



Mayor Tammy de Weerd

City Council Members:

Luke Cavener
Ty Palmer
Treg Bernt

Joe Borton
Genesis Milam
Anne Little Roberts

TRANSMITTAL TO AGENCIES FOR COMMENTS ON DEVELOPMENT PROJECTS WITH THE CITY OF MERIDIAN

To ensure that your comments and recommendation will be considered by the Meridian Planning and Zoning Commission/City Council, Please submit your comments and recommendations to cityclerk@meridiancity.org, attention C.Jay Coles, City Clerk by **November 9th, 2018**

Transmittal Date: October 9, 2018

Hearing Date: November 15, 2018

Project Name & File Number: Alpina Townhouse Subdivision H-2018-0090 PP, CUP, MDA

Applicant: A Team Consultants

Property Location: Northeast Corner of W. Ustick Road and N. Linder Road

Application Request:

- Request: Preliminary Plat** consisting of 15 multi-family building lots and 7 common lots on 3.99 acres
- Request: Conditional Use Permit** For a multi-family development consisting of 60 multi-family residential units within 15 multi-family structures on 3.99 acres of land in an existing C-C zoning district
- Request: Modification of an Existing Development Agreement** to change an existing development agreement to change the previously approved concept plan with a new concept plan

City Council / Planning and Zoning Commission	Valley Transit
Mayor	Idaho DEQ
Sanitary Services	West Ada School District
Building Department & Community Development	Meridian Post Office
Fire Department	Ada County Highway District
Police Department	Ada County Development Services
City Attorney	Central District Health
City Public Works	Compass
City Planner	Nampa Meridian Irrigation District
Parks Departments	Settlers Irrigation District
Economic Development	Idaho Power, Intermountain Gas, Century Link
Historic Preservation Commission	Idaho Transportation Department
New York Irrigation District	South or RR/SW Meridian
Boise Project Board of Control	NW Pipeline
Boise-Kuna Irrigation District	Ada County Associate Land Records
Downtown Projects	Meridian Development Corporation

Hearing Date: November 15, 2018

File No.: H-2018-0090

Project Name: Alpina Townhouse Subdivision-PP, CUP, MDA

Request: (PP) Request for Preliminary Plat consisting of 15 multi-family building lots 7 common lots on 3.99 acres.

Request: (CUP) Request for a conditional use permit for a multi-family development consisting of sixty (60) multi-family residential units within fifteen (15) multi-family structures on 3.99 acres of land in an existing C-C zoning district.

Request: (MDA) Request to modify an existing development agreement to change the previously approved concept plan with a new concept plan, by A Team Consultants.

Location: The site is located on the northeast corner of W. Ustick Road and N. Linder Road in the SW $\frac{1}{4}$ of Section 36, Township 4N., Range 1W.



RECEIVED
AUG 08 2018

BY: _____

Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
Project name: Alpina Townhome Subdivision
File number(s): H-2018-0090
Assigned Planner: Josh Beach **Related files:** _____

Type of Review Requested (check all that apply)

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

Applicant Information

Applicant name: A Team Land Consultants Phone: 208-871-7020

Applicant address: 1785 Whisper Cove Avenue Email: steve@ateamboise.com

City: Boise State: ID Zip: 83709

Applicant's interest in property: Own Rent Optioned Other Developer

Owner name: Columbia Trust Phone: 208-695-3462

Owner address: 1049 Columbia Cir Email: matt.naumann@paccra.com

City: Eldorado Hills State: CA Zip: 95762

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

Firm name: A Team Land Consultants Phone: 208-871-7020

Agent address: 1785 Whisper Cove Avenue Email: steve@ateamboise.com

City: Boise State: ID Zip: 83709

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 1450 W. Ustick Road Township, range, section: 4N, 1W, Sec 36

Assessor's parcel number(s): S0436336111 Total acreage: 3.99 Zoning district: C-C

Project/subdivision name: Alpina Townhouse Subdivision

General description of proposed project/request: The applicant is proposing 15 four plex buildings and one office building.

Proposed zoning district(s): C-C

Acres of each zone proposed: 3.99

Type of use proposed (check all that apply):

Residential Office Commercial Employment Industrial Other _____

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

Which irrigation district does this property lie within? NMID

Primary irrigation source: Surface Secondary: Potable

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

Residential Project Summary (if applicable)

Number of residential units: 60 Number of building lots: 16

Number of common lots: 3 Number of other lots: 1 Office Lot

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

1 bedroom: _____ 2-3 bedrooms: 60 4 or more bedrooms: _____

Minimum square footage of structure (excl. garage): 3,668 s.f. Maximum building height: 30'

Minimum property size (s.f.): 3,740 Average property size (s.f.): 4,600

Gross density (Per UDC 11-1A-1): 15/acre Net density (Per UDC 11-1A-1): 20/acre

Acreage of qualified open space: 18,672 Percentage of qualified open space: 11-percent

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Street buffers, Dog park, Gazebos, benches and putting green.

Amenities provided with this development (if applicable): Putting green, Gazebos, Benches, Dog Run

Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse
 Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable)

Number of building lots: 1 Common lots: _____ Other lots: _____

Gross floor area proposed: 2,500 Existing (if applicable): _____

Hours of operation (days and hours): _____ Building height: 30

Total number of parking spaces provided: 10 Number of compact spaces provided: _____

Authorization

Print applicant name: A Team Land Consultants, Steve Arnold

Applicant signature:  Date: 8/8/18



August 10, 2018

Mr. Bill Parsons, Planning Manager
City of Meridian
33 E. Broadway Avenue
Meridian, Idaho 83642

Dear Bill:

Subject: Al Pina Subdivision

On behalf of Summit Development Inc., A Team Land Consultants presents to the City of Meridian a conditional use, development agreement modification, and preliminary plat application for the proposed Al Pina Subdivision. The subject property is located at the northeast corner of Ustick Road and Linder Road. The property contains 3.99 acres and is identified as Ada County Assessor's Tax Parcel Number S0436336111.

