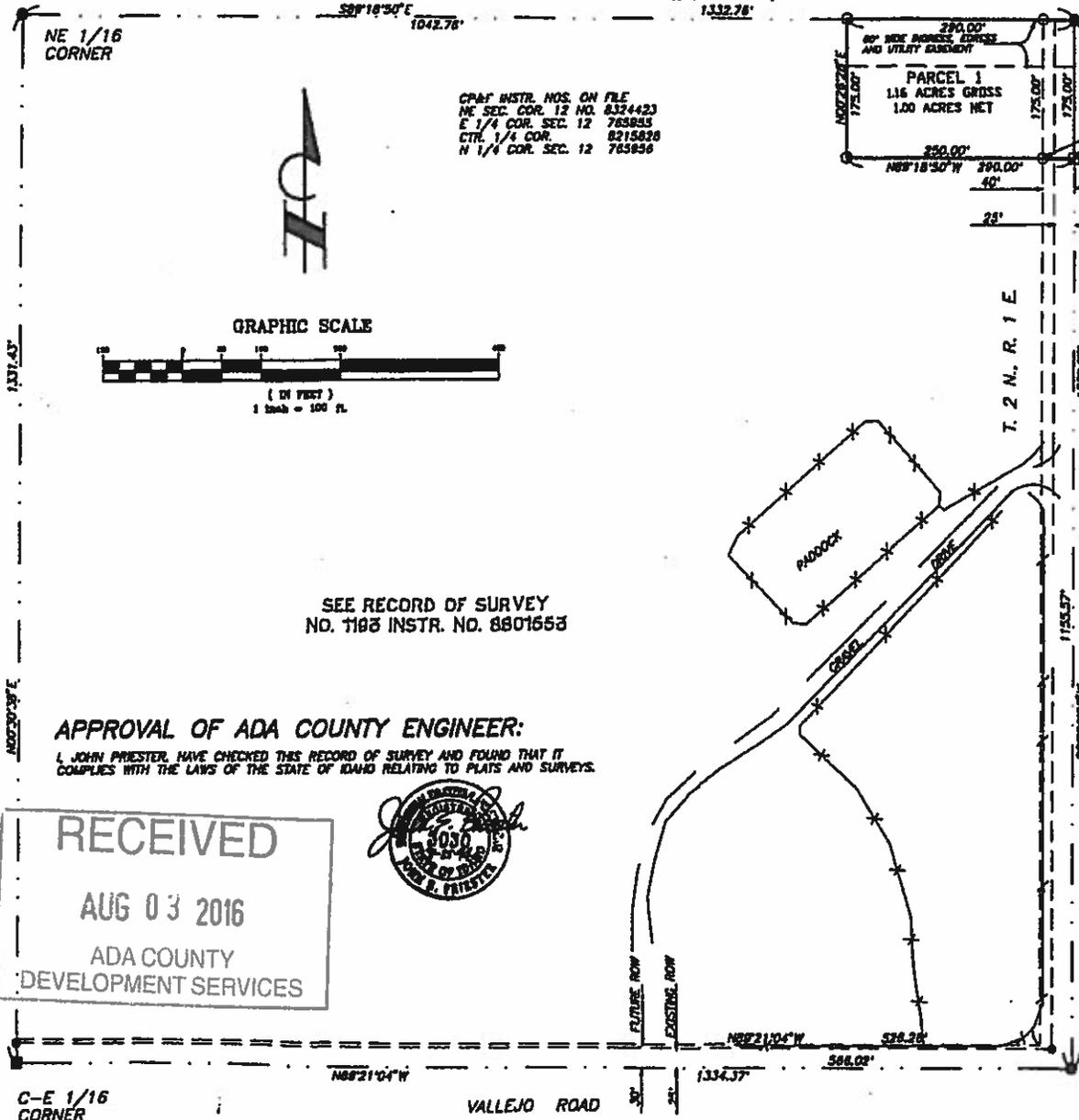
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# RECORD OF SURVEY NO. 2961

BEING THE SE 1/4 OF THE NE 1/4 OF SECTION 12, T. 2 N., R. 1 E., B.M.  
ADA COUNTY, IDAHO

**BASIS OF BEARINGS**

BEARINGS ARE IDAHO STATE GRID BEARINGS.



NE 1/16 CORNER

N 1/16 CORNER SECTIONS 12 & 7

CP&F INSTR. NOS. ON FILE  
NE SEC. COR. 12 NO. 8324423  
E 1/4 COR. SEC. 12 765855  
CTR. 1/4 COR. 8215820  
N 1/4 COR. SEC. 12 765856

**LEGEND**

- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 1/2" IRON PIN P.L.S. 4108
- FOUND PK NAIL
- WIRE FENCE
- SET PK NAIL AND WASHER STAMPED P.L.S. 4108

**NOTE:**

FISCHER LAND SURVEYING, INC. ASSUMES NO LIABILITY FOR PRESENT OR FUTURE COMPLIANCE OR NON-COMPLIANCE WITH COUNTY PLANNING AND ZONING ORDINANCE RESTRICTIONS AS THEY PERTAIN TO BUILDING PERMITS AND THE ISSUANCE THEREOF.

**SURVEY FOR**

ROGER & VICKI CANTLON  
8434 S. COLE RD.  
BOISE, ID. 83709  
(208)362-4295

SEE RECORD OF SURVEY  
NO. 1183 INSTR. NO. 8801653

**APPROVAL OF ADA COUNTY ENGINEER:**

I, JOHN PRIESTER, HAVE CHECKED THIS RECORD OF SURVEY AND FOUND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF IDAHO RELATING TO PLATS AND SURVEYS.



**Fischer Land Surveying Inc.**

PROFESSIONAL LAND SURVEYING  
404 So. Washington Ave.  
Emmett, Idaho 83617  
Phone: (208) 365-4146

**COUNTY RECORDER CERTIFICATE**

Instrument No. 94039189  
State of Idaho  
County of Ada

I hereby certify that this Record of Survey was filed at the request of Fischer Land Surveying, Inc. at 2:46 minutes past 1 o'clock P.M. this 21st day of August, 1984 in my office and was duly recorded at Record of Survey no. 2961  
Deputy Richard P. Fischer  
County Recorder

Fee \$5.00

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ADA COUNTY  
DEVELOPMENT SERVICES

C-E 1/16 CORNER

E1/4 CORNER SECTION 12

July 28, 2016

Ada County Development Services  
200 West Front Street  
Boise, ID 83702



RE: Cantlon Property – Parcel Nos. S1412141804 & S1412141810 – Ada County, ID  
Development Agreement Affidavit

To Whom it May Concern:

Please accept this letter as formal consent to the submission of a Development Agreement for the property referenced above.

Should you have questions or require further information regarding this matter, please contact us.

Sincerely,

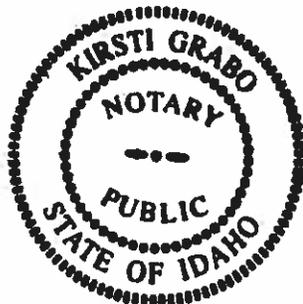
Vicki D. Cantlon

Roger D. Cantlon

State of Idaho )  
                          ) ss.  
County of Ada )

On this 28 day of July, 2016, before me, the undersigned, a notary public in and for said state, personally appeared Vicki D. Cantlon and Roger D. Cantlon, known or identified to me to be the persons who executed this instrument and acknowledged to me they executed the same.

In witness whereof, I have set my hand and affixed my official seal the day and year first above written.



K Grabo  
Notary Public for the State of Idaho  
Residing at Star, ID  
My commission expires 2-2018

EXHIBIT 16  
Page 1 of 1  
Project # 201601337 ZC-A-010

DEVELOPMENT AGREEMENT GOVENING DEVELOPMENT OF THE PROPERTY KNOWN AS (LIST NAME)

THIS DEVELOPMENT AGREEMENT (hereinafter "Agreement") is entered into approving the rezone for the Parcel, by and between the COUNTY OF ADA, a duly formed and existing county pursuant to the laws and Constitution of the State of Idaho, party of the first part, (hereinafter "County"), and (LIST ALL OWNERS OF RECORD), party of the second part, (hereinafter "Owner(s)"), pursuant to the authority of Idaho Code § 67-6511A.

RECITALS

WHEREAS, the Owner(s) is the sole owner, in law and/or equity, of a certain tract of land in the County of Ada, State of Idaho, which property (hereinafter "Parcel") is more particularly described in Exhibit A attached hereto; and,

WHEREAS, the County has authority to rezone a Parcel pursuant to Title 8 of the Ada County Code and § 67-6511 of the Idaho Code; and,

WHEREAS, the County has authority to enter into development agreements to condition the rezone of a Parcel pursuant to Idaho Code § 67-6511A; and,

WHEREAS, the Owner's(s) plans, promises made during presentations, as well as the materials contained in the application, all as appear more fully in Project No. \_\_\_\_\_ in the Ada County Office of Development Services (the "Application), are an essential inducement to the Board to approve the rezone, provided however, that all of the Developer's specific obligations are set forth elsewhere in this Agreement and in the County's written decision and corresponding conditions of approval, attached hereto as Exhibit "B"; and

DEVELOPMENT AGREEMENT GOVENING DEVELOPMENT OF THE PROPERTY KNOWN AS (LIST NAME)



EXHIBIT 17  
Page 1 of 13  
Project # 201601337 ZC-DA-05

WHEREAS, the Owner(s) desires to be assured that it may proceed with development of the Parcel in accordance with this Agreement. In order to obtain this benefit, the Owner(s) has determined that it is advantageous to Owner(s) to enter into the Agreement.

NOW, THEREFORE, in consideration of the promises, covenants, and provisions set forth herein, the County and the Owner(s) agree as follows:

**Section 1. Development of the Project**

1.1 Effective Date. In accordance with Idaho Code, § 67-6511A, this Agreement will be effective upon the publication of Ordinance # \_\_\_\_\_, approving the rezone of the Parcel.

1.2 Permitted Use, Density, and Intensity of Use. This Agreement shall vest the right to develop the Parcel as described and restricted in the approved application(s) File Number \_\_\_\_\_, and as further described and restricted by Exhibits A through C that are attached to this Agreement.

1.3 Schedule: The schedule for development of the Parcel is as contained in the Conditions of Approval attached hereto as Exhibit B. In the event the Owner(s) fails to commence or complete the development of the Parcel within the time periods herein stated, the Owner(s) shall be in default of this Agreement.

1.4 Changes in State and Federal Law. This Agreement shall not preclude the application of any law, that is specifically mandated and required by changes in state or federal laws or regulations, to the Parcel. In the event such law prevents or precludes compliance with one or more provisions of this Agreement, the County and the Owner(s) shall meet and confer to determine how provisions of this Agreement would need to be modified or suspended in order to comply with the law and shall prepare and process the necessary amendment(s) to this Agreement, or the Board of Ada County Commissioners may elect to terminate this Agreement pursuant to Section 3.5.

DEVELOPMENT AGREEMENT GOVENING DEVELOPMENT OF THE PROPERTY  
KNOWN AS (LIST NAME)

EXHIBIT 17  
Page 2 of 13  
Project # 201601337 ZC-DA-078



1.5 Police Power. Nothing in this Agreement shall be construed to be in derogation of the County's police power to protect the health, safety, and general welfare of the public.

1.6 Compliance with Conditions. Failure to comply with the terms of this Agreement, complete the Project, or bond for the completion of the Project shall result in a default of this Agreement by the Owners.

