

## Hearing Date: March 2, 2017

File No.: H-2016-0137

Project Name: East Ridge Estates Subdivision-AZ, PP

Request: (AZ): Request for annexation and zoning of 40.99 acres of land with an R-8 zoning district, by DevCo, LLC.

(PP): Request for preliminary plat consisting of 117 building lots and 14 common lots on 40.99 acres of land in a proposed R-8 zoning district, DevCo, LLC.

Location: The site is located north of E. Lake Hazel Road, west of S. Eagle Road, in the southeast  $\frac{1}{4}$  of Section 32, Township 3N., Range 1E.

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Planning Division

DEVELOPMENT REVIEW APPLICATION

Hearing Date: Feb

**STAFF USE ONLY:** EAST RIDGE ESTATES - AZ, AP

Project name: \_\_\_\_\_

File number(s): H-2016-0137

Assigned Planner: Josh Beach Related files: \_\_\_\_\_

Type of Review Requested (check all that apply)

- Accessory Use
- Administrative Design Review
- Alternative Compliance
- Annexation and Zoning
- Certificate of Zoning Compliance
- City Council Review
- Comprehensive Plan Map Amendment
- Comprehensive Plan Text Amendment
- Conditional Use Permit
- Conditional Use Modification  
Director/Commission (circle one)
- Development Agreement Modification
- Final Plat
- Final Plat Modification
- Planned Unit Development
- Preliminary Plat
- Private Street
- Property Boundary Adjustment
- Rezone
- Short Plat
- Time Extension:  
Director/ Commission/Council (circle one)
- UDC Text Amendment
- Vacation:  
Director/ Council (circle one)
- Variance
- Other \_\_\_\_\_

Applicant Information

Applicant name: DevCo LLC Phone: 208.336.5355

Applicant address: 4824 W. Fairview Ave. Email: jconger@congergroup.com

City: Boise State: ID Zip: 83706

Applicant's interest in property:  Own  Rent  Optioned  Other \_\_\_\_\_

Owner name: Brace Family Revocable Trust Phone: \_\_\_\_\_

Owner address: 1504 S. Newport Street Email: \_\_\_\_\_

City: Boise State: ID Zip: 83709

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

Firm name: Conger Management Group Phone: 208.336.5355

Agent address: 4824 W. Fairview Ave. Email: jconger@congergroup.com

City: Boise State: ID Zip: 83709

Primary contact is:  Applicant  Owner  Agent/Contact

Subject Property Information

Location/street address: E. Lake Hazel Road Township, range, section: 3N, 1E, Sec. 32

Assessor's parcel number(s): S1132438500 Total acreage: 40.99 Zoning district: RUT

JC

Project/subdivision name: East Ridge Estates

General description of proposed project/request: East Ridge Estates is a 117 residential lot neighborhood on approximately 40 acres in south Meridian.

Proposed zoning district(s): R-8

Acres of each zone proposed: 40 acres

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? n/a - site does not have water rights.

Which irrigation district does this property lie within? None.

Primary irrigation source: Municipal water Secondary: \_\_\_\_\_

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 98,048 +/-

**Residential Project Summary (if applicable)**

Number of residential units: 117 Number of building lots: \_\_\_\_\_

Number of common lots: 14 Number of other lots: \_\_\_\_\_

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

1 bedroom: \_\_\_\_\_ 2-3 bedrooms: \_\_\_\_\_ 4 or more bedrooms: \_\_\_\_\_

Minimum square footage of structure (excl. garage): \_\_\_\_\_ Maximum building height: \_\_\_\_\_

Minimum property size (s.f.): 6,000 Average property size (s.f.): 9,475

Gross density (Per UDC 11-1A-1): 2.85 Net density (Per UDC 11-1A-1): \_\_\_\_\_

Acreage of qualified open space: 8.41 Percentage of qualified open space: 20.52%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Common lots, parks, natural open spaces with pedestrian pathways, picnic areas.

Amenities provided with this development (if applicable): Please see attached narrative for complete list.

Type of dwelling(s) proposed:  Single-family Detached  Single-family Attached  Townhouse

Duplex  Multi-family  Vertically Integrated  Other \_\_\_\_\_

**Non-residential Project Summary (if applicable)**

Number of building lots: \_\_\_\_\_ Common lots: \_\_\_\_\_ Other lots: \_\_\_\_\_

Gross floor area proposed: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Hours of operation (days and hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of parking spaces provided: \_\_\_\_\_ Number of compact spaces provided: \_\_\_\_\_

**Authorization**

Print applicant name: Jim D. Conger

Applicant signature:  Date: 12.19.2016

## Joshua Beach

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**From:** Bill Parsons  
**Sent:** Thursday, January 19, 2017 11:05 AM  
**To:** Joshua Beach  
**Subject:** FW: Conger plat

FYI

**Bill Parsons, AICP | Planning Supervisor**  
City of Meridian | Community Development Dept.  
33 E. Broadway Ave., Ste. 102, Meridian, Idaho 83642  
Phone: 208-884-5533 | Fax: 208-489-0571



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*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.*

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**From:** Christy Little [<mailto:Clittle@achdidaho.org>]  
**Sent:** Wednesday, January 18, 2017 12:32 PM  
**To:** Bill Parsons  
**Subject:** RE: Conger plat

The TIS had some errors, but nothing that affects the outcome/recommendations, so it is okay to say that we have accepted it.

As an FYI – we are concerned about the site distance where the easterly road intersects Lake Hazel, and had asked them to analyze that as part of the TIS. It does not appear that it was done correctly, so we'll have our Traffic Engineering department take a look for us.

Christy

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**From:** Bill Parsons [<mailto:bparsons@meridiancity.org>]  
**Sent:** Wednesday, January 18, 2017 10:27 AM  
**To:** Christy Little  
**Subject:** RE: Conger plat

Good Morning Christy,

Has the TIS for this project been accepted yet?

Thanks,

**Bill Parsons, AICP | Planning Supervisor**  
City of Meridian | Community Development Dept.  
33 E. Broadway Ave., Ste. 102, Meridian, Idaho 83642  
Phone: 208-884-5533 | Fax: 208-489-0571



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**From:** Christy Little [<mailto:Clittle@achdidaho.org>]

**Sent:** Friday, January 06, 2017 9:46 AM

**To:** Bill Parsons

**Subject:** Conger plat

Hi Bill – regarding the plat on Lake Hazel. They have done a TIS, and we’ve done our first review, and sent comments back to them this week. We have not accepted the TIS yet.

Christy



December 20, 2016

Mr. Caleb Hood, Planning Division Manager  
Planning Division  
City of Meridian  
33 E. Broadway Ave.  
Suite 102  
Meridian, Idaho 83642

RE: East Ridge Estates  
East Lake Hazel Road  
Annexation, Zoning and Preliminary Plat

Dear Mr. Hood:

Attached for your review and favorable consideration are the applications for the East Ridge Estates Residential Community located on East Lake Hazel Road. We respectfully request approval of our Annexation, Zoning and Preliminary Plat applications.

We have met with Meridian Planning staff numerous times to review and discuss the design elements of the East Ridge Estates. A lot of thought and effort went into designing this preliminary plat to ensure the preservation of natural features of this site. The site has a ridgeline with a spectacular summertime creek that runs the eastern portion of the property that will be preserved with this development.

Enclosed is a project narrative that details the neighborhood and various aspects of our applications. Thank you for your attention to this matter and should you have any questions or require additional information please contact me by phone at 208.336.5355 or email, [jconger@congergroup.com](mailto:jconger@congergroup.com)

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim D. Conger".