Project Summary

The applicant is proposing 60 residential townhouse units and 1 office lot. The site is currently zoned C-G. Under City Code, this site is allowed up to 40 units per acre. The proposed gross density of the residential area is calculated at 15 units per acre. The applicant is proposing to subdivide each of the townhouse building and the office building, so they have their own lot, for a total of 15 townhouse lots and one office lot.

Access and Roads

Ustick and Linder Roads are currently five lane minor arterial with curbs, gutters and sidewalks adjacent to the site. The site currently has a driveway on Ustick Road, and a driveway on Linder Road, this proposal is proposing to utilize both access points. There are no additional driveways on either road proposed with this development

Each four plex building will be provided with eight parking spaces with four of them being covered. The office building will have its own parking that can be shared with the residential units. There are a total of 134 parking stalls being proposed, this is well in excess of City requirements for a development this size.

Proposed Buildings

As part of the application we are submitting color photographs of the proposed buildings. The color combination for the buildings will be a mixture of earth tones as shown on the submitted pictures. The fascia and trim will be designed in such a way as to better accent the earth tones. Variations in wall panels and rooflines are provided to also add architectural amenities to the buildings appearance. All

of the buildings will be constructed to a minimum of a Silver LEED standard, thus providing energy efficiency. This in turn allows the mechanical units to be constructed smaller. Three foot fencing will be provided to screen the mechanical units.

The buildings and the facades are very architecturally attractive which helps to promote a higher end townhouse unit. Each of the units is two stories with its own individual entrance on each side of the building. Pathways to the entrances are provided from the parking area to each unit, thus giving the owner or renter the feel of a private entrance. The builder has a copyright on the architectural design; these are very attractive units, built by a reputable builder. The office building will utilize the same architectural characteristics of the townhouse units and will be very aesthetically pleasing.

Landscaping and Amenities

A landscape plan has been prepared in accordance with the City standards. There is a proposed buffer along Linder and Ustick Roads and a buffer adjacent to the north and east property line. The landscaping and fencing have been designed to screen the proposed use from future uses.

The trash enclosures will be constructed with cinder block and landscape screening to reduce its visibility. There will be sidewalks provided throughout the site, and they will be extended out to Linder and Ustick Roads. In addition to the sidewalks, bike racks are provided to promote alternatives to vehicular traffic. To the north and east we will provide a fence adjacent to the property line to provide additional screening. There are three pocket parks and a dog park provided for the residents of the site. The pocket parks will be provided with a gazebo and picnic area/plaza is being provided as an amenity for the parks. One of the parks will also be provided with a putting green. It is the intention of the developer to install landscaping that exceeds the City requirements and provide a nice amenity to all the residents.

Utilities, Irrigation, Storm Drainage and Parking Facilities

There are existing wet and dry utilities adjacent to this site's south and west property line. The developer is proposing to extend both sewer and water from Linder Road and Ustick Road. Dry utilities will also be extended into this site to all the lots. Portions of the common areas will be utilized for storm drain; subsurface seepage beds will dispose of the storm water. Pressurized irrigation is proposed to all common areas. All storm drain will be designed to accommodate the 100-year event. During the construction of the site, a storm water pollution prevention plan will be provided, and best management practices will be implemented.

Neighborhood Meetings

There was a neighborhood meeting conducted prior to submitting this application on June 13, 2018. There was 1 neighbor that showed up to the meeting. The proposed site design was discussed in length and there were no objections to what was being proposed and was very welcomed. The site was presented as a higher end townhouse project, which is the objective of the developer.

Vision Statement

Our vision is to promote a residential and office development to increase a variety of housing choices within the vicinity of the site. This site is centrally located in an area of the City that has been developed with significant amount of commercial uses with a limited housing variety. There are entertainment and employment centers in very close proximity to the proposed development. This development will help meet the demand of a mix of housing.

The landscape entrance at the intersection off Linder will be improved to create a very nice approach as you enter this site, in addition the Ustick entrance will be improved to the same standard. Amenities are provided to enhance this as a small infill development and to promote a mixed use community development.

The building types provided are superior to the majority of townhouse developments of this nature. With the landscaping and screening provided the residents of this development will have a very private feel, and the neighboring uses will have little impact from this development. This development will enhance the community and the project will be an asset to the City.

It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City. I look forward to working with the City as this development moves forward in the process.

Sincerely,
A Team Land Consultants



Steve Arnold
Project & Real Estate Manager

Cc: Dave Scaggs

EXHIBIT A

LEGAL DESCRIPTION FOR
SUGARMAN SUBDIVISION ANNEXATION

A parcel of land located in the Southwest 1/4 of Section 36, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The West line of the Southwest 1/4 of Section 36, Township 4 North, Range 1 West, Boise Meridian, derived from found monuments and taken as North 00°15'11" East with the distance between monuments found to be 2037.66 feet.