**Section 2. Cooperation In The Event of Legal Action**

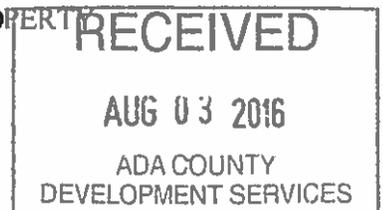
In the event of any legal or equitable action or other proceeding instituted by any third party (including a governmental entity or official) challenging the validity provision of this Agreement, the County and the Owner(s) agree to cooperate in defending such action or proceeding. The County and the Owner(s) may agree to select mutually agreeable legal counsel to defend such action or proceeding, or the County and the Owner(s) may each select its own legal counsel at its own expense. In no event shall the County be required to bear the cost of such defense(s) (except for the cost of the County's own attorneys), and Owner(s) shall save and hold the County harmless from claims or awards for third party attorneys' fees and costs.

**Section 3. Violation; Annual Review; Remedies; Termination**

3.1 General Provisions. Failure or unreasonable delay by the Owner(s) to perform any term or provision of this Agreement shall constitute a violation under this Agreement and may result in termination of this Agreement. Prior to termination, as set forth in Section 3.5 below, the County shall provide written notice of such violation. Said notice shall specify the nature of the alleged violation and the manner in which said violation may be satisfactorily cured. If the nature of the alleged violation is such that it cannot reasonably be cured within 90 days after written notice, the commencement of the cure within such time period and the diligent prosecution to completion of the cure shall be deemed a cure within such period.

DEVELOPMENT AGREEMENT GOVENING DEVELOPMENT OF THE PROPERTY  
KNOWN AS (LIST NAME)

EXHIBIT 17  
Page 3 of 13  
Project # 201601337 ZC DA 070



Subject to the foregoing, after notice and expiration of the 90-day period without cure, the violation will be deemed a default under this Agreement and the County, solely at its option, may institute legal proceedings pursuant to this Agreement and/or give notice of intent to terminate the Agreement, and, in either event, the Owner shall not be entitled to any additional time to cure such violation.

3.2 Periodic Review. Each year during the term of this Agreement, the Owner(s) shall submit a status report detailing the status of each condition of approval to the Director of Development Services. The Director shall review the annual status reports periodically and the reasonable costs incurred by the County in connection with the periodic review process shall be borne by the Owner(s). If the Director finds and determines that Owner(s) has not complied with such terms and conditions, the Director shall schedule this Agreement for hearing in front of the Board of Ada County Commissioners, following the notice and hearing procedures as outlined in Idaho Code § 67-6511A. Such violation shall be subject to the provisions of Section 3.1.

3.3 Violations by County. In the event the County violates the terms of this Agreement, Owner(s) shall have all rights and remedies provided herein or under applicable law, including without limitation the right to seek specific performance by the County. But in no event shall Owner(s) have any right to monetary damages.

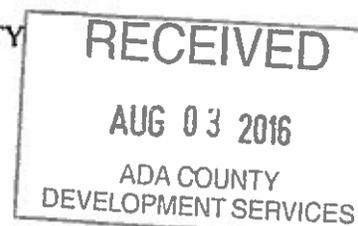
3.4 Excused Delay; Extension of Time of Performance.

a) In addition to specific provisions of this Agreement, performance by either the County or the Owner(s) shall not be deemed to be in default where delays or defaults are due to war, insurrection, strike, walk-out, riot, flood, earthquake, fire, casualty, or act of God.

b) As long as Owner(s) have provided governmental agencies all necessary information in a timely manner, performance hereunder shall not be deemed in default where delays

DEVELOPMENT AGREEMENT GOVENING DEVELOPMENT OF THE PROPERTY  
KNOWN AS (LIST NAME)

EXHIBIT 17  
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or defaults are due to governmental agencies. An extension of time necessary to gain approval of another independent governmental agency as required in the conditions of approval may be granted upon written request. The grant of a time extension shall be in writing and shall specify the period of excused delay.

3.5 Termination.

a) This Agreement may be terminated, and the zoning designation upon which the use is based reverted to the previously designated District or if the previously designated District no longer exists, its closest equivalent, upon the failure by the Owner(s) to comply with the terms and conditions contained in this Agreement, after notice by the County to the Owner(s) pursuant to Section 3.1 above.

b) This agreement terminates upon completion of conditions.

3.6 Expiration of Time. In the event the Owner fails to comply with any time limits for completing the obligations required herein, this Agreement shall be terminated and the zoning designation upon which the use is based shall be reverted to the previously designated District or if the previously designated District no longer exists, its closest equivalent, after the Board has complied with the notice and hearing provisions of Idaho Code, § 67-6511A.

**Section 4. Indemnification; Compliance with Law**

4.1 Owner Indemnification. The Owner(s) shall defend, indemnify, and hold the County, its officers, agents, employees, contractors and subcontractors harmless for injuries to persons or property resulting from the negligence or willful conduct of the Owner(s), its officers, agents, employees, contractors and subcontractors in performing the duties described in this Agreement.

In the event the County is alleged to be liable in any manner, as a result of acts, omissions, willful conduct and/or negligence of the Owner(s), the Owner(s) shall indemnify and hold the

DEVELOPMENT AGREEMENT GOVENING DEVELOPMENT OF THE PROPERTY  
KNOWN AS (LIST NAME)

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County, its officers, agents, employees, contractors and subcontractors harmless from and against all liability, claims, loss, costs, and expenses arising out of, or resulting from, the services of the Owner(s). The Owner(s) shall defend against such allegations through counsel chosen by the County and the Owner(s) shall bear all costs, fees, and expenses of such defense, including, but not limited to, all attorney fees and expenses, court costs, and expert witness fees and expenses.

4.2 County Indemnification. The County shall defend, indemnify, and hold the Owner(s), its officers, agents, employees, contractors and subcontractors harmless for injuries to persons or property resulting from the negligence or willful conduct of the County, its officers, agents, employees, contractors and subcontractors in performing the duties described in this Agreement.

4.3 Compliance with Law; Indemnification. The Owner(s) guarantees to the County that all services, programs, or activities provided by the Owner(s), its officers, agents, employees, contractors and subcontractors under this Agreement will be in accordance with all applicable federal, state, and local statutes, regulations, and requirements, including, but not limited to, the Americans with Disabilities Act (ADA). Further, the Owner(s) agrees to indemnify, defend, and hold harmless the County for any loss, expense, or damage of any type experienced by the County as a result of Owner(s)'s violation of the guarantee requirements of this paragraph.

**Section 5. Notices**

5.1 Any notice, demand, or other communication (hereinafter "Notice") given under this Agreement shall be in writing and given personally or by registered or certified mail (return receipt requested). If given by registered or certified mail, a notice shall be deemed to have been given and received on actual receipt by the addressee. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. A courtesy copy of the notice



may be sent by facsimile transmission. Any party may designate any other address in substitution of the address contained herein by like written notice.

5.2 Notices shall be given to the parties at their addresses set forth below:

If to County, to:

Ada County Development Services Dept.  
200 West Front Street, Room 2125  
Boise, Idaho 83702  
Attention: Director  
Telephone: 208-287-7900  
Facsimile: 208-287-7909

With copy to:

Ada County  
Attn: Chief Civil Deputy Prosecuting Attorney  
200 West Front Street, Room 3191  
Boise, Idaho 83702  
Telephone: 208-287-7700  
Facsimile: 208-287-7719

If to Owner(s), to:

(LIST ALL OWNERS OF RECORD, THEIR ADDRESSES, TELEPHONE NUMBERS AND FAX NUMBERS)

**Section 6. Assignment**

6.1 If all or any portion of the Parcel is transferred by the Owner(s) to any person or entity (hereinafter "Transferee"), the Owner(s) may assign or transfer to Transferee all or any portion of its interests, rights, or obligations under this Agreement with respect to the transferred Parcel. No fewer than thirty (30) days prior to entering into an Assignment for all or any portion of the Parcel, the Owner(s) shall submit to the Director of Development Services a draft of the Assignment, Conditions of Approval(s) and any other obligations detailing the obligations to be assumed by Transferee pursuant to the Assignment.

DEVELOPMENT AGREEMENT GOVENING DEVELOPMENT OF THE PROPERTY  
KNOWN AS (LIST NAME)

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DEVELOPMENT SERVICES

6.2 Review. Prior to accepting an assignment, the County shall determine whether the Transferee has the financial capacity to perform the obligations of the Owner(s) as contained in this Agreement. The Owner(s) and Transferee shall cooperate with the County by providing the documents and information the County may deem necessary to review the financial capacity of the Transferee.

6.3 The Owner(s) shall continue to be responsible for performing the obligations under this Agreement as to the transferred Parcel until such time as there is delivered to the County a legally binding instrument, in a form approved by the County, whereby Transferee agrees to perform all Conditions of Approval(s), and/or other obligations of this Agreement applicable to the transferred Parcel as set forth in Idaho Code § 67-6511A.

**Section 7. Entire Agreement, Counterparts, Exhibits, Recording**

7.1 Merger And Integration. This writing embodies the whole Agreement. There are no promises, terms, conditions, or obligations other than those contained in this Agreement. All previous and contemporaneous communications, representations, or agreements, either verbal or written, between the County and the Owner(s) are superseded by this Agreement.

7.2 Exhibits. The following exhibits are attached to this Agreement and incorporated herein by this reference:

Exhibit A – Legal Description entitled “ \_\_\_\_\_ ” bearing the signature of \_\_\_\_\_ and dated \_\_\_\_\_ ( \_\_\_\_\_ page(s))

Exhibit B – Conditions of Approval ( \_\_\_\_\_ page(s))

Exhibit C – Preliminary Plat, entitled “ \_\_\_\_\_ ” and dated \_\_\_\_\_ ( \_\_\_\_\_ page(s))

DEVELOPMENT AGREEMENT GOVENING DEVELOPMENT OF THE PROPERTY  
KNOWN AS (LIST NAME)

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7.3 Incorporation of Recitals. The Recitals to this Agreement are incorporated into this Agreement by this reference as if fully set forth herein.

7.4 Recordation of Agreement. The County shall record an executed original of this Agreement at the Ada County Recorder's Office. The Owner(s) agrees to pay all recording fees necessary to record this Agreement with the Ada County Recorder's Office.

**Section 8. Covenants Appurtenant to the Project**

8.1 All covenants and conditions set forth herein shall be appurtenant to and run with the Parcel and shall be binding upon the Owner(s)'s heirs, successors, and assigns.

**Section 9. Miscellaneous**

9.1 Amendment. Modifications to this Agreement may be made only by the written permission of the Board of Ada County Commissioners after complying with the notice and hearing provisions of Idaho Code, § 67-6511A. Any amendment(s) to this Agreement shall be recorded at the Owner(s) expense.

9.2 Interpretation: Unless otherwise specifically defined herein, capitalized terms used herein shall have the same meaning as ascribed to such terms either in the Local Land Use Planning Act, Idaho Code §§ 67-6501 *et seq.* or Title 8 of the Ada County Code, as the case may be. In the event of any conflict between terms in the state statute and terms in the County Code, the terms in the state statute shall prevail. Any term contained in this Agreement not so defined shall be given general common understanding.

9.3 No Agency, Joint Venture or Partnership. The County and the Owner(s) hereby renounce the existence of any form of joint venture or partnership between the County and the Owner(s) and agree that nothing contained herein or in any document executed in connection herewith shall be construed as making the County and the Owner(s) joint ventures or partners.

DEVELOPMENT AGREEMENT GOVENING DEVELOPMENT OF THE PROPERTY  
KNOWN AS (LIST NAME)

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9.4 Severability. If any provision of this Agreement or the application of any provision of this Agreement to a particular situation is held by a court of competent jurisdiction to be invalid, void, or unenforceable, such provision shall be disregarded and this Agreement shall continue in effect. However, if such provision is not severable from the balance of the Agreement so that the mutually dependent rights and obligations of the parties remain materially unaffected, this Agreement shall become void.