Jim D. Conger  
Managing Member

JDC:ml



East Ridge Looking Northeast



Grimmett Creek Looking Northeast



Topographic Challenge Looking Northeast

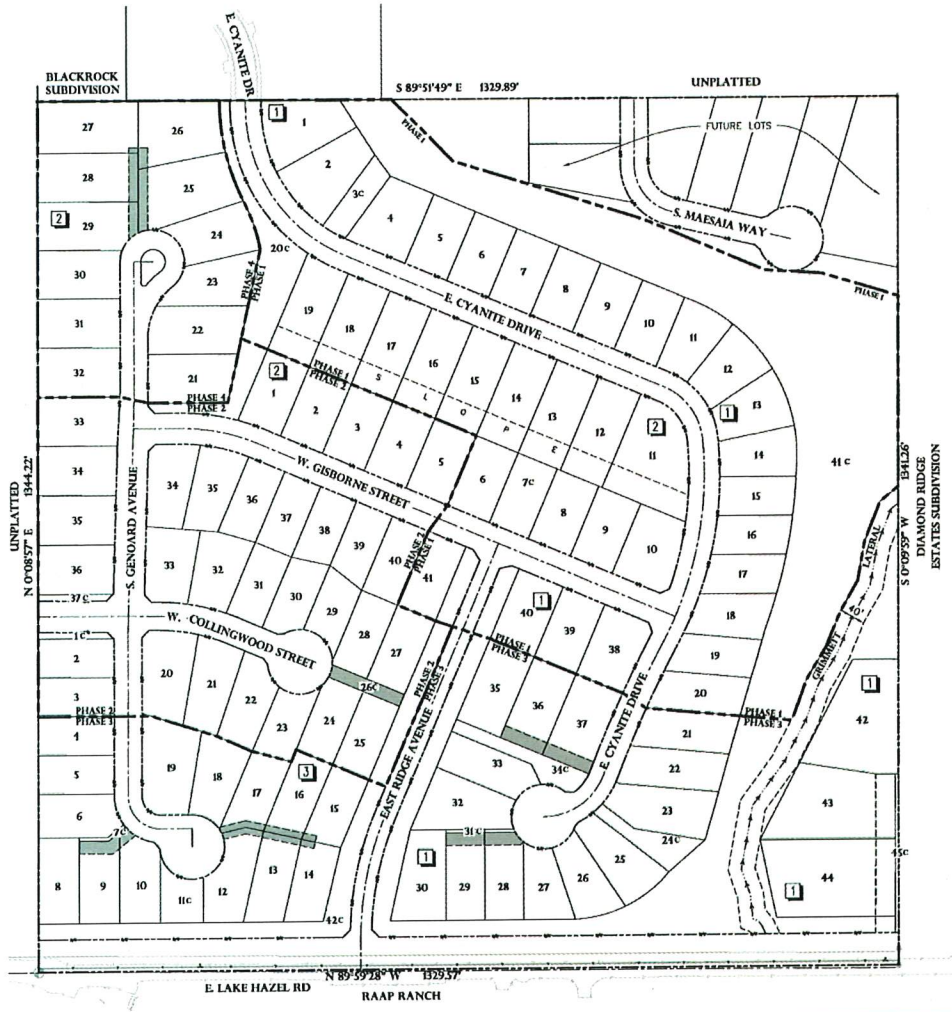




Grimmett Creek Preservation Area



**East Ridge Estates**



**SUMMARY OF APPLICATIONS**

East Ridge Residential Community is a 117 residential lot planned development on approximately 40 acres located on East Lake Hazel Road in South Meridian. The applicant is requesting the following approvals:

- Annexation
- Zoning – From Ada County RUT to Meridian City R-8
- Preliminary Plat
- Variance – Irrigation Waiver

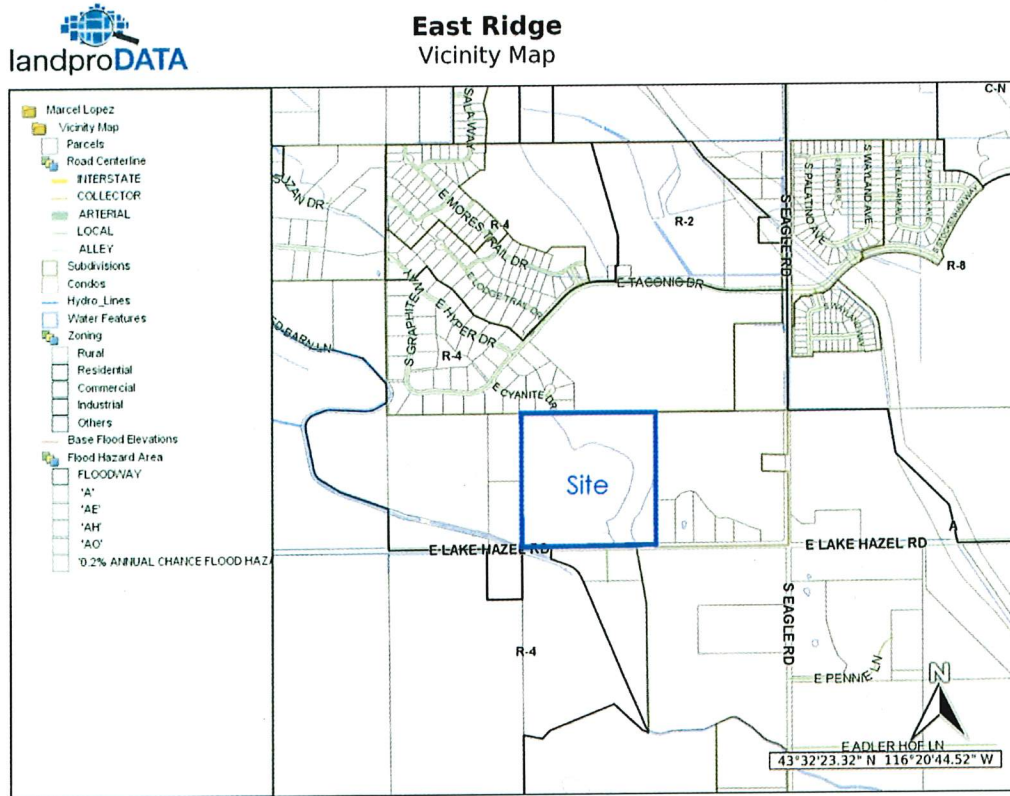


Property Information

Parcel	Address	Current Zone	Proposed Zone
S1132438500	E. Lake Hazel Road	RUT	R-8

Adjacent Property Information

Area	Building Types and / or Uses:	Zone
North	Residential	R-4
South	Residential / Farming	R-4
East	Residential / Open Field	RUT
West	Residential	RUT