BEGINNING at the Section corner common to Sections 35 and 36, Township 4 North, Range 1 West, and Sections 1 and 2, Township 3 North, Range 1 West Boise Meridian from which the West 1/4 corner of said Section 36 bears North 00°16'11" East a distance of 2037.66 feet thence along the West line of the Southwest 1/4 of said Section 36 North 00°16'11" East a distance of 320.00 feet;
thence leaving said West line South 08°48'14" East a distance of 665.84 feet;
thence South 00°10'15" West a distance of 330.33 feet to a point on the South line of the Southwest 1/4 of said Section 36;
thence along said South line North 00°42'54" West a distance of 665.66 feet to the **POINT OF BEGINNING**.

Said Parcel containing 210,666 square feet or 6.04 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, P.L.S. 12468
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83654
(208) 466-6887



EXHIBIT A

Ustick Road and Linder Road Intersection
Project # 305048
Parcel 6 - Columbia Trust
S0436336110
T4N, R1WE Sec 36

Parcel 6 Right-of-Way Take Description

A parcel of land situated in the SW1/4 of the SW1/4 of Section 36, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and said parcel also being a portion of that Warranty Deed, filed as instrument number 94022066, records of Ada County, Idaho, being more particularly described as follows:

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

Thence N 0°14'54" E, 329.68 feet along the west boundary of said SW1/4 SW1/4 and centerline of Linder Road to a point being the northwest corner of the S1/2 of the SW1/4 SW1/4 SW1/4 of said Section 36;

Thence S 88°57'35" E, 45.00 feet to a point;

Thence S 0°14'54" W, 237.86 feet parallel to the west boundary of said SW1/4 SW1/4 and centerline of Linder Road to a point;

Thence S 44°14'00" E, 49.95 feet to a point lying 57.00 feet north of the south boundary of said SW1/4 SW1/4 and centerline of Ustick Road;

Thence S 88°42'54" E, 190.49 feet parallel to the south boundary of said SW1/4 SW1/4 and centerline of Linder Road to a point;

Thence S 81°37'35" E, 97.24 feet to a point lying 45.00 feet north of the south boundary of said SW1/4 SW1/4 and centerline of Ustick Road;

Thence S 88°42'54" E, 298.83 feet parallel to the south boundary of said SW1/4 SW1/4 and centerline of Linder Road to a point on the east boundary of said SW1/4 SW1/4 and said Warranty Deed;

Thence S 0°18'00" W, 45.00 feet along said east boundary to a point on the south boundary of said Warranty Deed;

Thence N 88°42'54" W, 665.57 feet along said south boundary of the SW1/4 SW1/4 and centerline of Ustick Road to the Real Point of Beginning.

Said described parcel contains 46,657 square feet (1.07 acres) and contains 24,255 square feet (0.56 acres) of a 25.00 feet wide prescriptive right-of-way easement along the west and south boundaries of the SW1/4 SW1/4 of Section 36, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and is subject to easements of record or in use.





WARRANTY DEED

Order No.: AT-5000528072AK

FOR VALUE RECEIVED

Herbert E. Endicott and Ranney E. Endicott, Husband and Wife,

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

Columbia Trust, a California living Trust,

whose current address is

1049 Columbia Circle, Eldorado Hills, CA, 95762,

the grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

The South one-half of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 36, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho.

EXCEPT roads and ditches.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

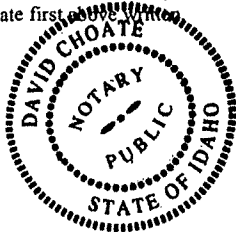
And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 2-13-07

Herbert E. Endicott Ranney E. Endicott
Herbert E. Endicott Ranney E. Endicott

State of Idaho }
County of Ada }ss

On this 13th day of February, 2007, before me, a Notary Public in and for said state, personally appeared Herbert E. Endicott and Ranney E. Endicott, 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 same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first



David Choate
Notary Public for the State of Idaho
Residing at: Boise
Commission Expires: 3-30-10



Jurat Certificate California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

SACRAMENTO

Subscribed and sworn to (or affirmed) before me on this

13TH

day of

JULY

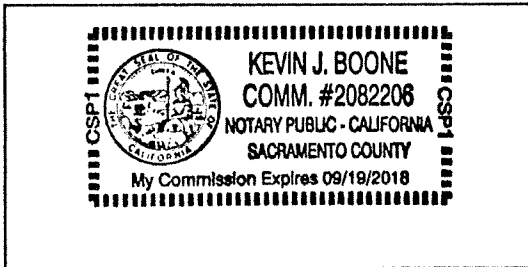
, 2018, by

GERGE D. SUBARMAN

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Seal Here

Signature



Description of Attached Document

Type or Title of Document

AFFIDAVIT OF LEGAL INTEREST

Document Date

07/13/2018

Number of Pages

1

Signer(s) Other Than Named Above

NONE

Steve Arnold

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Friday, July 13, 2018 9:18 AM
To: 'Steve Arnold'
Cc: Bill Parsons
Subject: RE: Alpina Townhomes

Steve,

A traffic impact study is not no required for this application. Just so your aware, your driveways do not meet ACHD policy for full access driveways and may be restricted to right-in/right-out as part our action on the application.

Mindy

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

From: Steve Arnold [mailto:steve@ateamboise.com]
Sent: Thursday, July 12, 2018 2:37 PM
To: Mindy Wallace
Subject: Alpina Townhomes

Mindy,

We will be submitting this shortly to the City and as they require from ACHD a statement concerning a traffic study. I would assume this would not but could you please confirm. I think the office building in the corner will end up being around 3,000 s.f.