9.5 Construction. This Agreement has been reviewed by the Owner(s) and the Owner(s) has had the opportunity to have its legal counsel review and revise the Agreement; therefore, the County and Owner(s) agree that no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

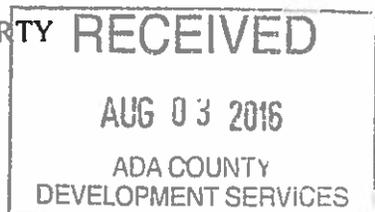
9.6 Choice of Law. This Agreement and its performance shall be construed in accordance with and governed by the laws of the state of Idaho, with venue for any action brought pursuant to this Agreement to be in the Fourth Judicial District, State of Idaho.

9.7 Waivers. No provision or condition of this Agreement shall be considered waived unless duly amended as provided for in Section 9.1. The failure of the County to require strict performance of any term or condition of this Agreement or to exercise any option herein conferred in any one or all instances shall not be construed to be a waiver or relinquishment of any such term or condition, but the same shall be and remain in full force and effect, unless such waiver is evidenced by the prior written consent of the County.

9.8 Third Party Beneficiaries. Nothing contained herein shall create any relationship, contractual or otherwise, with, or any rights in favor of, any third party.

DEVELOPMENT AGREEMENT GOVENING DEVELOPMENT OF THE PROPERTY  
KNOWN AS (LIST NAME)

EXHIBIT 17  
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IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto on the day and year first above written.

**Board of Ada County Commissioners**

By: \_\_\_\_\_  
\_\_\_\_\_, Chairman

By: \_\_\_\_\_  
\_\_\_\_\_, Commissioner

By: \_\_\_\_\_  
\_\_\_\_\_, Commissioner

STATE OF IDAHO )  
                          ) ss.  
County of Ada    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me \_\_\_\_\_, personally appeared Ada County Commissioners, \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
NOTARY PUBLIC FOR IDAHO  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

/////////////////INTENTIONALLY BLANK/////////////////

DEVELOPMENT AGREEMENT GOVENING DEVELOPMENT OF THE PROPERTY  
KNOWN AS (LIST NAME)

EXHIBIT 17  
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Owner (LIST NAME OF COMPANY, LLC, PARTNERSHIP)

By: \_\_\_\_\_  
(LIST NAME OF AUTHORIZED SIGNATOR)

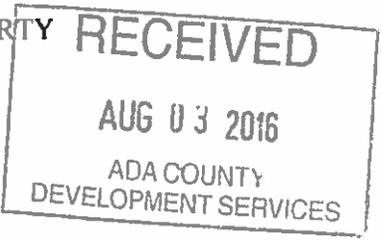
STATE OF IDAHO            )  
  ) ss.  
County of Ada             )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public, personally appeared (LIST NAME OF AUTHORIZED SIGNATOR), known or identified to me as the (POSITION OF SIGNATOR IN COMPANY, LLC, PARTNERSHIP) and stated he has the authority to execute this instrument on behalf of (LIST NAME OF COMPANY, LLC, PARTNERSHIP) and did execute the instrument as the Owner of the Parcel.

\_\_\_\_\_  
Notary Public for Idaho  
Commission Expires \_\_\_\_\_

DEVELOPMENT AGREEMENT GOVENING DEVELOPMENT OF THE PROPERTY  
KNOWN AS (LIST NAME)

EXHIBIT 17  
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Development Agreement # \_\_\_\_\_

Owner (LIST NAME OF INDIVIDUAL)

By: \_\_\_\_\_  
(LIST NAME OF INDIVIDUAL)

STATE OF IDAHO            )  
  ) ss.  
County of Ada                )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, a Notary Public, personally appeared (LIST NAME OF INDIVIDUAL), known or identified to me as the Owner of the Parcel and stated he has the authority to execute this instrument and did execute the instrument as the Owner of the Parcel.

\_\_\_\_\_  
Notary Public for Idaho  
Commission Expires \_\_\_\_\_

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DEVELOPMENT SERVICES

DEVELOPMENT AGREEMENT GOVENING DEVELOPMENT OF THE PROPERTY  
KNOWN AS (LIST NAME)

EXHIBIT 17  
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ADA COUNTY  
Development Services Department

Megan M. Leatherman, MCRP  
Director

Ada County Courthouse  
200 West Front Street  
Boise ID 83702  
208.287.7900  
Fax 208.287.7909  
www.adacounty.id.gov

Department Divisions  
Building  
Engineering & Surveying  
Permitting  
Planning & Zoning

Ada County Commissioners  
Jim Tibbs, First District  
Rick Yzaguirre, Second District  
David L. Case, Third District

August 10, 2016

Vicki & Roger Cantlon  
8401 S. Cole Road  
Boise, ID 83709

RE: PROJECT #201601337 ZC-DA-OTD; CANTLON

Dear Mr. & Mrs. Cantlon;

This is to notify you that your application has been scheduled to be heard by the Ada County Planning and Zoning Commission on **October 6, 2016**. 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 287-7913 or via e-mail at [bdanielson@adaweb.net](mailto:bdanielson@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 Danielson".

Brent Danielson, AICP  
Associate Planner  
Ada County Development Services, Planning & Zoning Division

Cc: Joe Pachner, KM Engineering, LLP, 9233 W. State Street, Boise, ID 83713

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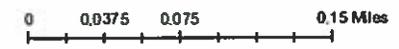


# 201601337 ZC-DA-OTD Vicinity Map



EXHIBIT 19  
 Page 1 of 1  
 Project # 201601337 ZC-DA-OTD

- Search Results: **City Limits** **Parcels**
- GARDEN CITY
  - BOISE
  - STAR
  - Parks
  - KUNA
  - Street Names
  - EAGLE
  - MERIDIAN
  - Major Streets



Date: 8/15/2016



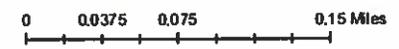
This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



EXHIBIT 20  
 Page 1 of 1  
 Project # 201601337 ZC-DA-OTD

Search Results: — Major Streets  
 Parcels  
 Parcels  
 Street Names

Parks



Date: 8/15/2016



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.



# 201601337 ZC-DA-OTD Aerial

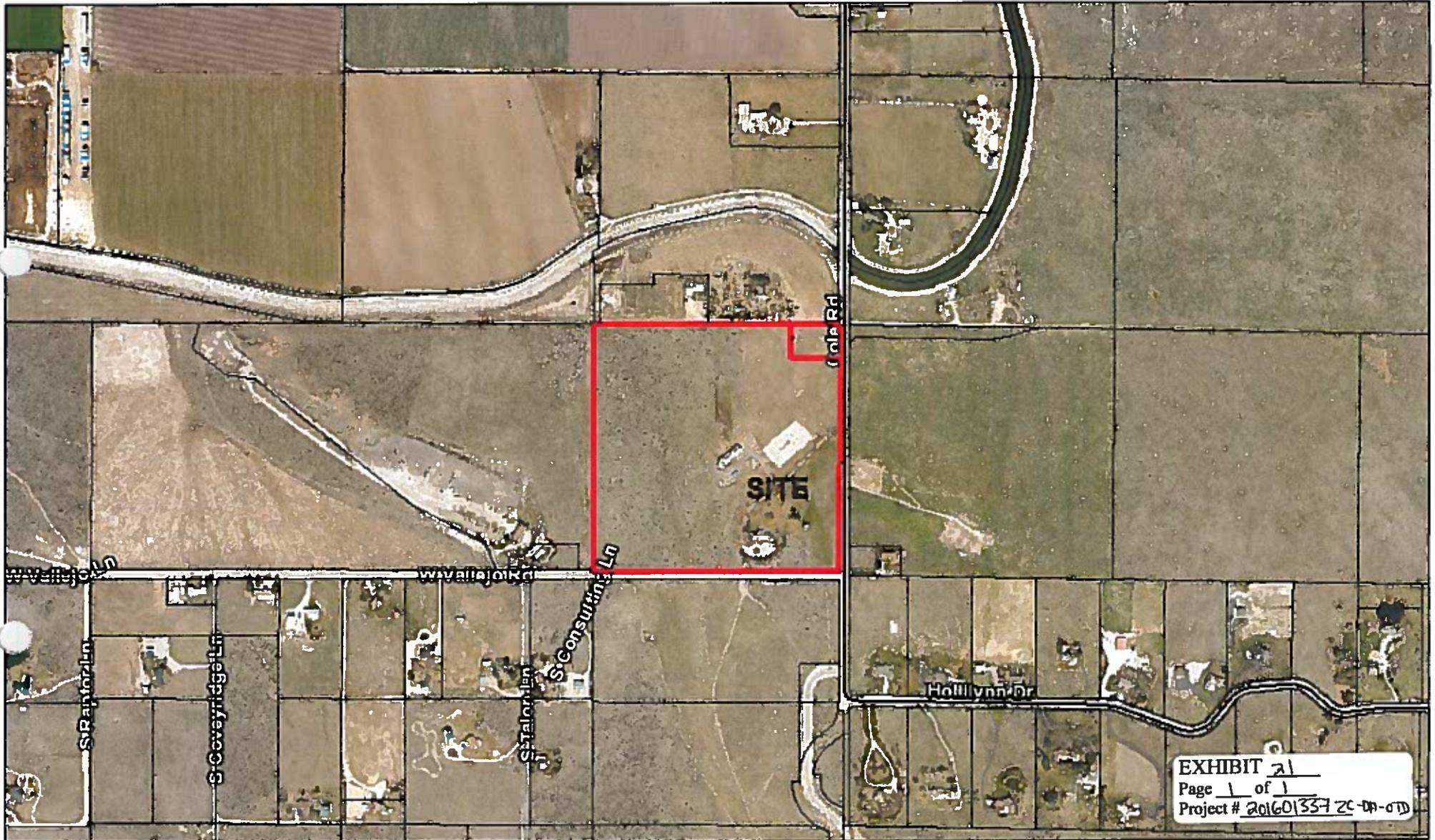
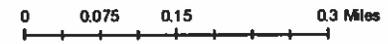


EXHIBIT 21  
 Page 1 of 1  
 Project # 201601337 ZC-DA-OTD

Search Results: — Major Streets  
 Parcels

Parcels  Parks

Street Names



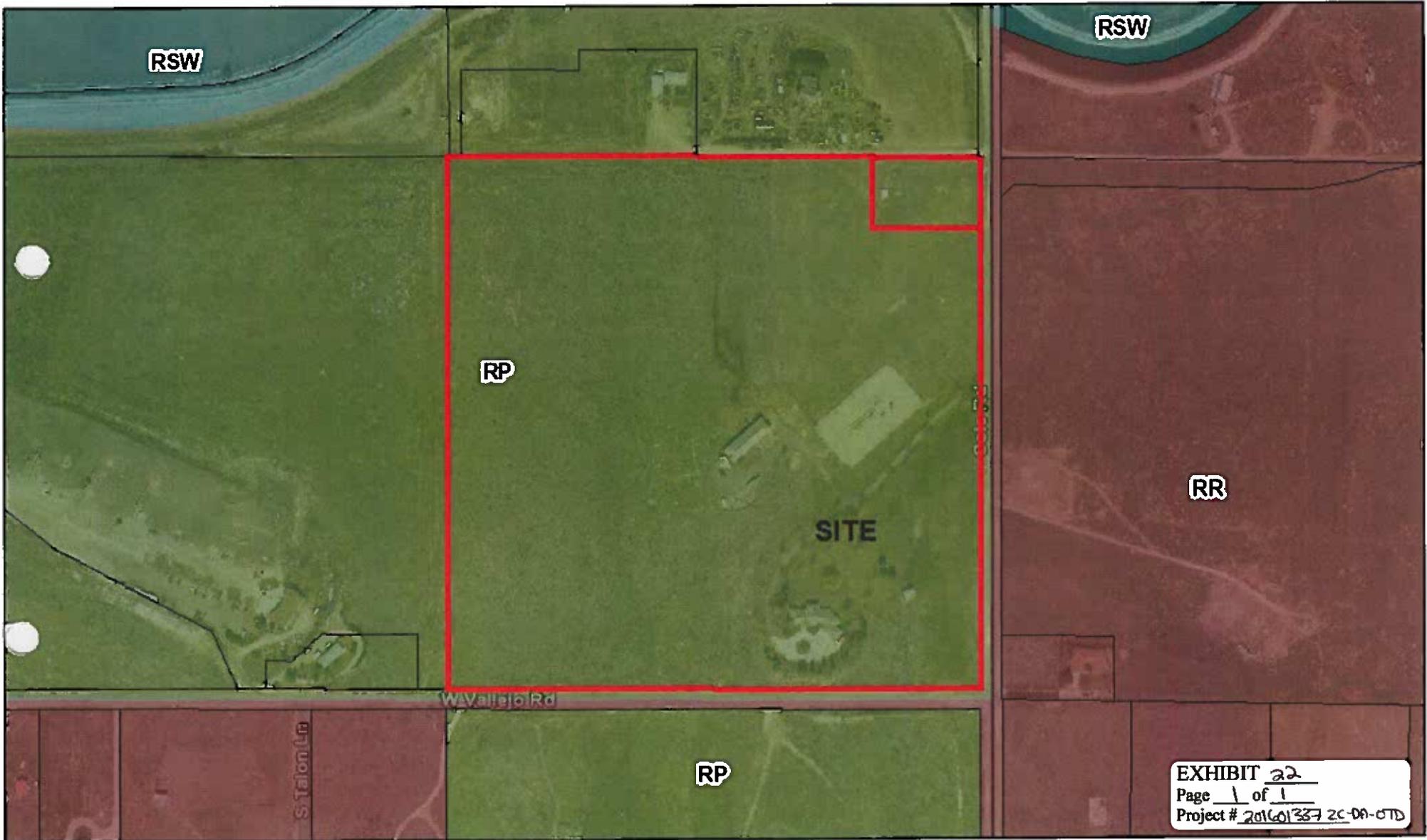
Date: 8/15/2016



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.