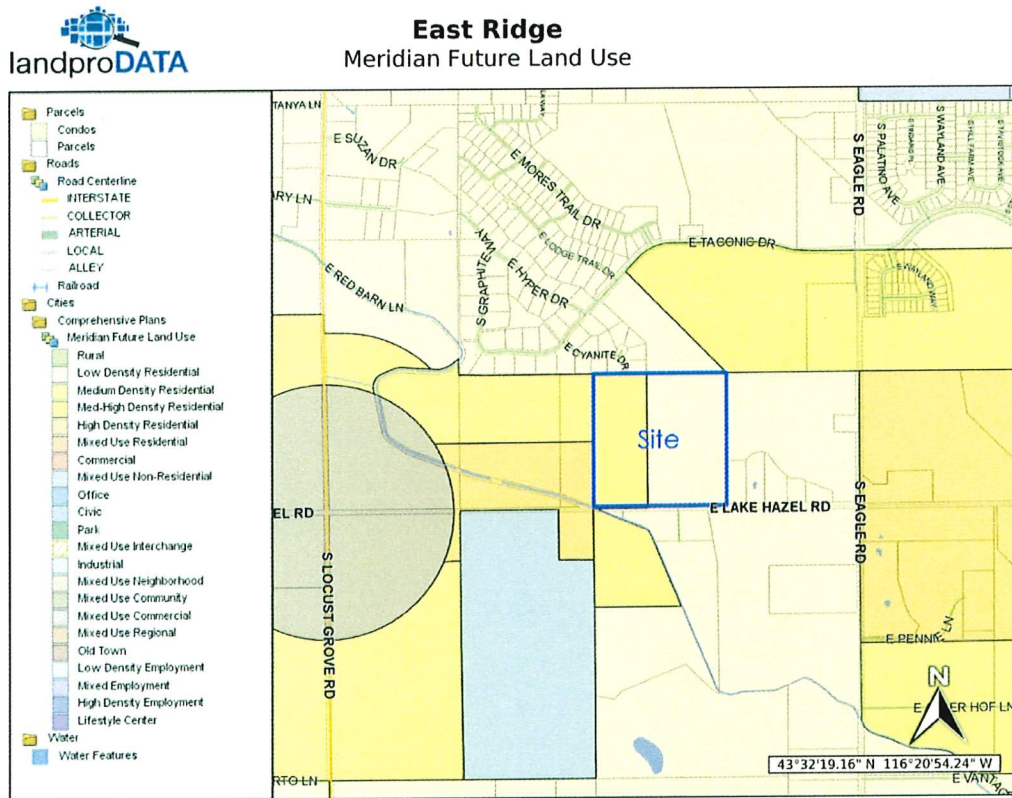


Nov 28, 2016 - landproDATA.com  
Scale: 1 inch approx 1000 feet

The materials available at this web site are for informational purposes only and do not constitute a legal document.

**COMPREHENSIVE PLAN**

The City of Meridian Comprehensive Plan designates the site as Low and Medium Density Residential. Along the western portion of the property, approximately one third of the property is designated Medium Density and the eastern portion is designated as Low Density. Under the Low Density Residential designation, the R-4 zoning is permitted. The Medium Density Residential zoning allows for R-8 zoning. Meridian City Code allows for a step up in zoning designations allowing for an R-8 zoning designation in the portion of the property identified as low density in the Future Land Use Map. This will permit a consistent zoning throughout the site.



Dec 16, 2016 - landproDATA.com  
 Scale: 1 inch approx 1000 feet

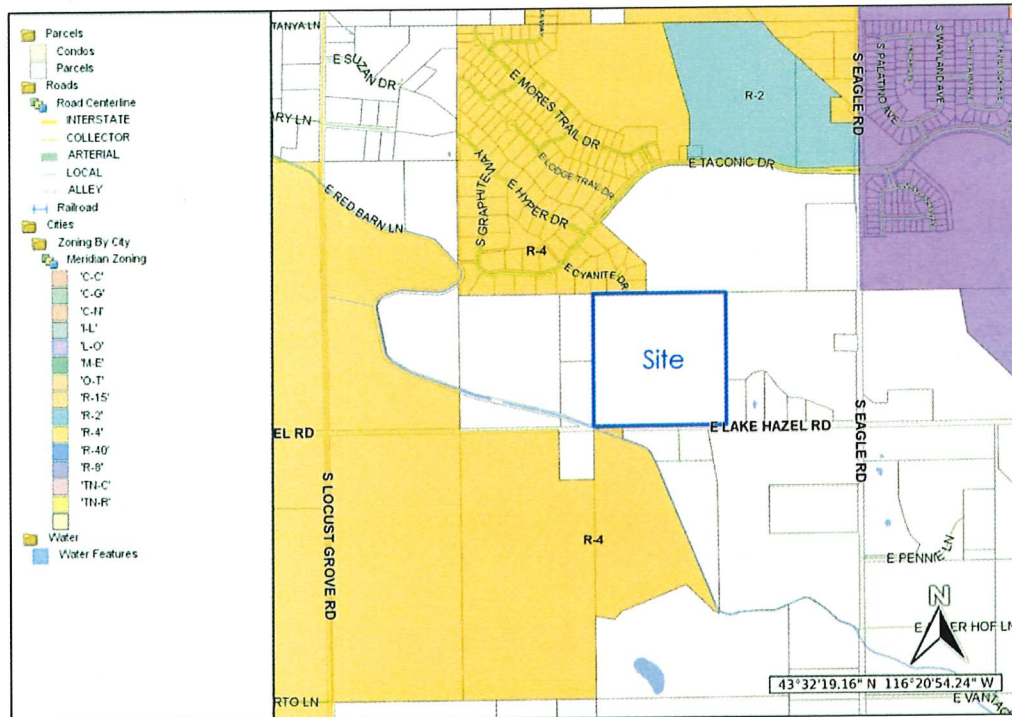
The materials available at this web site are for informational purposes only and do not constitute a legal document.

**ANNEXATION / ZONING**

This property is currently zoned RUT (county). Upon annexation by the City of Meridian and as permitted by the Meridian City Code we are requesting the zoning designation of R-8 for the entire site. Meridian City Code allows for a step up in zoning designations and with that, we request the step up for the R-4 zoning to an R-8 designation. This will permit a consistent zoning throughout the site.



**East Ridge  
Meridian Zoning**



Dec 16, 2016 - landproDATA.com  
Scale: 1 inch approx 1000 feet

The materials available at this web site are for informational purposes only and do not constitute a legal document.

**PRELIMINARY PLAT APPLICATION**

**PROJECT AMENITIES:**

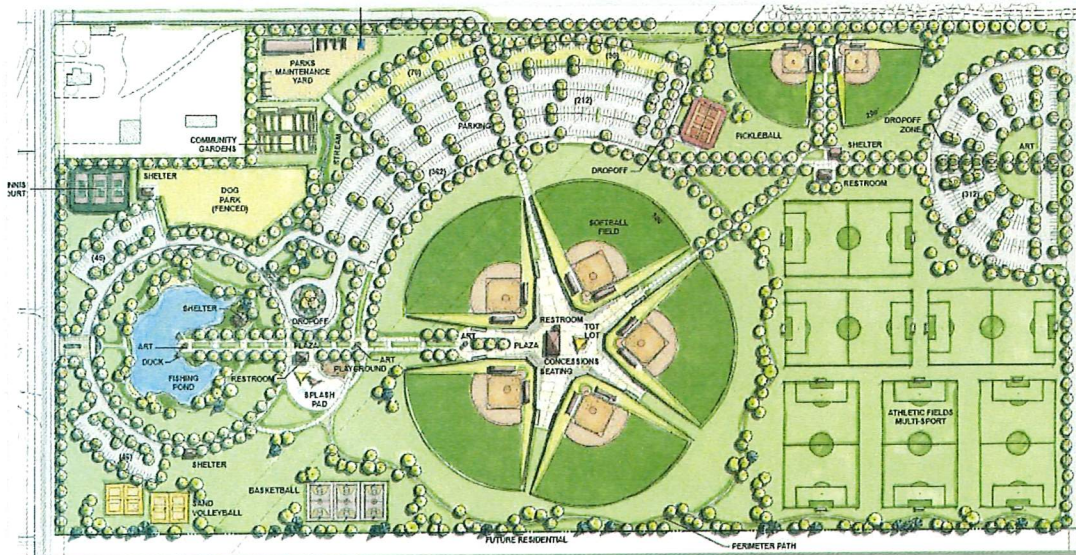
- Pedestrian Pathways
- Natural Water Features
- Substantial Open Space / Common Areas

An existing waterway crosses the property along the eastern boundary. The site design preserves the waterway as an amenity for the neighborhood residents, small animal wildlife and various birds. A pedestrian natural pathway will traverse along the eastern and northern portions of the property boundary and is adjacent along the waterway at the eastern side of the Perry. Benches and a picnic area are also located along the pedestrian pathway for residents to enjoy the views and natural features of the common area.

