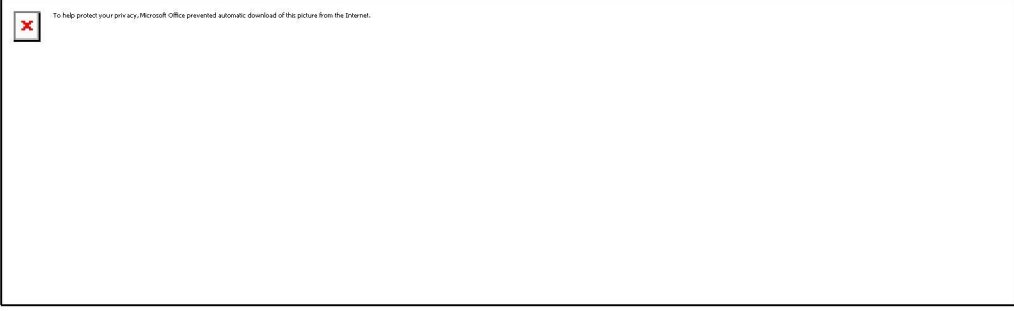


Charlene Way

From: clerk@meridiancity.org
Sent: Monday, September 20, 2021 10:43 AM
To: Charlene Way
Subject: Development Application Transmittals - Black Cat Industrial Development AZ H-2021-0064


Development Application Transmittal
Link to Project Application: Black Cat Industrial Development AZ H-2021-0064
Hearing Date: 11-4-2021
Assigned Planner: Alan Tiefenbach
<i>To view the City of Meridian Public Records Repository, Click Here</i>

The above "Link to Project Application" will provide you with any further information on the project.

The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online through our public records repository.

We request that you submit your comments or recommendations prior to the hearing date specified above. When responding, please reference the file number of the project. If responding by email, please send comments to cityclerk@meridiancity.org.

For additional information associated with this application please contact the City of Meridian Planner identified above at 208-884-5533.

Thank you,

City Clerk's Office
33 E. Broadway Ave., Meridian, Idaho 83642
Phone: 208.888.4433 | Email: cityclerk@meridiancity.org



Built for Business, Designed for Living

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

Commission Hearing Date: November 4, 2021

Planner: Alan

File No.: H-2021-0064

Project Name: Black Cat Industrial Project

Request:

- Annexation of 122 acres of land with R-15 and I-L zoning districts; by Will Goede, Sawtooth Development Group.

Location: The site is located at 350, 745, 935, and 955 S. Black Cat Road and Parcel S1216131860, in the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 15, Township 3N, Range 1W and East $\frac{1}{2}$ of Section 16, Township 3N., Range 1W.



Type of Review Requested

Hearing

File number: H-2021-0064
Assigned Planner: Alan Tiefenbach
Related Files: _____

Applicant Information

Applicant name: WILL GOEDE, SAWTOOTH DEVELOPMENT Phone: _____

Applicant address: 371 N MAIN ST SUITE 201, KETCHUM, ID 83340 Email: will@sawtoothdevelopment.com

Owner name: WILL GOEDE, SAWTOOTH DEVELOPMENT Phone: _____ Fax: _____

Owner address: 371 N MAIN ST SUITE 201, KETCHUM, ID 83340 Email: will@sawtoothdevelopment.com

Agent name (e.g. architect, engineer, developer, representative): JASON DENSMER

Firm name: THE LAND GROUP Phone: _____ Fax: _____

Address: 462 E SHORE DR SUITE 100 Email: jason@thelandgroupinc.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____

Assessor's parcel number(s): S1216131860

Township, range, section: 3N1W16

Project Description

Project/Application Name: Black Cat Industrial Development - AZ

Description of Work: ~122 acre industrial development on the West side of Black Cat Road. We are uploading a narrative to further describe the project, but we are requesting annexation and I-L zoning for these 4 parcels S1216131860, S1216417365, S1216417240, S1216142100, and we are requesting annexation and R-15 zoning for this parcel S1215223300.

Application Information

APPLICATION TYPES	
Alternative Compliance - ALT:	UNCHECKED
Annexation and Zoning - AZ:	CHECKED
Comprehensive Plan Map Amendment - CPAM:	UNCHECKED
Comprehensive Plan Text Amendment - CPAT:	UNCHECKED
Conditional Use Permit - CUP:	UNCHECKED
Design Review - DR:	UNCHECKED
Development Agreement Modification - MDA:	UNCHECKED
Planned Unit Development - PUD:	UNCHECKED
Preliminary Plat - PP:	UNCHECKED
Preliminary Final Plat - PFP:	UNCHECKED
Private Street - PS:	UNCHECKED
Rezone - RZ:	UNCHECKED
Vacation - VAC:	UNCHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2021-0611
TYPE OF USE PROPOSED	
Residential:	CHECKED
Office:	UNCHECKED
Commercial:	UNCHECKED
Employment:	UNCHECKED
Industrial:	CHECKED
Single-Family Detached:	UNCHECKED
Single-Family Attached:	UNCHECKED
Townhouse:	UNCHECKED
Duplex:	UNCHECKED
Multi-Family:	UNCHECKED
Vertically Integrated:	UNCHECKED
PROPERTY INFORMATION	
General Location:	955 S Black Cat Road, Meridian
Current Land Use:	Agriculture
Total Acreage:	122
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
ZONING DISTRICT(S)	
R-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	UNCHECKED