# 201601337 ZC-DA-OTD Zoning Vicinity Map



Search Results: City Limits

GARDEN CITY

STAR

Parks

Parcels

BOISE

KUNA

Street Names

Parcels

EAGLE

MERIDIAN

Major Streets

0 0.035 0.07 0.14 Miles

Date: 9/22/2016



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.

**Brent Danielson**

**From:** Brent Danielson  
**Sent:** Monday, August 15, 2016 5:00 PM  
**To:** chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; hatch.lohrea@meridianschools.org; john.lee@unitedwater.com; Cecily Willerton; carla.bernardi@cableone.biz; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; cmiller@compassidaho.org; rward@idfg.idaho.gov; danielle.robbs@deq.idaho.gov; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; msinglet@intgas.com; rgervais@cityofboise.org; rjohnson@cityofboise.org; jangels10@cableone.net; adaswcd@gmail.com; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Scott Koberg; Carolyn Nitz; Ryan Strain; Ryan Strain; Brian Wilbur; cherylwright@cwidaho.cc; mdewalt@adalib.org; Mark Ferm; Angela Gilman; Jean Schaffer; Jerry Servatius; rkinney@republicservices.com; jstuber@republicservices.com; Brent Danielson  
**Cc:** Brent Danielson  
**Subject:** Ada County Application Transmittal Notice.

	<p><b>Ada County Development Services</b>  <b>Planning &amp; Zoning Division Transmittal</b></p>
---	--

<b>File Number:</b> <a href="#">201601337-DA / OTD / ZC</a>	<b>X-Reference:</b> NONE
<p><b>Description:</b> A zoning ordinance map amendment to rezone the subject property from the Rural Preservation (RP) District to the Rural Residential (RR) District with a Development Agreement. Also, an application for a one time division to create an 11.43 acre parcel from the subject property. <i>It should be noted that Parcel #S1412141804 at the northeast corner is being combined with Parcel #S141214180.</i></p>	
<b>Reviewing Body:</b> P AND Z	<b>Hearing Date:</b> 10/6/2016
<b>Applicant:</b> CANTLON VICKI	<b>P&amp;Z Recommendation:</b>
<p><b>Property:</b> The property contains 40.000 acres and is located at S COLE RD BOISE 83709, Section 12 2N 1E.</p>	

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 8/30/2016. When responding, please reference the file number identified above. If responding by email, please send comments to [bdanielson@adaweb.net](mailto:bdanielson@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,

MEMORANDUM

---



DATE: 8/17/2016

RE: 201601337-DA/OTD/ZC Cantlon

TO: Brent Danielson, Associate Planner

FROM: Mark Ferm, Ada County Building Official



---

Summary of Project:

A zoning ordinance map amendment to rezone the subject property from the Rural Preservation (RP) District to the Rural Residential (RR) District with a Development Agreement. Also, an application for a one time division to create an 11.43 acre parcel from the subject property. *It should be noted that Parcel #S1412141804 at the northeast corner is being combined with Parcel #S141214180.* This project is located on S Cole Road.

Findings and Conditions:

The Building Division has no objection to the proposed One time division or the development agreement.

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)



CENTRAL DISTRICT HEALTH DEPARTMENT  
Environmental Health Division

Return to:

- PACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

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 ADA COUNTY  
 DEVELOPMENT SERVICES  
*Sect. 12*

Rezone # 201601337-DA/OTD/ZC  
 Conditional Use # \_\_\_\_\_  
 Preliminary / Final / Short Plat \_\_\_\_\_

- 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
  - bedrock from original grade
  - waste flow characteristics
  - 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
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community 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
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. Any existing septic systems must remain within the property boundaries of the waste generating structure/s. CDHD does not guarantee a septic system can be installed on the split off lot. Reviewed By: Roni Padgug Date: 8/19/16

MEMORANDUM

---



**DATE:** 26 August, 2016

**RE:** File 201601337 OTD - Application for One Time Division for 8401 S Cole Rd., Boise, ID

**TO:** Brent Danielson, Associate Planner

**FROM:** Dale Meyers, Associate County Surveyor

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

---

Brent,

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

- Master Application
- Detailed Letter
- Site Plan
- Legal Descriptions

Revise the CP&F number listed at the Section Corner to reference the Instrument number in the recording information in the lower left hand corner of the CP&F on file for said Corner. (95018675)

Suggest adding dimensioning between the "Existing Barn" and the proposed parcel line to show conformance with required setbacks.

Let me know if you have any questions,

Dale





# 201601337 ZC-DA-OTD Radius Map

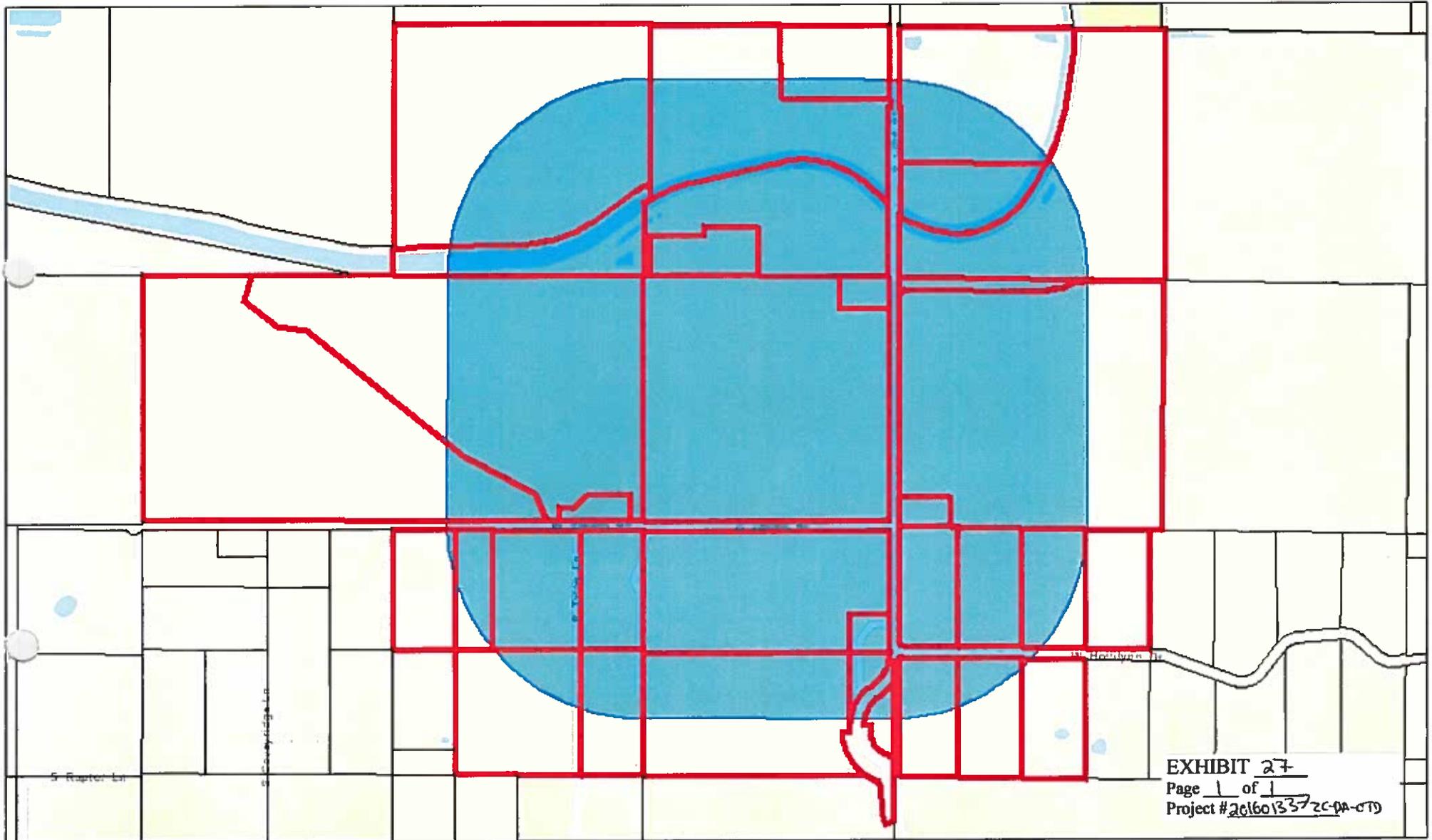
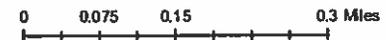


EXHIBIT 27  
 Page 1 of 1  
 Project # 201601337 ZC-DA-OTD

Search Results: **City Limits**    ■ GARDEN CITY    ■ STAR  
 Parcels    ■ BOISE    ■ KUNA    ■ Parks  
 Parcels    ■ EAGLE    ■ MERIDIAN



Date: 8/25/2016



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.