Thanks,



Steve Arnold, Project Manager
(208) 871-7020
1785 S Whisper Cove, Boise, Idaho 83709
steve@ateamboise.com

A handwritten signature in black ink, appearing to read 'Steve Arnold'.

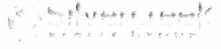


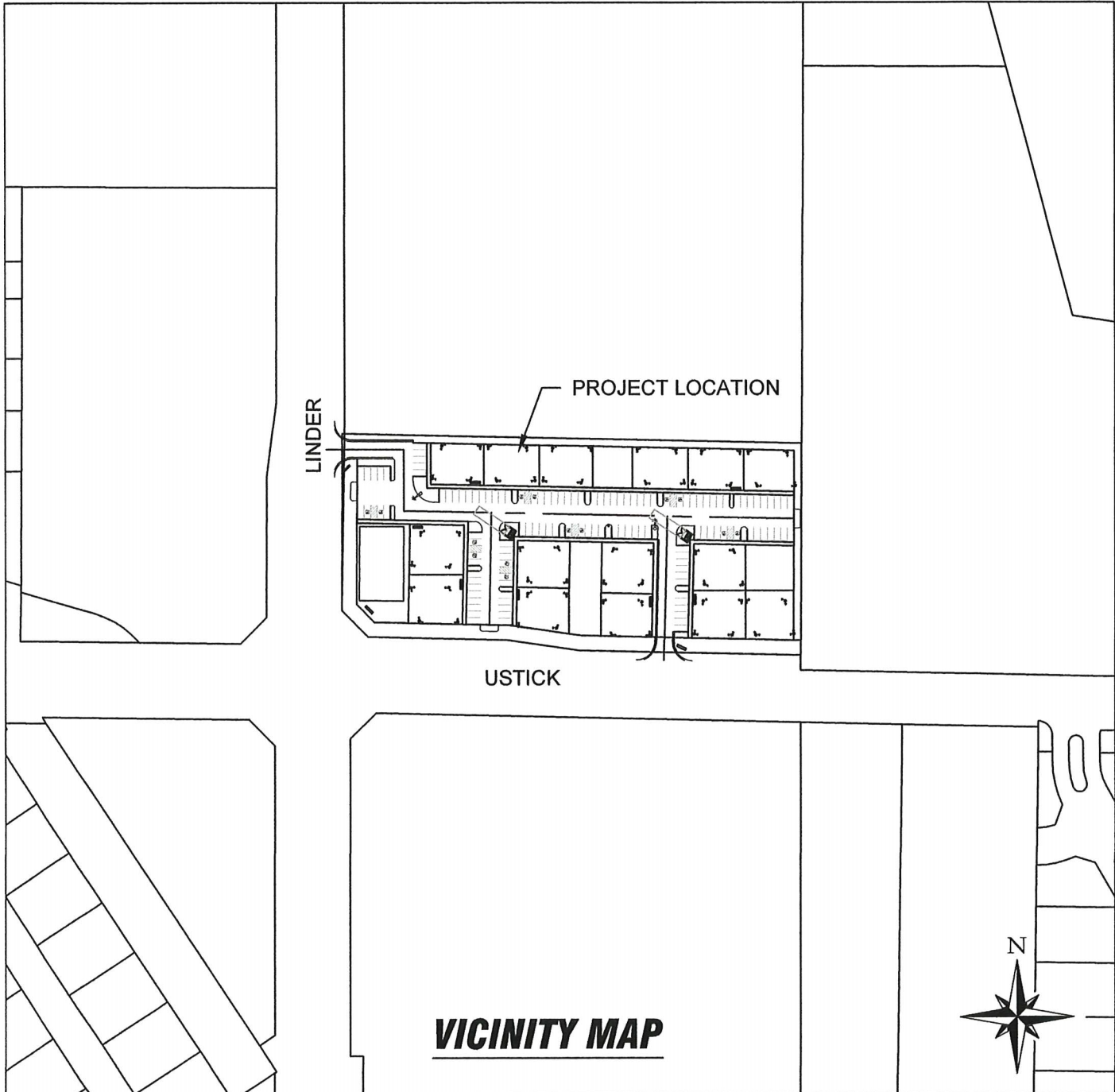
Steve Arnold, Project Manager

(208) 871-7020

1785 S Whisper Cove, Boise, Idaho 83709

steve@ateamboise.com






VICINITY MAP



<p><u>DEVELOPER</u> SUMMIT DEVELOPMENT 9408 BURNETT DRIVE BOISE, ID 83709</p>	<p><u>PLANNER / CONTACT</u> STEVE ARNOLD A-TEAM LAND CONSULTANTS 1785 WHISPER COVE AVE. BOISE, ID 83709 PH. 208-871-7020</p>
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<p><u>ALPINA VICINITY MAP</u></p> <p>A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO</p> <p style="text-align: right;">1" = 200'</p>	 <p>A-TEAM Land Development & Real Estate Services</p>
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CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Sugannon Date: 3-27-18
 Applicant(s)/Contact(s): Steve Arnold
 City Staff: Bill, Josh, Brian
 Location: 1450 W. Jetick Size of Property: 3.99
 Comprehensive Plan FLUM Designation: MU
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: vacant Existing Zoning: GL
 Proposed Use: multi-family Proposed Zoning: CR
 Surrounding Uses: _____
 Street Buffer(s) and/or Land Use Buffer(s): _____
 Open Space/Amenities/Pathways: concord with UDC 11-4-3-27
 Access/Stub Streets/Street System: to Jetick and Linder
 Sewer & Water Service: _____
 Waterways/ Floodplain/Topography/Hazards: _____
 History: Sugannon Subdivision
 Additional Meeting Notes: _____