R-15:	CHECKED
R-40:	UNCHECKED
C-N:	UNCHECKED
C-C:	UNCHECKED
C-G:	UNCHECKED
L-O:	UNCHECKED
M-E:	UNCHECKED
H-E:	UNCHECKED
I-L:	CHECKED
I-H:	UNCHECKED
O-T:	UNCHECKED
TN-C:	UNCHECKED
TN-R:	UNCHECKED
County:	UNCHECKED
FLUM DESIGNATION(S)	
Low Density Residential:	UNCHECKED
Medium Density Residential:	UNCHECKED
Medium-High Density Residential:	UNCHECKED
High Density Residential:	UNCHECKED
Commercial:	UNCHECKED
Office:	UNCHECKED
Industrial:	UNCHECKED
Civic:	CHECKED
Acreage - Civic:	1
Green Space Parks, Pathways, and Open Space:	UNCHECKED
Old Town:	UNCHECKED
Mixed Use Neighborhood:	UNCHECKED
Mixed Use Neighborhood with N.C.:	UNCHECKED
Mixed Use Community:	UNCHECKED
Mixed Use Community with N.C.:	UNCHECKED
Mixed Use Regional:	UNCHECKED
Mixed Use Non-Residential:	UNCHECKED
Mixed Use Interchange:	UNCHECKED
Low Density Employment:	CHECKED
Acreage - Low Density Employment:	39
High Density Employment:	UNCHECKED
Mixed Employment:	CHECKED
Acreage - Mixed Employment:	83
Mixed Use Residential:	UNCHECKED
Mixed Use Commercial:	UNCHECKED

Lifestyle Center:	UNCHECKED
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	09/03/2021
Elevations Date (MM/DD/YYYY):	09/03/2021
Percentage of Site Devoted to Building:	44
Who will own and Maintain the Pressurized Irrigation System in this Development:	Owner
Irrigation District:	Nampa Meridian Irrigation District
Primary Irrigation Source:	Ridenbaugh Canal
Gross Floor Area Proposed:	2213576
Number of Residential Units:	0
What was the date of your pre-application meeting?:	07/20/2021
What was the date of your neighborhood meeting?:	08/09/2021
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
AZ / RZ ONLY	
R-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	UNCHECKED
R-15:	CHECKED
Acreage - R-15:	1
R-40:	UNCHECKED
C-N:	UNCHECKED
C-C:	UNCHECKED
C-G:	UNCHECKED
L-O:	UNCHECKED
M-E:	UNCHECKED
H-E:	UNCHECKED
I-L:	CHECKED
Acreage - I-L:	122
I-H:	UNCHECKED
O-T:	UNCHECKED
TN-C:	UNCHECKED
TN-R:	UNCHECKED
PROPOSED FLUM DESIGNATION(S)	
Low Density Residential:	UNCHECKED
Medium Density Residential:	UNCHECKED
Medium-High Density Residential:	UNCHECKED
High Density Residential:	UNCHECKED
Commercial:	UNCHECKED

Office:	UNCHECKED
Industrial:	UNCHECKED
Civic:	UNCHECKED
Green Space Parks, Pathways, and Open Space:	UNCHECKED
Old Town:	UNCHECKED
Mixed Use Neighborhood:	UNCHECKED
Mixed Use Neighborhood with N.C.:	UNCHECKED
Mixed Use Community:	UNCHECKED
Mixed Use Community with N.C.:	UNCHECKED
Mixed Use Regional:	UNCHECKED
Mixed Use Non-Residential:	UNCHECKED
Mixed Use Interchange:	UNCHECKED
Low Density Employment:	UNCHECKED
High Density Employment:	UNCHECKED
Mixed Employment:	UNCHECKED
Mixed Use Residential:	UNCHECKED
Mixed Use Commercial:	UNCHECKED
Lifestyle Center:	UNCHECKED
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	UNCHECKED
Community Garden:	UNCHECKED
Ponds or Water Features:	UNCHECKED
Plaza(s):	UNCHECKED
Additions to Public Park:	UNCHECKED
Collector Street Buffer(s):	UNCHECKED
Arterial Street Buffer(s):	UNCHECKED
Parkways:	UNCHECKED
10' Parkway Along Arterials:	UNCHECKED
Stormwater Detention Facilities:	UNCHECKED
Open Water Ponds:	UNCHECKED
QUALIFYING SITE AMENITIES	
Clubhouse:	UNCHECKED
Fitness Facilities:	UNCHECKED
Enclosed Bike Storage:	UNCHECKED
Public Art:	UNCHECKED
Picnic Area:	UNCHECKED
Additional 5% Open Space:	UNCHECKED
Communication Infrastructure:	UNCHECKED
Dog Owner Facilities:	UNCHECKED
Neighborhood Business Center:	UNCHECKED

Swimming Pool:	UNCHECKED
Children's Play Structure:	UNCHECKED
Sports Courts:	UNCHECKED
Pedestrian or Bicycle Circulation System:	UNCHECKED
Transit Stop:	UNCHECKED
Park and Ride Lot:	UNCHECKED
Walking Trails:	UNCHECKED
Open Grassy Area (min. 50' x 100') - Multi-Family:	UNCHECKED
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Will Goede
MISC	
Is new record:	No