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
AUSTIN DARIN DOUGLAS		7855 S COLE RD	BOISE, ID 83709-0000
AUSTIN DOUGLAS WARD & DIANE LEE FAMILY TRUST		2550 E 7800 S	OGDEN, UT 84405-0000
BLACK CREEK LTD PARTNERSHIP		PO BOX 690	MERIDIAN, ID 83680-0690
BOLLMAN STEVEN K		8910 S TALON LN	BOISE, ID 83709-0000
BOXBERGER MARTHA		7850 S COLE RD	BOISE, ID 83709-7274
BUTLER HAL W		7707 W VALLEJO RD	BOISE, ID 83709-7291
CANTLON ROGER D &	VICKI D	10400 W OVERLAND RD # 420	BOISE, ID 83709-0000
CITY OF BOISE (BOISE PARKS & RECREATION)		1104 W ROYAL BLVD	BOISE, ID 83706-0000
DARROW DANIEL CLAYTON		7850 S COLE RD	BOISE, ID 83709-0000
DARROW ROBERT C		8185 S COLE RD	BOISE, ID 83709-0000
ELLIS WILLIAM E &	HAZEL L	8000 S COLE RD	BOISE, ID 83709-7232
GIPSON RICHARD W		967 E PARKCENTER BLVD # 182	BOISE, ID 83706-0000
JOHNSON DANNY J &	ELIZABETH J	7160 W HOLLILYNN DR	BOISE, ID 83709-7237
JONES DARYL E &	MARTHA ANN	7801 W VALLEJO RD	BOISE, ID 83709-0000
MAGSTADT CLARK R		6953 W HOLLILYNN DR	BOISE, ID 83709-0000
MURGOITIO LOUIS P &	VICTORINA M	7373 S MAPLE GROVE RD	BOISE, ID 83709-0000
MURPHY JOHN M &	LORETTA M	8101 W VALLEJO RD	BOISE, ID 83709-7238
PACE JAMES W III &	PATRICIA J	3164 S JUPITER AVE	BOISE, ID 83709-0000
PATRICK WADE T &	INNA V	6850 W HOLLILYNN DR	BOISE, ID 83709-0000
PEREGRINE FUND INC		5666 W FLYING HAWK LN	BOISE, ID 83709-7289
PLEASANT VALLEY SOUTH LLC		401 W SUMMIT RIDGE RD	BOISE, ID 83702-0000
POAGE HAROLD A &	BONNY J	PO BOX 190843	BOISE, ID 83719-0000
POGUE DOUGLAS M &	AMELA J	6954 W HOLLILYNN DR	BOISE, ID 83709-0000
POULSEN MARSH A		8905 S CONSULTING LN	BOISE, ID 83709-7828
REYNOLDS O ARLIE		7685 W VALLEJO RD	BOISE, ID 83709-7291
ROEDER JOHN W S		6854 W WRIGHT ST	BOISE, ID 83709-0000
SIEVERS JAYA &	QUAKENBUSH GLORI	7161 W HOLLILYNN DR	BOISE, ID 83709-0000
STANGER LINLEY &	VIRGIL	6299 E GATEWAY CT	BOISE, ID 83716-0000
STEARNS LEONARD C &	WAKEFIELD SHARON	7089 W HOLLILYNN DR	BOISE, ID 83709-0000

ADA COUNTY DEVELOPMENT SERVICES  
200 W FRONT ST BOISE ID 83702



August 29, 2016

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Ada County Planning & Zoning Commission will hold a public hearing on **October 6, 2016** 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:

**201601337 ZC-DA-OTD**, A zoning ordinance map amendment to rezone the subject property from the Rural Preservation (RP) District to the Rural Residential (RR) District with a Development Agreement. Also, an application for a one time division to create an 11.43 acre parcel from the subject property. The property contains 40 acres and is located at 8401 S. Cole Road in Section 12, T. 2N, R. 1E, Boise, ID.

Contact, Brent Danielson, AICP, Associate Planner, at 287-7913 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 **1,000'** 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 by completing the following:

- 1 Type <http://gisx.adaweb.net/acdsv2>
- 2 Enter "**201601337-ZC**" 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 <https://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 or 287-7979 (TDD) three days prior to this public hearing to make arrangements.

EXHIBIT 29  
Page 1 of 1  
Project # 201601337 ZC-DA-OTD



Kent Goldthorpe, President  
Paul Woods, Vice President  
Rebecca W. Arnold, Commissioner  
Sara M. Baker, Commissioner  
Jim D. Hansen, Commissioner

September 9, 2016

To: Vicki & Roger Cantlon  
8401 S. Cole Road  
Boise, ID 83709

Subject: ADA16-0061/ 201601337-DA-ZC-PBA  
8401 S. Cole Road  
Property Boundary Adjustment/Zoning Change



The Ada County Highway District (ACHD) has reviewed the submitted application for the application referenced above and has determined that there are no improvements required to the adjacent street(s).

The applicant shall be required to:

1. Pay a traffic impact fee. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD.
2. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
3. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

If you have any questions, please feel free to contact me at (208) 387-6218.

Sincerely,

Dawn Battles  
Planner I  
Development Services

cc: Ada County Development Services, via email  
KM Engineering, via email

## Traffic Information

This development is estimated to generate 10 additional vehicle trips per day (10 existing); and 1 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition.

### Condition of Area Roadways:

*Traffic Count is based on Vehicles per hour (VPH)*

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Cole Road	1,312-feet	Principal Arterial	224	Better than "E"
Vallejo Road	1,308-feet	Collector	N/A	

\* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

### Average Daily Traffic Count (VDT):

*Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for Cole Road south of Lake Hazel Road was 1,827 on December 9, 2015.
- No current traffic counts for Vallejo Road.

## 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.

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on October 6, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201601258-ZOA-CPA-S-DM-M-HD-FP, BHH LLC, DRY CREEK PLANNED COMMUNITY AMENDMENT; A proposed amendment to the Dry Creek Ranch Planned Community. 1,746 residential units are proposed, which is an approximate 50% reduction in residential density; an approximate 85% reduction in commercial area to 85,000 square feet; updates to the wildlife mitigation plan, economic analysis, open space and trails plan, and traffic plan are included; and one elementary school site is proposed. The development will be served by private sewer and water; pressurized irrigation will be provided where water rights are available; and agreements with service providers will be required. A comp plan amendment, zoning text amendment, pre-plat, DA modification, floodplain, and hillside are required. The property contains 1414 acres and is located at N. Broken Horn Rd Boise 83714, Section 1 4N 1E / 2 4N 1E / 25 5N 1E / 35 5N 1E / 36 5N 1E / 30 5N 2E. Megan Basham 287-7944. 201601337-ZC-OTD-DA, CANTLON VICKI; A zoning ordinance map amendment to rezone the subject property from the Rural Preservation (RP) District to the Rural Residential (RR) District with a Development Agreement. Also, an application for a one time division to create an 11.43 acre parcel from the subject property. The property contains 40 acres and is located at 8401 S. Cole Rd., Boise, ID 83709 in Section 12, T. 2N, R. 1E. Brent Danielson 287-7913. 201601397-PR-S, STEPPE SHEM; A preliminary plat for a three (3) lot subdivision along with an application for a private road. The property contains 16.828 acres and is located at 2525 N. Brandon Rd., Star, ID 83669 in Section 5, T. 4N, R. 1W. Brent Danielson 287-7913. 201601428-CPA-ZC-ZOA, ADA COUNTY DEVELOPMENT SERVICES; A comprehensive plan amendment, zoning ordinance text amendment and zoning ordinance map amendment to establish Area of City Impact boundaries for the City of Kuna, hereby referenced as Kuna ACI-A and Kuna ACI-B. The 1998 Kuna Comprehensive Plan will apply within Kuna ACI-A, minus the Urban Service Planning Area and Referral Area, which will be repealed. The Ada County Comprehensive Plan will be applicable within Kuna ACI-B for properties in unincorporated Ada County. Megan Basham 287-7944. Staff Reports Available On-Line 5 Days before Hearing Date adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. ADA COUNTY PLANNING AND ZONING COMMISSION

EXHIBIT 31  
 Page 1 of 2  
 Project # 2016 01337 ZC-0A-OTD

Mark Perfect Planning & Zoning Administrator Pub. Sept.  
13, 2016 **Publish Dates:** 9/13/2016 -9/27/2016

EXHIBIT 31  
Page 2 of 2  
Project # 201601337 2C-DA-07D

# 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: 12	Township: 2N	Range: 1E	Total Acres: 40
Project Name:			Lot:	Block:	
Site Address: 8401 S. Cole Rd.			Tax Parcel Number(s):		
File Number:			Date Posted:		

## APPLICANT:

Name: Vicki & Roger Cantlon		
Address: 8401 S. Cole		
City: Boise	State: ID	Zip: 83709
Telephone: 867-0747	Fax:	

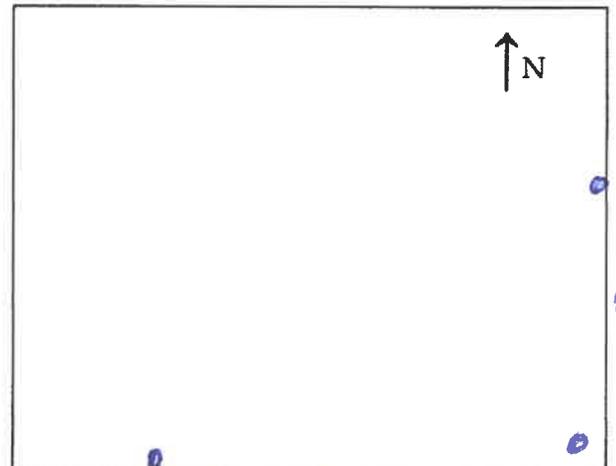
I certify that the property was posted at least ten (10) days prior to the scheduled public hearing and have attached dated photographs of each sign in accordance with Section 8-7A-5 of the Ada County Code.

*Vicki Cantlon*

Signature: (Applicant)

Date

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



**RECEIVED**  
SEP 28 2016  
ADA COUNTY  
DEVELOPMENT SERVICES

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

EXHIBIT 32  
Page 1 of 6  
Project # 20161357 25-0A-07D

## Brent Danielson

---

**From:** Vicki Cantlon <Vicki@cantlon.org>  
**Sent:** Wednesday, September 28, 2016 5:29 PM  
**To:** Brent Danielson  
**Subject:** Re: Sign Posting Certification

Thanks Brent. The signs were posted 9/22/16

Sent from my iPad

On Sep 28, 2016, at 4:41 PM, Brent Danielson <[bdanielson@adaweb.net](mailto:bdanielson@adaweb.net)> wrote:

Vicki,

Thank you for dropping off the sign posting certification form. In looking at the form again I just noticed that there one thing that wasn't filled out and that was the date posted. Could send me an e-mail responding with the date that signs were posted. Thanks.

**Brent Danielson, AICP**  
*Associate Planner*

<Picture (Device Independent Bitmap)  
1.jpg>

**Ada County Development  
Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7913 *office*  
(208) 287-7909 *fax*

<http://www.adacounty2025.com>

EXHIBIT 32  
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Project # 2016.01337 ZC-DA-OTD

**ADA COUNTY PUBLIC HEARING NOTICE**  
ADA COUNTY BOARD OF COMMISSIONERS  
PUBLIC HEARING NOTICE  
The Board of Commissioners will hold a public hearing on the proposed rezoning of the property located at [illegible] ADA, Idaho, on September 28, 2016, at 10:00 AM in the Board Room, ADA County Administration Center, 100 West 1st Street, ADA, Idaho. The purpose of the hearing is to receive public input on the proposed rezoning. The Board of Commissioners may, at its discretion, suspend the public hearing process if the applicant provides a written statement of reasons for the proposed rezoning and the Board of Commissioners determines that the proposed rezoning is in the best interests of the community. The Board of Commissioners may also, at its discretion, suspend the public hearing process if the applicant provides a written statement of reasons for the proposed rezoning and the Board of Commissioners determines that the proposed rezoning is in the best interests of the community.

**RECEIVED**  
SEP 28 2016  
ADA COUNTY  
DEVELOPMENT SERVICES

EXHIBIT 32  
Page 3 of 6  
Project # 201601337 ZC-DA-OTD

RECEIVED

SEP 28 2016

ADA COUNTY  
DEVELOPMENT SERVICES



EXHIBIT 32  
Page 4 of 6  
Project # 201601337 2c-0A-0TD

RECEIVED  
SEP 28 2016  
ADA COUNTY  
DEVELOPMENT SERVICES

**ADA COUNTY PUBLIC HEARING NOTICE**

ADA COUNTY BOARD OF COMMISSIONERS will hold a public hearing on the 2016-2017 ADA County Budget on Wednesday, September 28, 2016, at 10:00 a.m. in the ADA County Board of Commissioners Meeting Room, 400 West 1st Street, Ada, Oklahoma. The public hearing will be held in accordance with the provisions of the Oklahoma Open Meeting Act, 51 O.S. § 1-101. The public hearing will be held in accordance with the provisions of the Oklahoma Open Meeting Act, 51 O.S. § 1-101. The public hearing will be held in accordance with the provisions of the Oklahoma Open Meeting Act, 51 O.S. § 1-101.