A neighborhood picnic area is located in the center of the community for convenient access by residents. The park incorporates a picnic patio with an elevated viewing platform. This picnic patio is designed to function as a café-Bristol with individual tables and chairs for residents to have drinks and food while enjoying the scenic views.

In addition to the onsite project amenities, residents are able to take advantage of the planned South Meridian City Regional Park. The park will be located on approximately 77 acres of land directly across East Lake Hazel Road to the southwest of East Ridge. East Ridge, for now, will be the largest neighborhood directly adjacent to the Regional Park and our residents will be able to take advantage of the parks features and amenities. East Ridge residents will be able to take their grandchildren and take full advantage of the City Regional Park that will be adjacent to this community.

**South Meridian Regional Park**





**PUBLIC WORKS:**

As part of these applications, we request a waiver for a pressurized irrigation system. Meridian City Code, 11-3A-15, C. Waiver of Requirements: The requirements for pressurized irrigation may be waived upon proof that any particular property does not have water rights in an existing irrigation district. The property does not have irrigation water rights, we have contacted three irrigation companies that provide water to adjacent properties and have been unable to secure any irrigation rights for this property.

Several meetings with Meridian's Public Works Department determined that sanitary sewer service is limited in this part of Meridian. The Public Works has recently updated their committed sewer capacity model with lower unit flows for residential development. The Public Works Department recommended submitting a request to review available capacity as part of our application submittal. This application officially requests sewer service for the first two phases of the development or approximately 67 lots. East Ridge will connect to the existing sewer service in the Blackrock Subdivision and stubbed at the north property boundary. Water service is also stubbed at the north property boundary at the East Cyanite Drive road stub.

Based on discussion with the Meridian Public Works Department, the city is in the process of securing needed utility easement for water service that will be located in Lake Hazel Road that will serve the new regional park, which will be located on property to the southwest of East Ridge.

The adjacent Blackrock Subdivision only currently only has one point of access and egress via East Taconic Drive. Once East Ridge is completed, a second means of egress will be available for Blackrock residents.

**TRANSPORTATION / ROADWAYS:**

In October, we conducted a Traffic Impact Study; the traffic study prepared by Thompson Engineers concludes that the development as planned does not have any negative impacts as it relates to ACHD policy and codes.

The intersection of Lake Hazel Road and Eagle Road will operate at LOS D under total traffic conditions in the build out year. The intersection of Eagle Road and Taconic Road will operate at LOS E under background traffic conditions and LOS F under total traffic conditions in the build out year. The Hills Century development has proposed a roundabout at this intersection, which may help with traffic flow.

Eastbound traffic as determined by the traffic study for Taconic, (which is higher than westbound) the peak pm daily traffic count is 52 trips. Based on this peak pm daily traffic count, Taconic operates at approximately 13% of the maximum directional hourly volume. According to the traffic study, at build out East Ridge will account for about 5 additional trips on Taconic. Trips generated by East Ridge along Taconic will be approximately 4.3% of the total traffic.

The intersection of Taconic and Cyanite will operate at LOS A under background traffic conditions and total traffic conditions in the build out year. Classified as a collector roadway, the minimum level of service required by ACHD policy for Taconic is LOS D with a maximum directional hourly volume of 425 vehicles per hour on a two-lane road. Taconic is anticipated to operate below the maximum threshold and our Traffic Engineer does not anticipate East Ridge will have much of a traffic impact on the existing Taconic and Cyanite intersection.

The intersection of Lake Hazel Road and the site entrance will operate at acceptable levels of service under total traffic conditions in the build out year. Lake Hazel Road and Eagle Road are anticipated to operate below the maximum recommended volume for LOS E under existing traffic conditions.

**RESIDENTIAL DESIGN**

East Ridge Estates is located in south Meridian fronting East Lake Hazel Road just west of the South Eagle and Lake Hazel road intersection. The site was selected for its natural features with spectacular views of the Treasure Valley and Foot Hills. East Ridge is designed to take advantage of the existing ridge along the eastern portion of the property. This neighborhood and housing product is expected to attract an established empty nester type resident. With lots ranging in area from approximately 7,000 to 12,000 square feet, the majority of homes will be single level.

Grimmett creek crosses the property along the eastern property boundary. The site will protect the existing waterway and use the water feature as an amenity for the homeowners. This water way also acts as a natural wildlife corridor for small animals and birds. The homes will feature larger square footages that typical urban designs to take advantage of the location and natural topography.

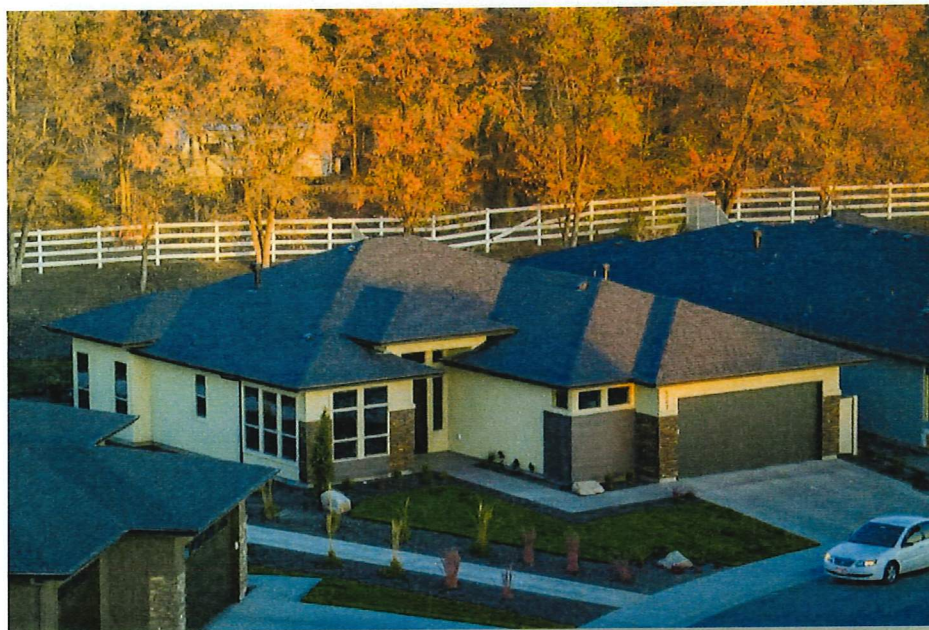
As an outcome of the neighborhood meeting, we are going to match Blackrock’s 10-foot residential side yard setbacks along northern boundary where East Ridge (3 lots total) is adjacent to the Blackrock subdivision. Additionally any fencing adjacent to the Blackrock subdivision will be open iron fencing as the adjacent Blackrock neighbors requested.

This south area of Meridian is being opened up with the new annexation to the City Regional Park.