- complete the final plat for Sugannon
- complete property boundary adjustments
- Mixed use require integrated amenities and open space
- provide a concept plan with your UDA

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

Other Agencies/Departments to Contact:

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

Application(s) Required:

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

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



Community Development Department

Development Services Division

Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642
(208)887-2211

PRE-APPLICATION MEETING NOTES

Date: 3-27-18

Project/Subdivision Name: undetermined. 1450 W Ustick Rd

Applicant(s)/Contact(s):

Community Development Staff: Amanda McNuff

Sanitary Sewer Service: Available via W Ustick Rd.

Mapping Provided: [X] Y [] N

Domestic Water Service: Available via W. Ustick Rd and N Linder Rd
System will need to make a loop to both roads
water will need to be stubbed to both North and East
property boundaries

Mapping Provided: [X] Y [] N

Reuse Water Service: N/A

Mapping Provided: [] Y [X] N

Waterways/ Floodplain/Topography/Hazards: No known issues

Coordinate with irrigation district regarding
existing ditch

Mapping Provided: [] Y [X] N

Gravity/Pressurized Irrigation:

District Settlers

Street Lighting: may be required to add lights on Linder & Ustick
Contact Al Christy in Public Works for specifics

Reqs. Provided: [] Y [] N

The City of Meridian's Improvement Standards for Street Lighting can be found online at: http://www.meridiancity.org/public_works.aspx?id=272

Additional Meeting Notes:

SIGN IN SHEET

PROJECT NAME: AL PINA, Ustick & Linder

Date: 6/13/18

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone /E-mail</u>
1	<u>Hes + Betty Vogel</u>	<u>3610 N Linder Rd</u>	<u>83646</u>	<u>208-888-2196</u>
2			<u>Betty and Lester @ g. mail .com</u>	
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Community Development
Department

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

Parcel Verification

Date: **7/12/18**

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

Project Name: **Alpina Townhouse Subdivision**

Parcel Number: **S0436336111**

Acres: **3.997**

TRS: **4N 1W 36**

COMMITMENT OF PROPERTY POSTING

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


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

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

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



Applicant/agent signature



Date

Steve Arnold

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Thursday, July 12, 2018 1:53 PM
To: Steve Arnold
Cc: Sean Sullivan
Subject: RE: Alpina Townhouse Subdivision Name Reservation

July 12, 2018

Steve Arnold, A-Team Land Consultants
Sean Sullivan, David Evans & Associates

RE: Subdivision Name Reservation: **ALPINA TOWNHOUSE SUBDIVISION**

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

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

Sincerely,



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

From: Steve Arnold [mailto:steve@ateamboise.com]
Sent: Wednesday, July 11, 2018 7:16 PM
To: Sub Name Mail
Cc: Sean Sullivan-Survey
Subject: Subdivision Name

Jerry,

I would like to reserve the following subdivision name for the attached project:

Alpina Townhouse Subdivision

The surveyor is DEA, Sean Sullivan, we will be the developer. Please let me know if you have any questions.

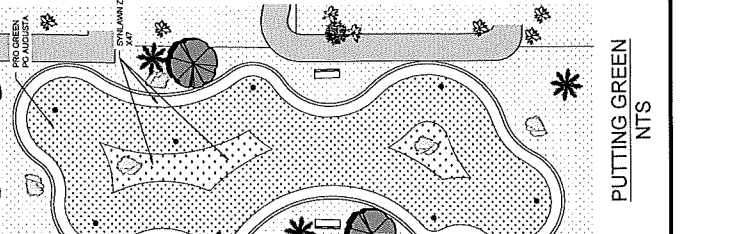
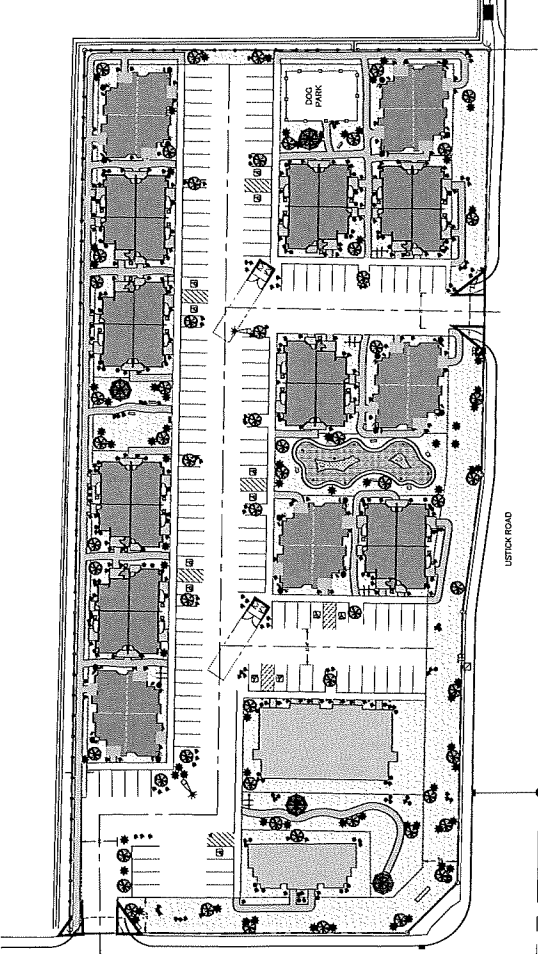
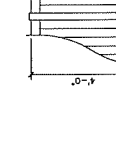
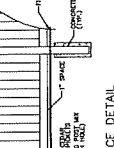
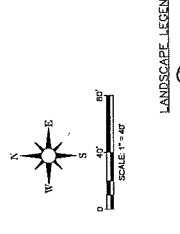
Thanks,