# ADA COUNTY PUBLIC HEARING NOTICE

Ada County Planning & Zoning Commission

**WHEN:** ADA COUNTY will hold a public hearing on Oct 6, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 West Front Street, Boise, Idaho.

**PURPOSE:** A zoning ordinance map amendment to rezone the subject property from the Rural Preservation (RP) District to the Rural Residential (RR) District with a Development Agreement. Also, an application for a one time division to create an 11.443 acre parcel from the subject property.

**PROPERTY SIZE / LOCATION:** The property contains approximately 40 acres and is located at 8401 S. Cole Road, which is the northwest corner of S. Cole Road and W. Vallejo Road, Boise, Id, Section 12, T.2N, R. 1E.

**APPLICATION BY:** Vicki & Roger Cantlon

**PROJECT # / PLANNER / PHONE #**  
2016101337 ZC-DA-OTD / Brent Danielson / 287-7913

RECEIVED

SEP 28 2016

ADA COUNTY  
DEVELOPMENT SERVICES

EXHIBIT 32

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Project # 2016101337 ZC-DA-OTD

**Brent Danielson**

**From:** Brent Danielson  
**Sent:** Friday, October 07, 2016 10:33 AM  
**To:** chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; hatch.lohrea@meridianschools.org; john.lee@unitedwater.com; roger.greaves@suez-na.com; Cecily Willerton; carla.bernardi@cableone.biz; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; cmiller@compassidaho.org; rward@idfg.idaho.gov; danielle.robbins@deq.idaho.gov; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; msinglet@intgas.com; rgervais@cityofboise.org; rjohnson@cityofboise.org; jangels10@cableone.net; adaswcd@gmail.com; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Scott Koberg; Carolyn Nitz; Ryan Strain; Ryan Strain; Brian Wilbur; cherylwright@cwidaho.cc; mdewalt@adalib.org; Mark Ferm; Angela Gilman; Jean Schaffer; Jerry Servatius; rkinney@republicservices.com; jstuber@republicservices.com; vansicklep@gmail.com; iverdiu@yahoo.com; the\_cruiser39@yahoo.com; danmar47@aol.com; Brent Danielson  
**Cc:** Brent Danielson  
**Subject:** Ada County Application Transmittal Notice.

	<b>Ada County Development Services Planning &amp; Zoning Division Transmittal</b>
---	---

<b>File Number:</b> <a href="#">201601337-DA / OTD/ ZC</a>	<b>X-Reference:</b> NONE
<b>Description:</b> A zoning ordinance map amendment to rezone the subject property from the Rural Preservation (RP) District to the Rural Residential (RR) District with a Development Agreement. Also, an application for a one time division to create an 11.43 acre parcel from the subject property. <i>It should be noted that Parcel #S1412141804 at the northeast corner is being combined with Parcel #S141214180.</i>	
<b>Reviewing Body:</b> BOCC	<b>Hearing Date:</b> 11/9/2016
<b>Applicant:</b> CANTLON VICKI	<b>P&amp;Z Recommendation:</b> RECOMMEND APPROVAL
<b>Property:</b> The property contains 40.000 acres and is located at S COLE RD BOISE 83709, Section 12 2N 1E.	

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 10/22/2016. When responding, please reference the file number identified above. If responding by email, please send comments to [bdanielson@adaweb.net](mailto:bdanielson@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 DANIELSON, ASSOCIATE PLANNER  
200 W Front Street  
Boise ID 83702  
[bdanielson@adaweb.net](mailto:bdanielson@adaweb.net)  
(208) 287-7913

EXHIBIT 33  
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Project # 201601337 ZC-PA-OTD

MEMORANDUM

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DATE: 10/11/2016

RE: 201601337-DA/OTD/ZC Cantlon

TO: Brent Danielson, Associate Planner

FROM: Mark Ferm, Ada County Building Official



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Summary of Project:

A zoning ordinance map amendment to rezone the subject property from the Rural Preservation (RP) District to the Rural Residential (RR) District with a Development Agreement. Also, an application for a one time division to create an 11.43 acre parcel from the subject property. *It should be noted that Parcel #S1412141804 at the northeast corner is being combined with Parcel #S141214180.* This project is located on S Cole Road.

Findings and Conditions:

The Building Division has no objection to the proposed One time division or the development agreement.

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)



**Megan M. Leatherman, MCRP**  
Director

**Ada County Courthouse**  
200 West Front Street  
Boise ID 83702  
208.287.7900  
Fax 208.287.7909  
www.adacounty.id.gov

**Department Divisions**  
Building  
Engineering & Surveying  
Permitting  
Planning & Zoning

**Ada County Commissioners**  
*Jim Tibbs, First District*  
*Rick Yzaguirre, Second District*  
*David L. Case, Third District*

ADA COUNTY  
Development Services Department

October 12, 2016

Vicki & Roger Cantlon  
8401 S. Cole Road  
Boise, ID 83709

**RE: PROJECT #201601337 ZC-DA-OTD; CANTLON**

Dear Mr. & Mrs. Cantlon:

This is to notify you of the action taken by the Ada County Planning and Zoning Commission on the application referenced above.

The Commission voted at their October 6, 2016, public hearing to recommend approval of the application subject to the Conditions of Approval attached to Findings of Fact, Conclusions of Law, and Order. The Commission reached its determination based on the Findings of Fact and Conclusions of Law. The Board of Ada County Commissioners will hold a public hearing on **November 9, 2016**, at 6:00 P.M., in the Commissioners Main Hearing Room #1235, 200 W. Front Street. You or your designated 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 findings of fact.

If you have any further questions, please feel free to contact me at 287-7913 or via email at [bdanielson@adaweb.net](mailto:bdanielson@adaweb.net).

Sincerely,

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

Brent Danielson, AICP  
Associate Planner  
Ada County Development Services, Planning & Zoning Division

Cc: Joe Pachner, KM Engineering, LLP, 9233 W. State Street, Boise, ID 83713

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
AUSTIN DARIN DOUGLAS		7855 S COLE RD	BOISE, ID 83709-0000
AUSTIN DOUGLAS WARD & DIANE LEE FAMILY TRUST		2550 E 7800 S	OGDEN, UT 84405-0000
BLACK CREEK LTD PARTNERSHIP		PO BOX 690	MERIDIAN, ID 83680-0690
BOLLMAN STEVEN K		8910 S TALON LN	BOISE, ID 83709-0000
BOXBERGER MARTHA		7850 S COLE RD	BOISE, ID 83709-7274
BUTLER HAL W		7707 W VALLEJO RD	BOISE, ID 83709-7291
CANTLON ROGER D &	VICKI D	10400 W OVERLAND RD # 420	BOISE, ID 83709-0000
CITY OF BOISE (BOISE PARKS & RECREATION)		1104 W ROYAL BLVD	BOISE, ID 83706-0000
DARROW DANIEL CLAYTON		7850 S COLE RD	BOISE, ID 83709-0000
DARROW ROBERT C		8185 S COLE RD	BOISE, ID 83709-0000
ELLIS WILLIAM E &	HAZEL L	8000 S COLE RD	BOISE, ID 83709-7232
GIPSON RICHARD W		967 E PARKCENTER BLVD # 182	BOISE, ID 83706-0000
JOHNSON DANNY J &	ELIZABETH J	7160 W HOLLILYNN DR	BOISE, ID 83709-7237
JONES DARYL E &	MARTHA ANN	7801 W VALLEJO RD	BOISE, ID 83709-0000
MAGSTADT CLARK R		6953 W HOLLILYNN DR	BOISE, ID 83709-0000
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MURPHY JOHN M &	LORETTA M	8101 W VALLEJO RD	BOISE, ID 83709-7238
PACE JAMES W III &	PATRICIA J	3164 S JUPITER AVE	BOISE, ID 83709-0000
PATRICK WADE T &	INNA V	6850 W HOLLILYNN DR	BOISE, ID 83709-0000
PEREGRINE FUND INC		5666 W FLYING HAWK LN	BOISE, ID 83709-7289
PLEASANT VALLEY SOUTH LLC		401 W SUMMIT RIDGE RD	BOISE, ID 83702-0000
POAGE HAROLD A &	BONNY J	PO BOX 190843	BOISE, ID 83719-0000
POGUE DOUGLAS M &	PAMELA J	6954 W HOLLILYNN DR	BOISE, ID 83709-0000
POULSEN MARSH A		8905 S CONSULTING LN	BOISE, ID 83709-7828
REYNOLDS O ARLIE		7685 W VALLEJO RD	BOISE, ID 83709-7291
ROEDER JOHN W S		6854 W WRIGHT ST	BOISE, ID 83709-0000
SIEVERS JAYA &	QUAKENBUSH GLORIA	7161 W HOLLILYNN DR	BOISE, ID 83709-0000
STANGER LINLEY &	VIRGIL	6299 E GATEWAY CT	BOISE, ID 83716-0000
STEARNS LEONARD C &	WAKEFIELD SHARON A	7089 W HOLLILYNN DR	BOISE, ID 83709-0000

ADA COUNTY DEVELOPMENT SERVICES  
200 W FRONT ST BOISE ID 83702



October 12, 2016

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Board of Ada County Commissioners will hold a public hearing on **November 9, 2016** 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:

**201601337 ZC-DA-OTD**, A zoning ordinance map amendment to rezone the subject property from the Rural Preservation (RP) District to the Rural Residential (RR) District with a Development Agreement. Also, an application for a one time division to create an 11.43 acre parcel from the subject property. The property contains 40 acres and is located at 8401 S. Cole Road in Section 12, T. 2N, R. 1E, Boise, ID.

Contact, Brent Danielson, AICP, Associate Planner, at 287-7913 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 **1,000'** 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 by completing the following:

- 1 Type <http://gisx.adaweb.net/acdsv2>
- 2 Enter "**201601337-ZC**" 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 <https://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 or 287-7979 (TDD) three days prior to this public hearing to make arrangements.

EXHIBIT 37

Page 1 of 1

Project # 201601337 ZC-DA-OTD

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Board of Ada County Commissioners will hold a public hearing on November 9, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201601093-PR-S, B & A ENGINEERS INC; Preliminary plat and private road application for a 2 lot residential subdivision in a Residential Urban Transition (RUT) zone. The private road is proposed to be 20-foot wide and taking access from McMillan Road. One parcel is proposed to be 5.05-acres. The second parcel is 18.46-acres. The property contains 23.97 acres and is located at 7230 W. McMillan Rd. Meridian, ID 83646 in Sections 29, T. 4N., R. 1W. Kristy Inselman 287-7998. 201601186-A, MCCOLL BRIAN; An appeal of the Director's decision for a private road. The property contains 27.15 acres and is located at 8478 N. Pierce Park Ln., Boise, ID 83714 in Sections 17, T. 4N., R. 2E. Brent Danielson 287-7913. 201601297-CPA, ADA COUNTY DEVELOPMENT SERVICES; Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years. Megan Basham 287-7944. 201601337-ZC-OTD-DA, CANTLON VICKI; A zoning ordinance map amendment to rezone the subject property from the Rural Preservation (RP) District to the Rural Residential (RR) District with a Development Agreement. Also, an application for a one time division to create an 11.43 acre parcel from the subject property. The property contains 40 acres and is located at 8401 S. Cole Rd., Boise, ID 83709 in Section 12, T. 2N, R. 1E. Brent Danielson 287-7913. 201601575-PBA-VAC, FOX LAND SURVEYS INC; Application to adjust property lines between lots 3 and 4 Block 1 Springwood Subdivision to allow for the placement of an accessory structure. A vacation of the easements along the existing property line is also a part of this application. The property contains 15.07 acres and is located at 701 & 899 S. Crystal Springs Ln., Star, ID 83669 in Section 16, T. 4N., R. 1W. Diana Sanders 287-7905. 201601663-CU-MSP-V. TONY BROWN; Conditional use, master site plan, and variance application for a Contractors yard in a Rural Residential (RR) District. The applicant is proposing to store three boom trucks with trailers for a cable company. The property contains 5.24 acres and is located at 4664 N. Skyline Dr., Eagle, ID 83616 in Sections 30, T. 5N., R. 1E. Kristy Inselman 287-7998. 201601703-V-AC, HODGES SEUMAS EMILY; An accessory use application to add onto an existing accessory structure resulting in accessory structure consisting of 1,812 square feet. Also, a request for a variance seeking relief from the specific use standard that requires accessory structures in the front yard to not exceed fifty percent (50%) of the square footage of the footprint of the principal permitted dwelling or