**Residential Elevations**









**SITE DESIGN:**

% of Site Devoted to Residential Lot Coverage Area	62.09%
% of Site Devoted to Landscape Open Space / Common Areas	16.9%
% of Site Devoted to Roads / Parking	17.39%
<b>Total</b>	<b>100%</b>

**PRE-APPLICATION MEETING & NEIGHBORHOOD MEETING**

The pre-application meeting was held with the Meridian City Planning and Development staff on February 23, and October 31, 2016.

The neighborhood meeting was held on November 14, 2016 at 6:00 pm at Hillsdale Elementary School.

**CONCLUSION**

DevCo is respectfully requesting approval of the annexation, R-8 zoning designation and preliminary plat applications for 117 residential home sites located on approximately 40 acres in South Meridian. This project will provide quality, desirable homes at allowable densities while maintaining compatibility with Meridian City Codes as well as the surrounding properties. Thank you.



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105  
2030 S. Washington Ave., Emmett, ID 83617

December 12, 2016  
Boundary Legal Description

**BASIS OF BEARINGS** for this description is North 89°59'28" West between the 5/8" rebar illegible cap marking the E1/16 corner common to Sections 32 and 5, and the brass cap marking the S1/4 corner of Section 32, both in T. 3 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land being the SW1/4 of the SE1/4 of Section 32, T. 3 N., R. 1 E., B.M., Ada County, Idaho more particularly described as follows;

**BEGINNING** at a brass cap PLS 3620, marking the S 1/4 corner of said Section 32;

Thence N 0°08'58" E, coincident with the westerly boundary of said SW1/4 of the SE1/4 of Section 32, a distance of 1344.22 feet to a 1/2" rebar PLS 8575 marking the CS1/16 corner of said Section 32;

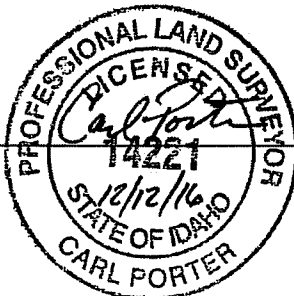
Thence S 89°51'49" E, coincident with the northerly boundary of said SW1/4 of the SE1/4 of Section 32, a distance of 1329.89 feet to the SE1/16 corner of said Section 32;

Thence S 0°09'59" W, coincident with the easterly boundary of said SW1/4 of the SE1/4 of Section 32, a distance of 1341.26 feet to a 5/8" rebar with illegible cap marking the E1/16 corner common to Sections 32 and 5;

Thence N 89°59'28" W, coincident with the southerly boundary of said SW1/4 of the SE1/4 of Section 32, a distance of 1329.49 feet to the **POINT OF BEGINNING**.

The above described parcel contains 40.99 acres

Carl Porter, PLS  
End Description



Date

E CYANITE DR

S 89°51'49" E 1329.89'

SE1/16 COR.

# LEGEND

- LINE SURVEYED
- - - SECTIONAL LINE
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- ◻ FOUND ALUMINUM CAP MONUMENT
- ◐ FOUND BRASS CAP MONUMENT
- △ CALCULATED POINT

## SW1/4 SE1/4

40.99 Acres ±

S 0°09'59" W 1341.26'

N 0°08'58" E 1344.22'

POB

S1/4 COR.

E1/16 COR.

N 89°59'28" W 1329.49'

EAST LAKE HAZEL ROAD

T3N, R1E, B.M.

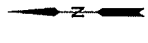
T2N, R1E, B.M.

N 90°00'00" E 1329.66'

32 33

5 4

SOUTH EAGLE ROAD



NTS



OWNER/DEVELOPER:

CMG  
(208) 336-5355

DATE: 12/12/16

PROJECT:

BOUNDARY EXHIBIT  
SW1/4 SE1/4, SECTION 23  
T. 3 N., R. 1 E., B.M.  
ADA COUNTY, IDAHO



2030 S. WASHINGTON AVE.  
EMMETT, ID 83617  
P: (208) 398-8104  
F: (208) 398-8105

WWW.SAWTOOTHLS.COM

DWG #

16039-EX

PROJECT #

16039

SHEET

1 OF 1



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105  
2030 S. Washington Ave., Emmett, ID 83617

December 12, 2016  
Zoning Legal Description

**BASIS OF BEARINGS** for this description is North 89°59'28" West between the 5/8" rebar illegible cap marking the E1/16 corner common to Sections 32 and 5, and the brass cap marking the S1/4 corner of Section 32, both in T. 3 N., R. 1 E., B.M., Ada County, Idaho.

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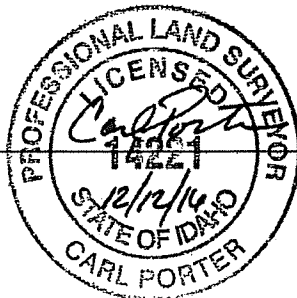
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The above described parcel contains 40.99 acres

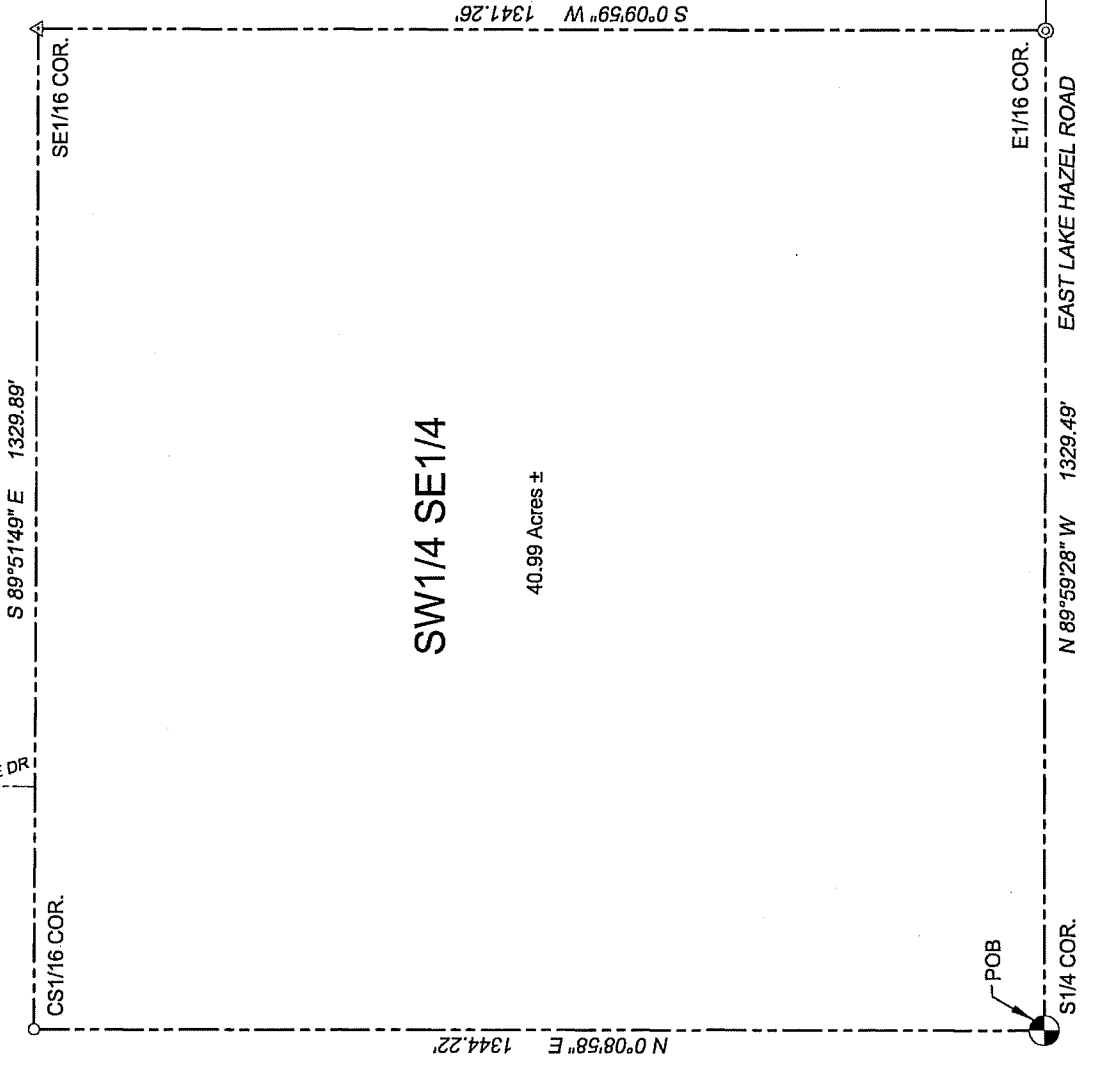
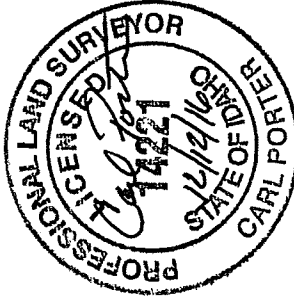
Carl Porter, PLS  
End Description