LANDSCAPE & IRRIGATION NOTES:

1. Contractor shall install landscape materials in accordance with the proper installation of the manufacturer's instructions.
2. Contractor shall install landscape materials in accordance with the proper installation of the manufacturer's instructions.
3. Contractor shall install landscape materials in accordance with the proper installation of the manufacturer's instructions.
4. Contractor shall install landscape materials in accordance with the proper installation of the manufacturer's instructions.
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11. Contractor shall install landscape materials in accordance with the proper installation of the manufacturer's instructions.
12. Contractor shall install landscape materials in accordance with the proper installation of the manufacturer's instructions.
13. Contractor shall install landscape materials in accordance with the proper installation of the manufacturer's instructions.
14. Contractor shall install landscape materials in accordance with the proper installation of the manufacturer's instructions.
15. Contractor shall install landscape materials in accordance with the proper installation of the manufacturer's instructions.
16. Contractor shall install landscape materials in accordance with the proper installation of the manufacturer's instructions.
17. Contractor shall install landscape materials in accordance with the proper installation of the manufacturer's instructions.
18. Contractor shall install landscape materials in accordance with the proper installation of the manufacturer's instructions.
19. Contractor shall install landscape materials in accordance with the proper installation of the manufacturer's instructions.
20. Contractor shall install landscape materials in accordance with the proper installation of the manufacturer's instructions.

PLANT SCHEDULE

PLANT SCHEDULE #	PLANT NAME	PLANT SIZE	PLANT QUANTITY
1	PRO GREEN	12" DIA	10
2	PRO GREEN	12" DIA	10
3	PRO GREEN	12" DIA	10
4	PRO GREEN	12" DIA	10
5	PRO GREEN	12" DIA	10
6	PRO GREEN	12" DIA	10
7	PRO GREEN	12" DIA	10
8	PRO GREEN	12" DIA	10
9	PRO GREEN	12" DIA	10
10	PRO GREEN	12" DIA	10
11	PRO GREEN	12" DIA	10
12	PRO GREEN	12" DIA	10
13	PRO GREEN	12" DIA	10
14	PRO GREEN	12" DIA	10
15	PRO GREEN	12" DIA	10
16	PRO GREEN	12" DIA	10
17	PRO GREEN	12" DIA	10
18	PRO GREEN	12" DIA	10
19	PRO GREEN	12" DIA	10
20	PRO GREEN	12" DIA	10

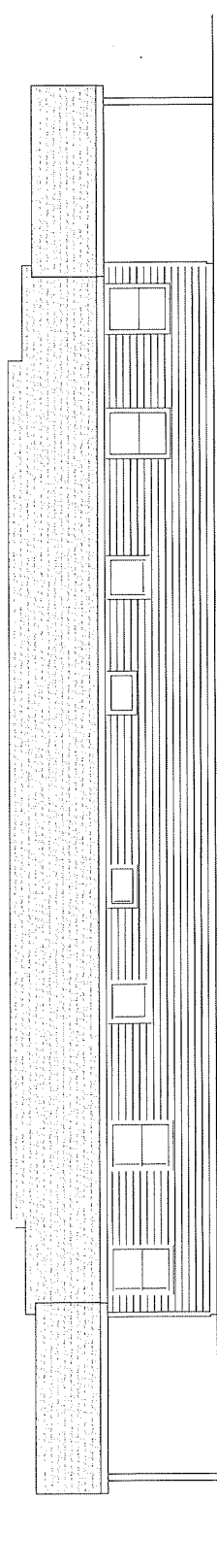
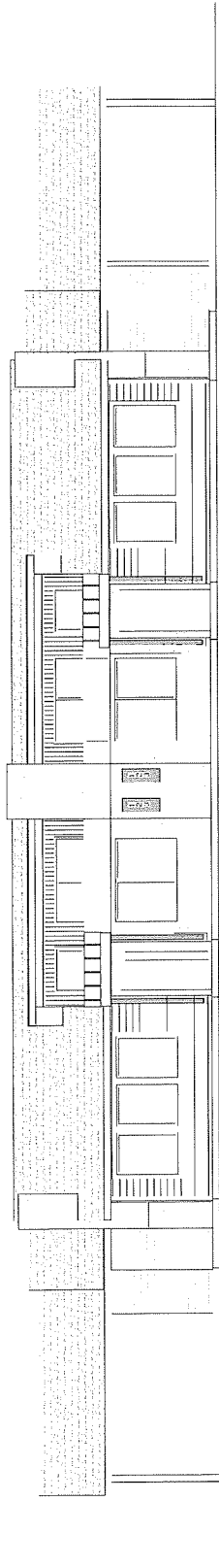
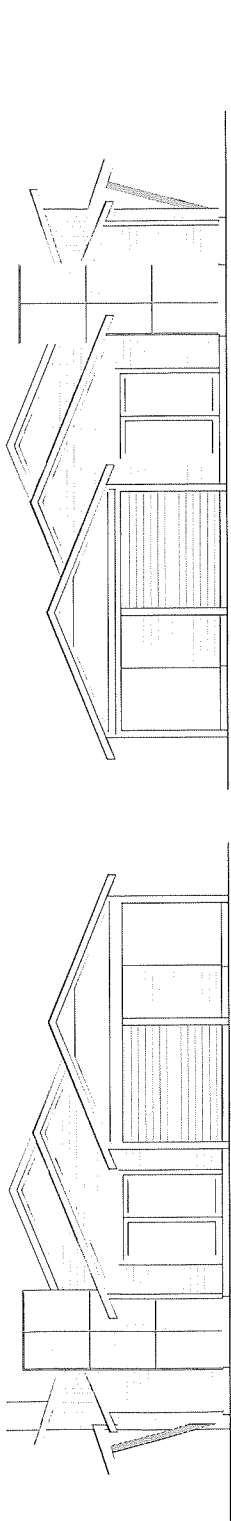