EXHIBIT 38  
Page 1 of 2  
Project # 201601337 ZC-0A-OTD

1,500 square feet, whichever is less. The property contains 2.466 acres and is located at 505 W. Columbia Rd., Meridian, ID 83642 in Section 12, T. 2N, R. 1W. Brent Danielson 287-7913. Staff Reports Available On-Line 5 Days before Hearing Date [adaweb.net](http://adaweb.net) Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. BOARD OF ADA COUNTY COMMISSIONERS Mark Perfect, Planning & Zoning Administrator Pub. Oct. 18, 2016 **Publish Dates:** 10/18/2016-11/1/2016

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Page 2 of 2  
Project # 201601337 2C-0A-0TD



CONDITIONS OF APPROVAL

REQUIRED ACTIONS. THE FOLLOWING LIST DETAILS THE TASKS (IN ORDER) THAT THE APPLICANT AND/OR OWNER MUST COMPLETE BEFORE THE APPROVAL OF PROJECT #201601337 ZC-DA-OTD WILL BE CONSIDERED FINAL. PLEASE NOTE THAT YOU HAVE UNTIL ONE YEAR OF THE WRITTEN DECISION TO COMPLETE THESE TASKS AND SUBMIT A FINAL PLAT UNLESS A TIME EXTENSION IS GRANTED. SEE SECTION 8-7-6 OF THE ADA COUNTY CODE FOR INFORMATION ON TIME EXTENSIONS.

- ✓ 1. The applicant and/or owner shall revise the CP&F number listed at the Section Corner to reference the Instrument number in the recording information in the lower left hand corner of the CP&F on file for said Corner {95018674}. *Revised*
- ✓ 2. The applicant and/or owner shall revise the site plan to add dimensioning between the "Existing Barn" and the proposed parcel line. *Dimensions added*
- 3. The applicant and/or owner shall have a Record of Survey completed by a professionally licensed surveyor, and record the Record of Survey with the Ada County Recorder's Office.
- ✓ 4. The applicant and/or owner shall provide documentation that any existing septic systems remain within the property boundaries of the waste generating structures. *See attached Map*
- 5. The applicant and/or owner shall obtain new tax parcel numbers from the Ada County Assessor.
- 6. The applicant and/or owner shall execute and record the necessary deeds for the properties.
- 7. The applicant and/or owner shall provide the following documentation to the Director:
  - a. One "8 1/2 x 11" copy and/or one full size blueprint of the recorded Record of Survey.
  - b. Proof of assignment of tax parcel numbers.
  - c. One copy of the recorded deed(s).
- 8. Upon completing the above tasks, the applicant shall request a letter from the Director stating that the One Time Division is final.

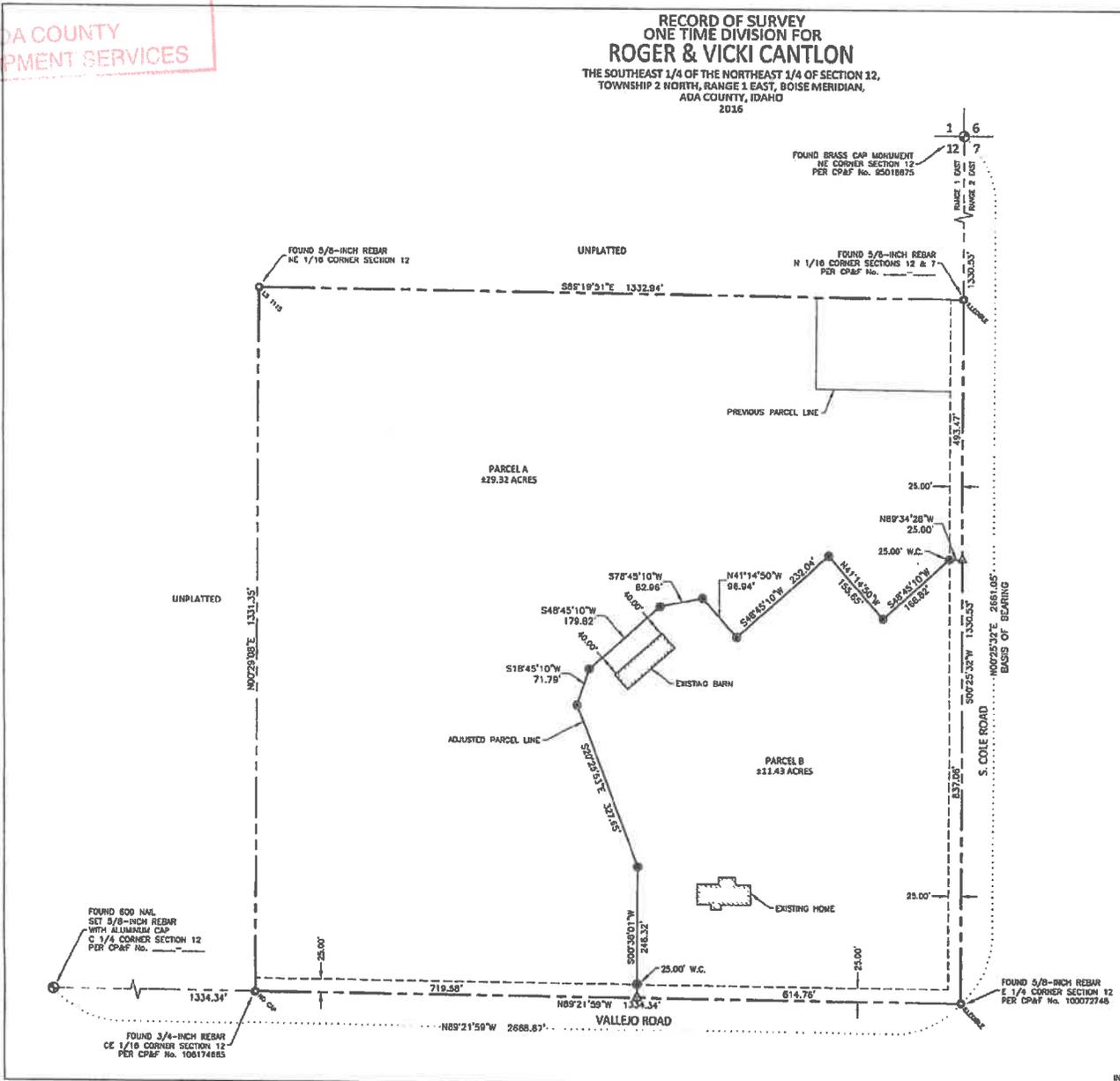
*\* the rest will be completed at the time of recording -*

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Page 1 of 1  
Project # 2016 01337 ZC-DA-OTD

**RECEIVED**  
 OCT 21 2016  
 ADA COUNTY  
 DEVELOPMENT SERVICES

**RECORD OF SURVEY**  
**ONE TIME DIVISION FOR**  
**ROGER & VICKI CANTLON**  
 THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12,  
 TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN,  
 ADA COUNTY, IDAHO  
 2016

ROS No. \_\_\_\_\_



N

0 60 120 240 360

**LEGEND**

- ⊕ FOUND BRASS CAP
- SET ALUMINUM CAP
- ⊙ FOUND 3/4-INCH REBAR AS NOTED
- FOUND 5/8 INCH REBAR AS NOTED
- ⊙ SET 5/8 INCH REBAR MARKED "ALB 12459"
- △ CALCULATED POINT
- PROPERTY BOUNDARY LINE
- NEW PARCEL LINE
- PREVIOUS PARCEL LINE
- SECTION LINE
- 25' PRESCRIPTIVE RIGHT-OF-WAY

- REFERENCES**
- R1. RECORD OF SURVEY No. 1193, RECORDS OF ADA COUNTY, IDAHO.
  - R2. RECORD OF SURVEY No. 2951, RECORDS OF ADA COUNTY, IDAHO.
  - R1. RECORD OF SURVEY No. 5132, RECORDS OF ADA COUNTY, IDAHO.
  - R1. RECORD OF SURVEY No. 8633, RECORDS OF ADA COUNTY, IDAHO.
  - R1. RECORD OF SURVEY No. 8011, RECORDS OF ADA COUNTY, IDAHO.

**CERTIFICATE OF COUNTY RECORDER**

STATE OF IDAHO }  
 ADA COUNTY } SS

INSTRUMENT NUMBER \_\_\_\_\_

I HEREBY CERTIFY THAT THIS SURVEY FILED AT THE REQUEST OF \_\_\_\_\_  
 AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS DAY OF \_\_\_\_\_  
 A.D., IN MY OFFICE AND WAS DULY RECORDED.

DEPUTY \_\_\_\_\_ EX-OFFICIO RECORDER

FEE: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I, AMRON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



**km**  
**ENGINEERING**  
 ENGINEERS, SURVEYORS, PLANNERS  
 9239 WEST STATE STREET  
 BOISE, IDAHO 83718  
 PHONE (208) 639-6939  
 FAX (208) 639-6930

EXHIBIT 40

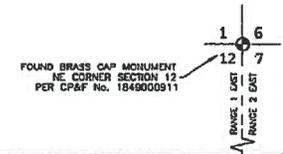
Page 1 of 1

Project # 201601337 21-1A-070

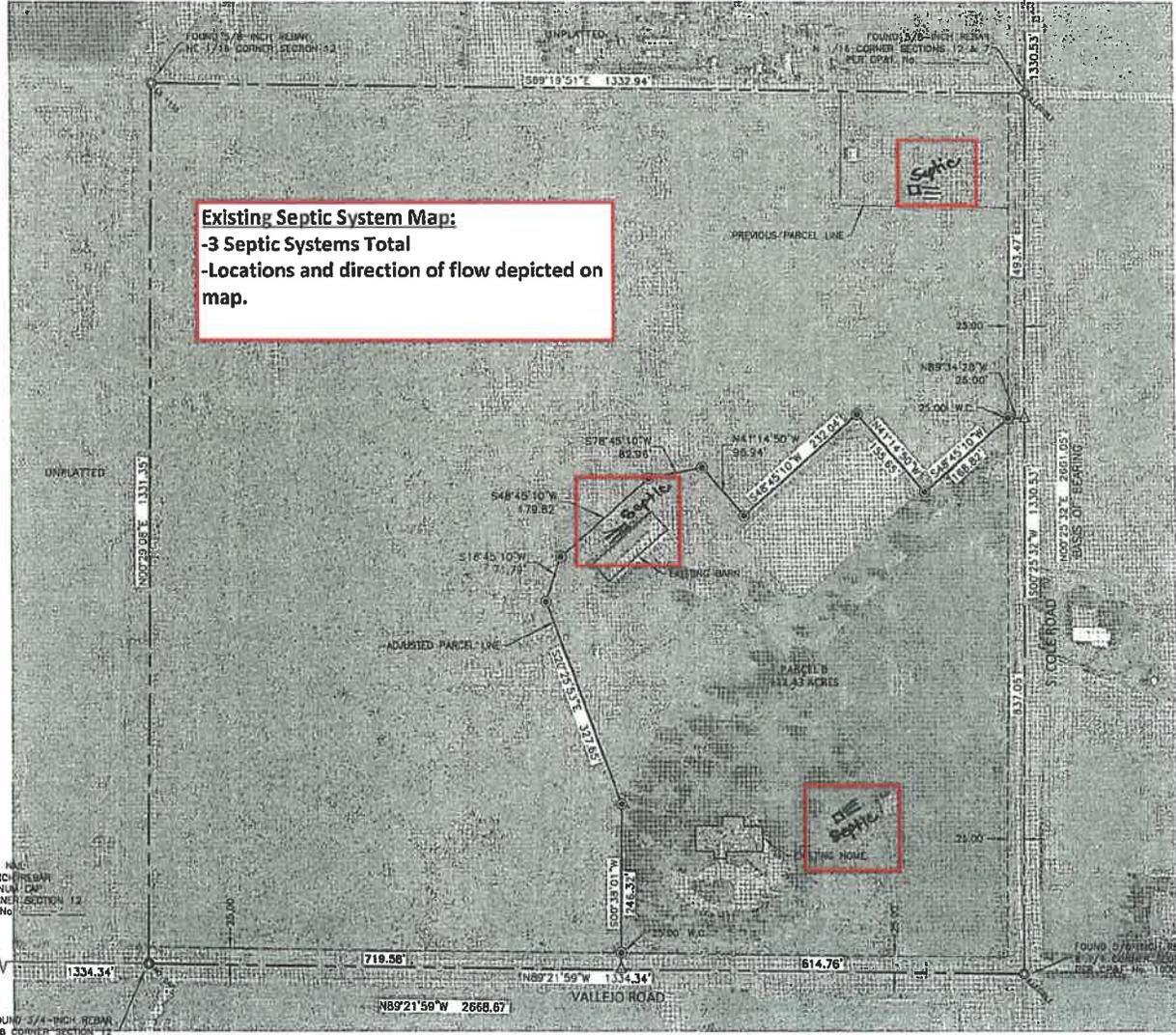
**RECEIVED**  
**OCT 21 2016**  
 ADA COUNTY  
 DEVELOPMENT SERVICES