Date

**LEGEND**

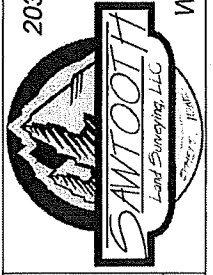
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- FOUND 1/2" REBAR AS NOTED
- ◻ FOUND ALUMINUM CAP MONUMENT
- ◐ FOUND BRASS CAP MONUMENT
- △ CALCULATED POINT



SW 1/4 SE 1/4

40.99 Acres ±

PROJECT: ZONING EXHIBIT SW1/4 SE1/4, SECTION 23 T. 3 N., R. 1 E., B.M. ADA COUNTY, IDAHO	OWNER/DEVELOPER: CMG (208) 336-5355	DWG # 16039-EX
	DATE: 12/12/16	PROJECT # 16039
2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105		SHEET 1 OF 1
WWW.SAWTOOTHLS.COM		



T3N, R1E, B.M. 1329.66'  
 T2N, R1E, B.M. N 90°00'00" E 1329.66'  
 E1/16 COR. 32 33  
 5 4

SOUTH EAGLE ROAD

E CYANITE DR

CS1/16 COR.

S 89°51'49" E 1329.89'

SE1/16 COR.

N 0°08'58" E 1344.22'

S 0°09'59" W 1341.26'

POB

S1/4 COR.

N 89°59'28" W 1329.49'

EAST LAKE HAZEL ROAD



WHEN RECORDED  
RETURN TO:  
McAnaney & Associates, PLLC  
1101 W. River Street, Suite 100  
Boise, Idaho 83702

### QUITCLAIM DEED

GRANTOR, **Earl K. Brace**, and **Barbara J. Brace**, husband and wife, do hereby REMISE, RELEASE and forever QUITCLAIM, unto **Earl K. Brace** and **Barbara J. Brace**, Trustees of **The Brace Family Revocable Trust dated March 8, 2006**, whose current address is 1504 Newport Street, Boise, Idaho 83709, as GRANTEE and to Grantees' successors and assigns, all of Grantors' right, title and interest in and to the real property situated in Ada County, Idaho, more particularly described on Exhibit A:

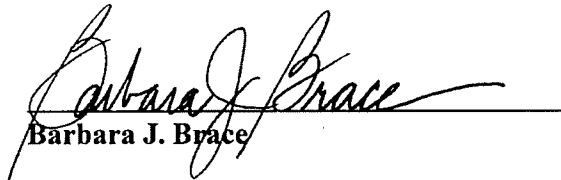
See Exhibit A.

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging.

In construing this deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 8<sup>th</sup> day of March, 2006.

  
\_\_\_\_\_  
Earl K. Brace

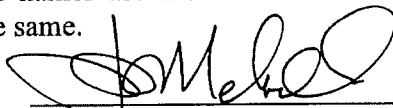
  
\_\_\_\_\_  
Barbara J. Brace

STATE OF IDAHO )

: ss.

County of Ada )

On this 8 day of March, 2006, before me, the undersigned, a Notary Public, personally appeared **Earl K. Brace** and **Barbara J. Brace** husband and wife, 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.