PLANNER CONTACT
STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1755 W WISPER CREEK AVE.
SUNNYVALE, CA 94086
208-871-7028

LANDSCAPE DESIGNER
ALPINA PRELIMINARY LANDSCAPE PLAN
POWER LANDSCAPE
16151 FRANKLIN BLVD
HAWAII, HI 96887
208-451-4670

TEAM
Landscape Architecture & Planning

SHEET 1 OF 1
DRAWN BY: J. B. BROWN
DATE: 07/10/10
FILE: 10000000



SQUARE FOOTAGE

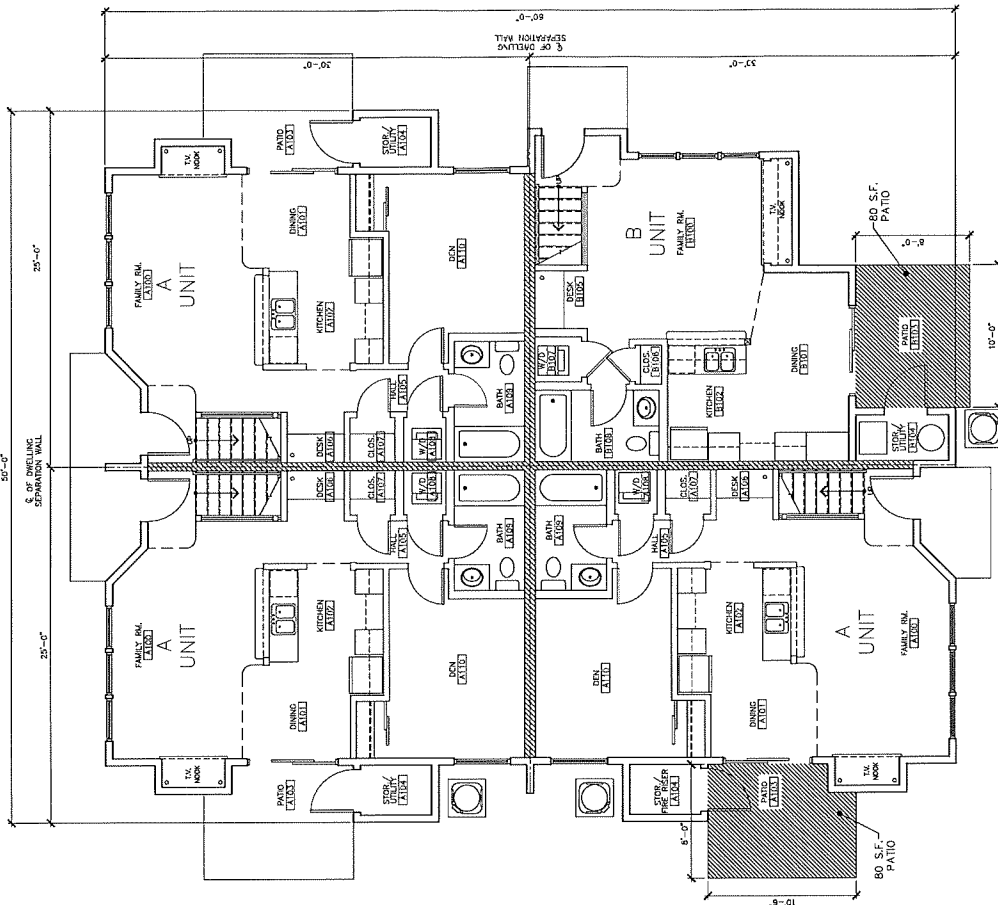
GRAND FLOOR: 3,726 S.F.
 UPPER FLOOR: 1,476 S.F.
 TOTAL S.F.: 5,202 S.F.
 UNIT A: 800 S.F.
 UNIT B: 874 S.F.