**RECORD OF SURVEY**  
**ONE TIME DIVISION FOR**  
**ROGER & VICKI CANTLON**  
 THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12,  
 TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN,  
 ADA COUNTY, IDAHO  
 2016

ROS No. \_\_\_\_\_



**Existing Septic System Map:**  
**-3 Septic Systems Total**  
**-Locations and direction of flow depicted on map.**



**LEGEND**

⊕	FOUND BRASS CAP
⊙	SET ALUMINUM CAP
⊖	FOUND 3/4-INCH REBAR AS NOTED
⊗	FOUND 5/8 INCH REBAR AS NOTED
⊙	SET 5/8 INCH REBAR MARKED "ALB 12459"
△	CALCULATED POINT
---	PROPERTY BOUNDARY LINE
---	NEW PARCEL LINE
---	PREVIOUS PARCEL LINE
---	SECTION LINE
---	25' PRESCRIPTIVE RIGHT-OF-WAY

- REFERENCES**
- R1. RECORD OF SURVEY No. 1193, RECORDS OF ADA COUNTY, IDAHO.
  - R2. RECORD OF SURVEY No. 2861, RECORDS OF ADA COUNTY, IDAHO.
  - R1. RECORD OF SURVEY No. 5132, RECORDS OF ADA COUNTY, IDAHO.
  - R1. RECORD OF SURVEY No. 8033, RECORDS OF ADA COUNTY, IDAHO.
  - R1. RECORD OF SURVEY No. 5011, RECORDS OF ADA COUNTY, IDAHO.

**CERTIFICATE OF COUNTY RECORDER**

STATE OF IDAHO }  
 ADA COUNTY } SS  
 INSTRUMENT NUMBER \_\_\_\_\_

I HEREBY CERTIFY THAT THIS SURVEY FILED AT THE REQUEST OF \_\_\_\_\_  
 AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS DAY OF \_\_\_\_\_  
 A.D., IN MY OFFICE AND WAS DULY RECORDED.

DUTY: \_\_\_\_\_ EX-OFFICIO RECORDER

FEE: \_\_\_\_\_

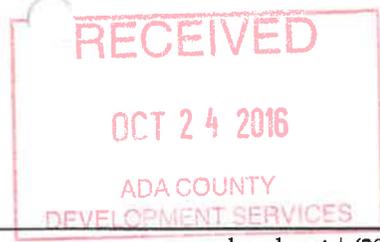
**CERTIFICATE OF SURVEYOR**

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



FOUND 60D INCH SET 5/8-INCH REBAR WITH ALUMINUM CAP C 1/4 CORNER SECTION 12 PER CP&F No. 106174685

FOUND 3/4-INCH REBAR DE 1/18 CORNER SECTION 12 PER CP&F No. 106174685



# 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: <u>NW</u>	Section: <u>12</u>	Township: <u>2N</u>	Range: <u>1E</u>	Total Acres: <u>40.73</u>
Project Name: _____				Lot: _____	Block: _____
Site Address: <u>8401 S. Cole</u> <u>Boise, Idaho 83709</u>				Tax Parcel Number(s): <u>S 10412141810</u>	
File Number: <u>2016101337ZC-DA-OTD</u>				Date Posted: <u>10/19/16</u>	

## APPLICANT:

Name: <u>Vicki Cantlon</u>	
Address: <u>8401 S. Cole Rd.</u>	
City: <u>Boise</u>	State: <u>ID</u> Zip: <u>83709</u>
Telephone: <u>208-867-0747</u>	Fax: <u>208-362-4439</u>

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.

Vicki Cantlon 10/24/16  
 Signature: (Applicant) Date

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

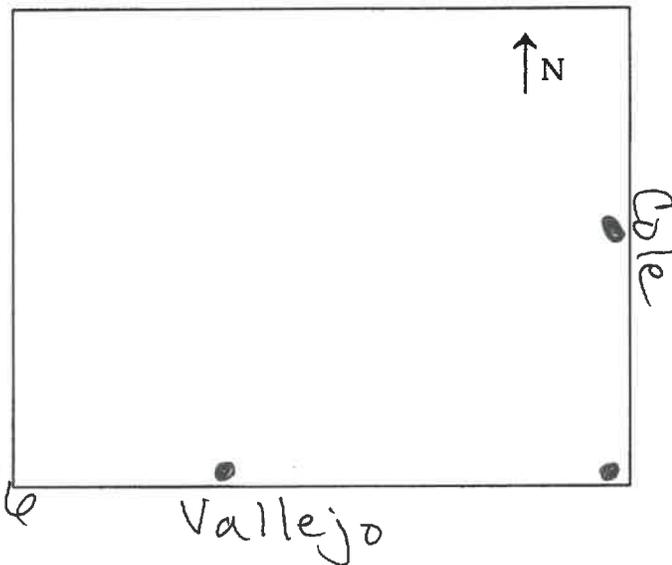


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 Page 1 of 5  
 Project # 201601337 ZC-DA-OTD

OFFICE USE ONLY		
File No.: <u>201601337-ZC-DA</u>	Received By: _____	Date: <u>10-24-16</u>
		Stamped: <u>BSP</u>

-OTD

# ADA COUNTY PUBLIC HEARING NOTICE

Board of Ada County Commissioners

**WHEN:** ADA COUNTY will hold a public hearing on Nov 9, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 West Front Street, Boise, Idaho.

**PURPOSE:** A zoning ordinance map amendment to rezone the subject property from the Rural Preservation (RP) District to the Rural Residential (RR) District with a Development Agreement. Also, an application for a one time division to create an 11.443 acre parcel from the subject property.

**PROPERTY SIZE / LOCATION:** The property contains approximately 40 acres and is located at 8401 S. Cole Road, which is the northwest corner of S. Cole Road and W. Vallejo Road, Boise, Id, Section 12, T.2N, R. 1E.

**APPLICATION BY:** Vicki & Roger Cantlon

**PROJECT # / PLANNER / PHONE #**

2016101337 ZC-DA-OTD / Brent Danielson / 287-7913

RECEIVED

OCT 24 2016

EXHIBIT 42  
Page 2 of 5  
Project # 201601337 ZC-DA-OTD

# ADA COUNTY PUBLIC HEARING NOTICE

Board of Ada County Commissioners

**WHEN:** ADA COUNTY will hold a public hearing on Nov 9, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 West Front Street, Boise, Idaho.

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**APPLICATION BY:** Vicki & Roger Cantlon

**PROJECT # / PLANNER / PHONE #**

2016101337 ZC-DA-OTD / Brent Danielson / 287-7913

RECEIVED  
OCT 3 4 2016  
ADA COUNTY  
DEVELOPMENT SERVICES

# ADA COUNTY PUBLIC HEARING NOTICE

RECEIVED  
OCT 24 2016  
ADA COUNTY SERVICES  
DEVELOPMENT SERVICES

Board of Ada County Commissioners

**WHEN:** ADA COUNTY will hold a public hearing on Nov 9, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 West Front Street, Boise, Idaho.

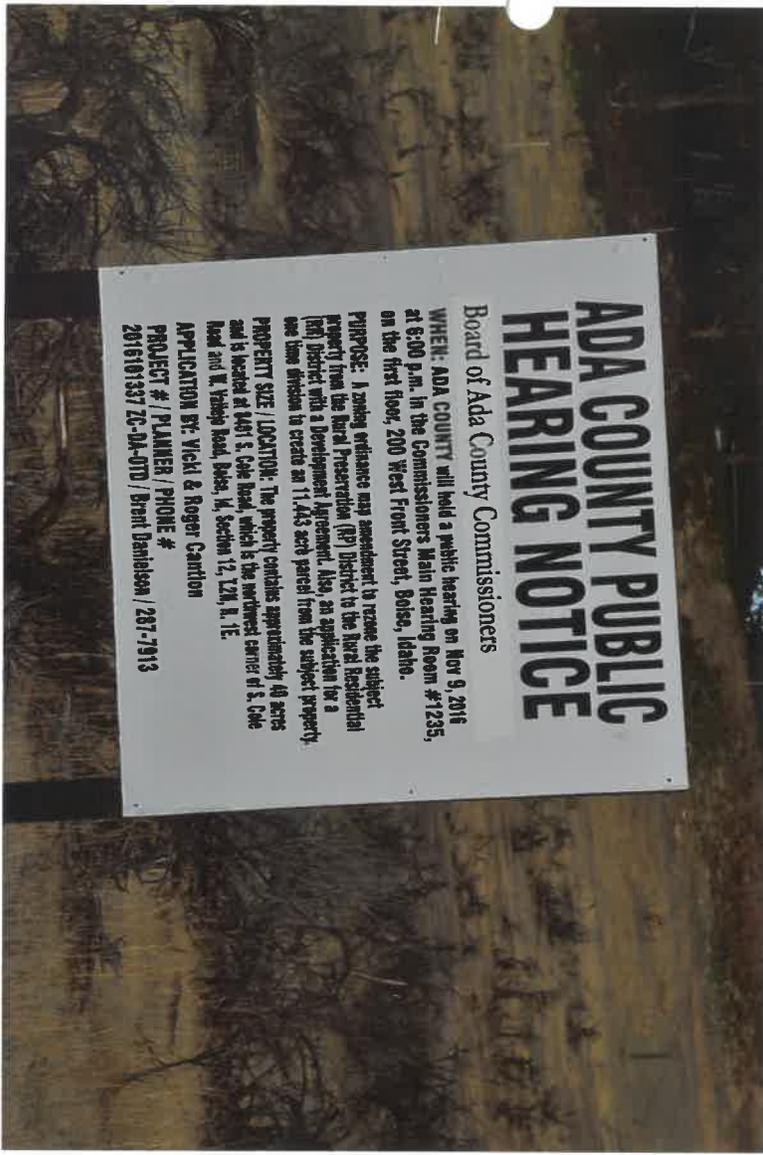
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**APPLICATION BY:** Vicki & Roger Cantlon

**PROJECT # / PLANNER / PHONE #**

2016101337 ZC-DA-OTD / Brent Danielson / 287-7913



RECEIVED  
 OCT 24 2016  
 ADA COUNTY  
 DEVELOPMENT SERVICES