Notary Public for Idaho

Residing at: Boise Idaho

My commission expires: 12/26/2009

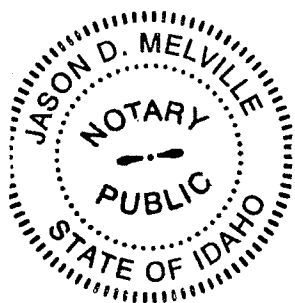


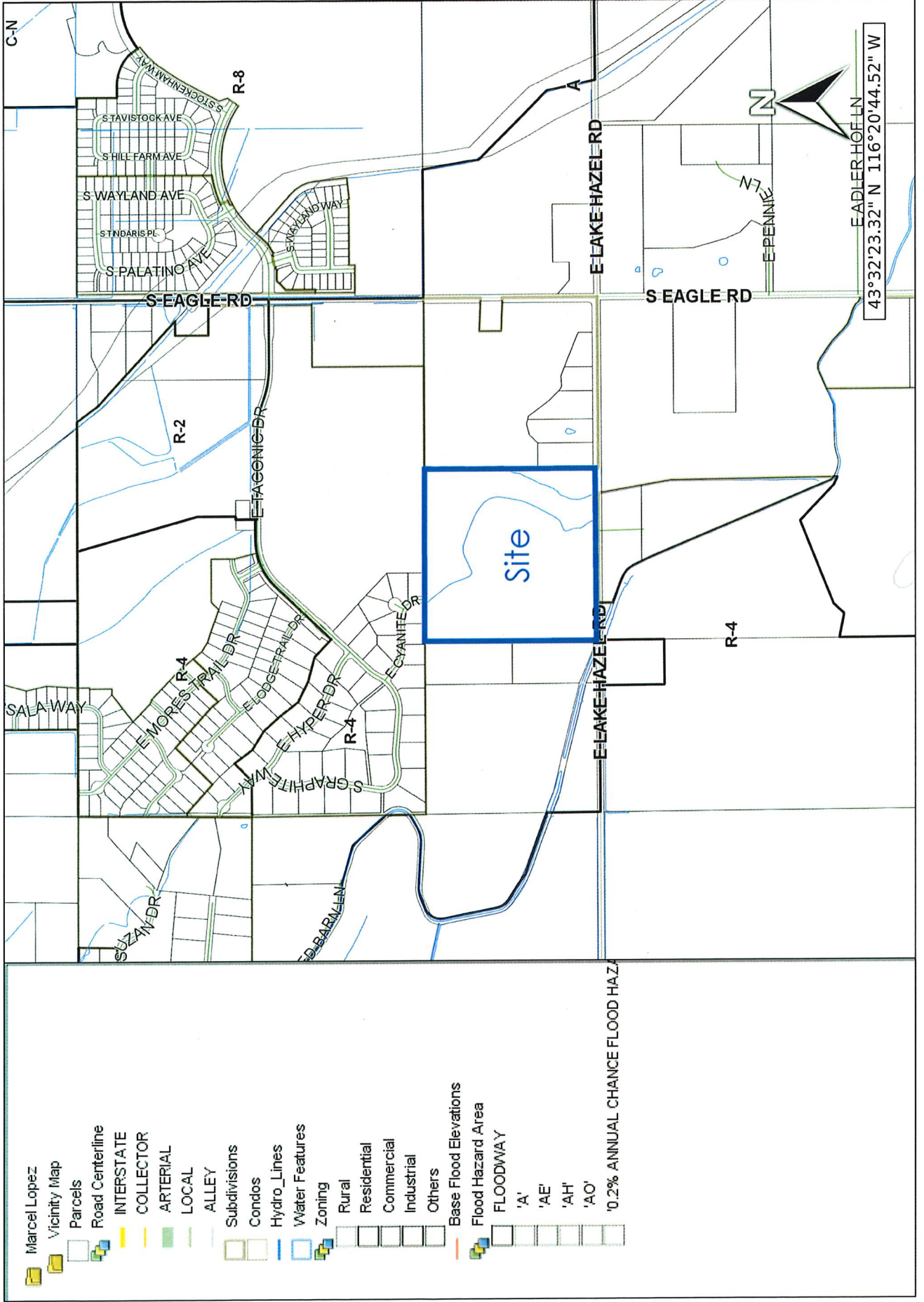


EXHIBIT A

The SW $\frac{1}{2}$  of the SE $\frac{1}{2}$  in Section 32, Township 3 North,  
Range 1 East, Boise Meridian, in Ada County, Idaho.



# East Ridge Vicinity Map



- Marcel Lopez
- Vicinity Map
- Parcels
- Road Centerline
- INTERSTATE
- COLLECTOR
- ARTERIAL
- LOCAL
- ALLEY
- Subdivisions
- Condos
- Hydro\_Lines
- Water\_Features
- Zoning
- Rural
- Residential
- Commercial
- Industrial
- Others
- Base Flood Elevations
- Flood Hazard Area
- FLOODWAY
- 'A'
- 'AE'
- 'AH'
- 'AO'
- '0.2% ANNUAL CHANGE FLOOD HAZ'



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: 2-23-16

Project/Subdivision Name: Brace Property

Applicant(s)/Contact(s): Jim Conger

Development Services Staff: Denny Cline

Sanitary Sewer Service: Will need to connect to future Trunk Line that comes south from Southern Highlands and Castle Rock

Mapping Provided: [X] Y [ ] N

Domestic Water Service: water main Extension (down Locust Grove to Lake Hazel and east to Eagle Rd.) 2017 proposed

Mapping Provided: [X] Y [ ] N

Reuse Water Service: N/A

Mapping Provided: [ ] Y [ ] N

Waterways/ Floodplain/Topography/Hazards: Farv Lateral on S.W. Corner of property

Mapping Provided: [X] Y [ ] N

Gravity/Pressurized Irrigation:

District

Street Lighting: Also required along Lake Hazel Rd.

Reqs. Provided: [X] 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:

## CITY OF MERIDIAN PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Brace Property Date: 10-31-2016  
 Applicant(s)/Contact(s): Marcel Lopez, Jim Conger  
 City Staff: Bill Parson, Caleb Hood, Perry Palmer, Josh Beach  
 Location: Parcel S1132438500 Size of Property: 40 acres  
 Comprehensive Plan FLUM Designation: LDR/MDR  
 Design Guidelines Development Context:  Urban  Urban/Suburban  Suburban  Rural  
 Existing Use: Agricultural Existing Zoning: RUT  
 Proposed Use: Single-Family Residential Proposed Zoning: R-4  
 Surrounding Uses: Agricultural, rural residential  
 Street Buffer(s) and/or Land Use Buffer(s): 25 foot street landscape buffer along Lake Hazel  
 Open Space/Amenities/Pathways: 10% open space is required and 3 amenities  
 Access/Stub Streets/Street System: One existing stub street from the Black Rock Subdivision  
 Sewer & Water Service: \_\_\_\_\_  
 Waterways/ Floodplain/Topography/Hazards: \_\_\_\_\_  
 History: \_\_\_\_\_  
 Additional Meeting Notes: \_\_\_\_\_

The pathway and "native" open space can remain s is.  
Staff has concerns with the SEC pf the proposed project and with the private driveway taking access to an arterial roadway.  
The applicant shall contact Jay Gibbons of the Parks Department to determine the location of the pathway.  
Black Rock has 11 homes that extend into the 30 that are allowed on a single vehicular access point per the fire department.  
The applicant will be required to provide an emergency access in order to build more than 30 home from that one access.

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

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



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: 10/31/16

Project/Subdivision Name: Brace Property
Applicant(s)/Contact(s): Jim Conger, Marcel Lopez

Community Development Staff: Bruce F.

Sanitary Sewer Service: Sewer service to this parcel is Masterplanned to flow into the south branch of the Ten Mile Trunk. However, temporary service for 16 lots will be allowed to flow into the Temporary Service Area that was approved w/ Southern Highlands. Remainder will have to wait.

Mapping Provided: [X] Y [ ] N

Domestic Water Service: An 8" dia main currently exists at the south end of E. Cuprite Drive. There is a high probability that with the development of this parcel, a 12" dia main will be needed on E. Amity Rd. from S. Eagle.

Mapping Provided: [X] Y [ ] N

Reuse Water Service: NA

Mapping Provided: [ ] Y [ ] N

Waterways/ Floodplain/Topography/Hazards: Unknown

Mapping Provided: [ ] Y [ ] N

Gravity/Pressurized Irrigation: Unknown

District

Street Lighting: Contact Austin Peterson in Public Works with any specific questions.

Reqs. Provided: [X] 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:



Brace  
City Agency

Brace Property Neighborhood Meeting  
6:00 pm, November 14, 2016, at Hillsdale Elementary School,  
5225 S. Stockenham Way, Meridian

Name	Address / Phone No. / Email
KEITH Miller	6246 W. McKinna Pl. Meridian 281 300 3100
MARY ANN Miller	KJMA Miller @att.net
Tim & Jenni Foster	5805 S. Graphite Way 978-495-2366 (Tim) meridian, ID 83642 zntusv@gmail.com
Dawn & Jim Strou	2495 E Cyanite Dr. Meridian, ID 83642 uma-murphy@yahoo.com
John & Sherrie Ewing	2934 E Lake Hazel Mer 83642 208-888-7700
DAVE BLOMBERG	2433 E CYANITE DR, MERIDIAN (208)936-1544
Don Baumgartner	2310 E Lake Hazel Meridian 859-3848
Ben & Ann Shelton	2498 E. Cyanite Dr, Meridian 855-0647 dkogsfamily@msn.com
DAVID KOLA	2450 CYANITE DR. MERIDIAN, ID 83642 362-5403 941-6784
Bob & Debbie Brain	2389 E. Taconic Drive Meridian, ID 83642 208629.1425
Mike & Lani Wageman	5662 S. Graphite Way, Meridian, ID 83642
Darwin McKay	12336 W Caddy Ct Boise, ID 83709
GREG DAVIS	809 801-4741 GREG@DAVISOFGROUPREACTV.COM
Greg Wells	2061 E. TACONIC DR. 208-571-7855 gregwells@gmail.com
Jim Herwig	2373 E. Taconic Dr. 208-867-9100 herwig@gmail.com

## 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

12.19.2016

\_\_\_\_\_  
Date





Community Development  
Department

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

---

## Parcel Verification

Date: **11/28/16**

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

Project Name: **Impressive East Ridge (Brace Property)**

Parcel Number: **S1132438500**

Acres: **40**

T/R/S: **3N 1E 32**

Property Owner: **Brace Family Revocable Trust  
1504 S. Newport St.  
Boise, ID 83709**