DATE: 10/1/2010

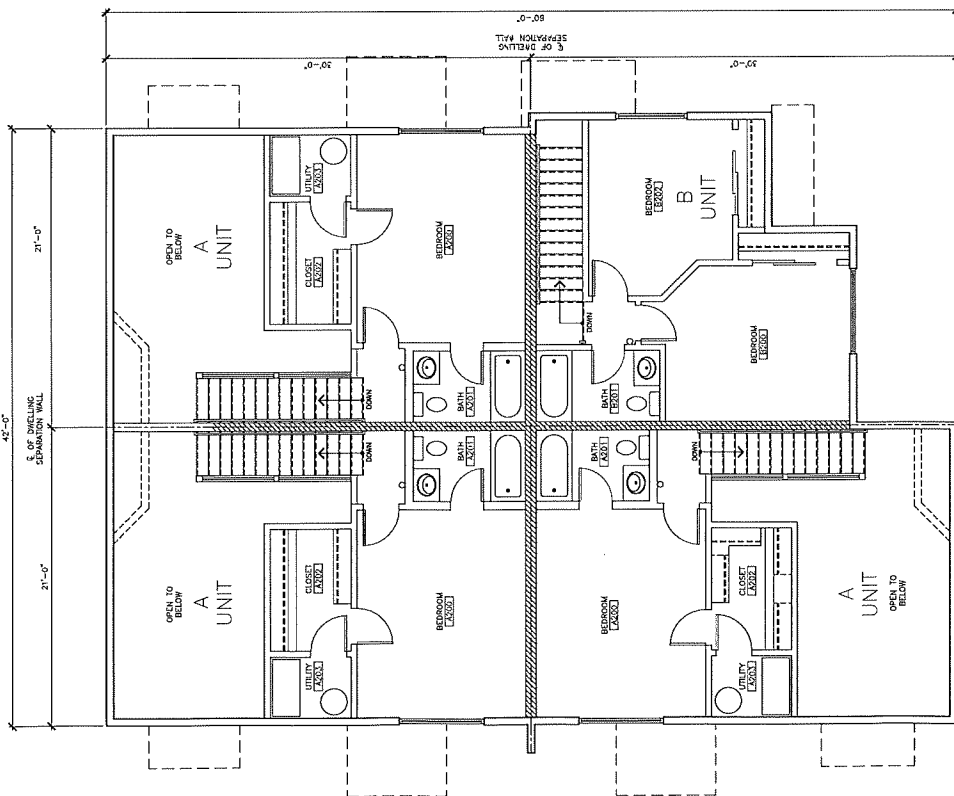
DESIGNED BY: [Redacted]
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

**STONESTHROW DEVELOPMENT
 MODIFIED FOURPLEX
 MERIDIAN, IDAHO**

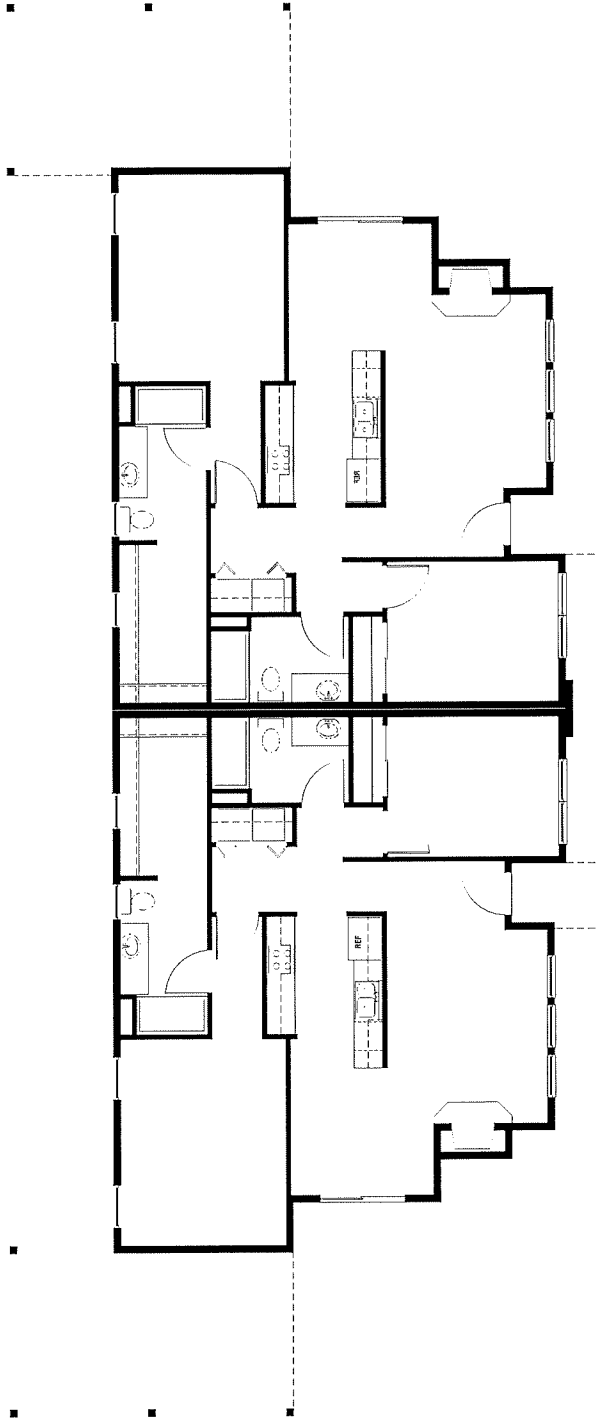
CONTRACT NO.	00011715
DATE	10/1/2010
PROJECT NO.	100100
REVISED BY	[Redacted]
REVISED DATE	[Redacted]
PROJECT NAME	STONESTHROW DEVELOPMENT
PROJECT ADDRESS	100100
PROJECT CITY	MERIDIAN, IDAHO
PROJECT STATE	IDAHO
PROJECT ZIP	83406
PROJECT PHONE	[Redacted]
PROJECT FAX	[Redacted]
PROJECT EMAIL	[Redacted]
PROJECT WEBSITE	[Redacted]
PROJECT URL	[Redacted]
PROJECT DESCRIPTION	STONESTHROW DEVELOPMENT
PROJECT NUMBER	A1.0



1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



042