## Marcel Lopez

---

**From:** Sub Name Mail <subnamemail@adaweb.net>  
**Sent:** Wednesday, November 30, 2016 2:03 PM  
**To:** Marcel Lopez  
**Cc:** Carl Porter Carl@sawtoothls.com  
**Subject:** Impressive East Ridge Subdivision Name Reservation

November 30, 2016

Marcel Lopez, CMG  
Carl Porter, Sawtooth Land Surveying

RE: Subdivision Name Reservation: **Impressive East Ridge Subdivision**

At your request, I will reserve the name **Impressive East Ridge Sub** 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:** Marcel Lopez [<mailto:marcel@congergroup.com>]  
**Sent:** Tuesday, November 22, 2016 10:10 AM  
**To:** Sub Name Mail  
**Subject:** [EXTERNAL] Impressive East Ridge Subdivision Name Reservation

In accordance with the requirements of the Ada County Surveyor's office, I submit the following information for reservation of a subdivision name:

Name: Impressive East Ridge Subdivision  
Location: East Lake Hazel Road, Meridian, Idaho  
Developer: C4 Land LLC, 4824 W. Fairview Ave., Boise, Idaho 83706; phone: 208.336.5355  
Surveyor: Sawtooth Land Surveying, 2030 S. Washington Ave., Emmett, ID 83617  
Parcel Number: S1132438500

Thank you,

*Marcel Lopez*

Office: 208-336-5355

Fax: 208-336-2282

[marcel@congergroup.com](mailto:marcel@congergroup.com)



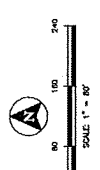


DATE	12/18/2019
PROJECT	000000
CLIENT	
NO.	
DESCRIPTION	
DESIGNED BY	
CHECKED BY	
DATE	

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 332 N. BROADWAY, SUITE 200  
 MARIETTA, GEORGIA 30067  
 PHONE: (404) 433-4000  
 FAX: (404) 433-4041  
 OFFICE ALSO IN:  
 CHARLOTTE, NC  
 COLUMBUS, GA  
 FLORENCE, SC

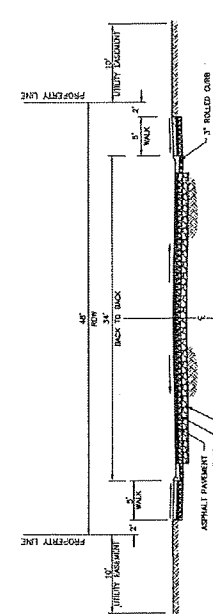
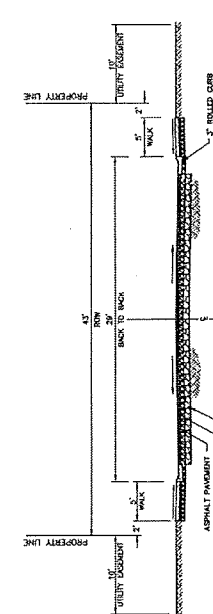
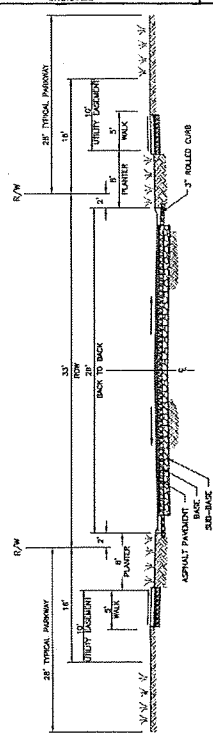
PRELIMINARY PLAT FOR:  
**EAST RIDGE SUBDIVISION**  
 LOT DIMENSIONS/ROAD SECTIONS

PRELIMINARY PLAT FOR  
**EAST RIDGE SUBDIVISION**  
 A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32,  
 TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN,  
 ADA COUNTY, IDAHO  
 2019



NOTES:  
 1. COMMON LOTS ADJACENT TO SHARED DRIVES ARE 5' WIDE

117 BUILDABLE LOTS







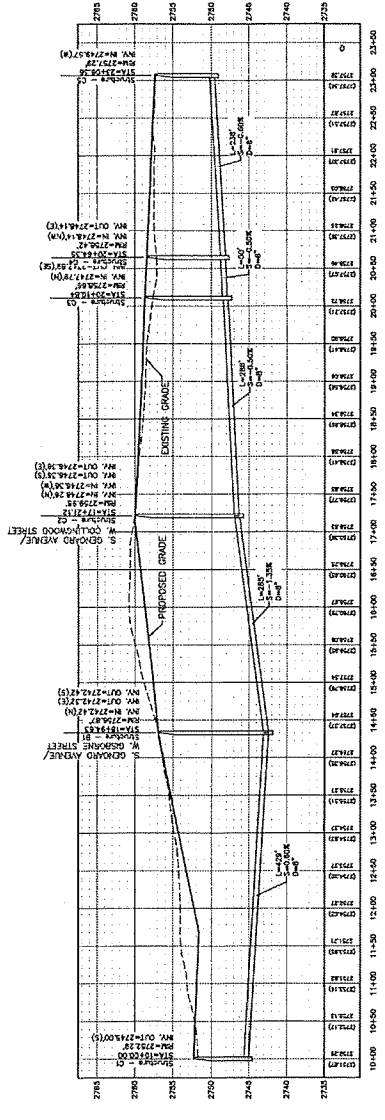


NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	08/15/2016
2	FOR COMMENTS	08/15/2016
3	FOR COMMENTS	08/15/2016
4	FOR COMMENTS	08/15/2016
5	FOR COMMENTS	08/15/2016
6	FOR COMMENTS	08/15/2016
7	FOR COMMENTS	08/15/2016
8	FOR COMMENTS	08/15/2016
9	FOR COMMENTS	08/15/2016
10	FOR COMMENTS	08/15/2016

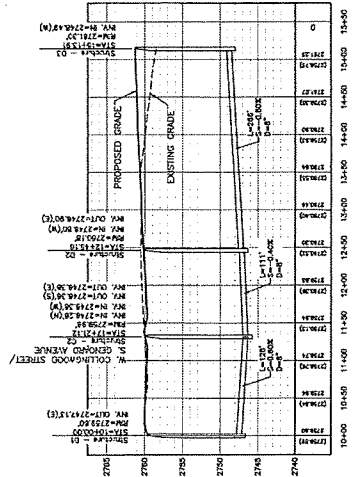
**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 232 N. BROADWAY WAY  
 TAPPAH, IDAHO 83420-5123  
 PHONE: (208) 441-0000  
 FAX: (208) 441-0000  
 GREGORY M. TAYLOR  
 LICENSE NO. 12345  
 IDAHO STATE BOARD OF PROFESSIONAL ENGINEERS  
 BOISE, IDAHO

PRELIMINARY PLAN FOR:  
**EAST RIDGE SUBDIVISION**  
 SEWER PROFILE

PRELIMINARY PLAN FOR  
**EAST RIDGE SUBDIVISION**  
 A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32  
 TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN  
 ADA COUNTY, IDAHO  
 2016



**S. GENOARD AVENUE - SEWER LINE "C" PROFILE**  
 VERTICAL SCALE 1" = 3'  
 HORIZONTAL SCALE 1" = 80'



**W. COLLINGWOOD STREET - SEWER LINE "D" PROFILE**  
 VERTICAL SCALE 1" = 3'  
 HORIZONTAL SCALE 1" = 80'





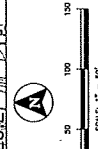
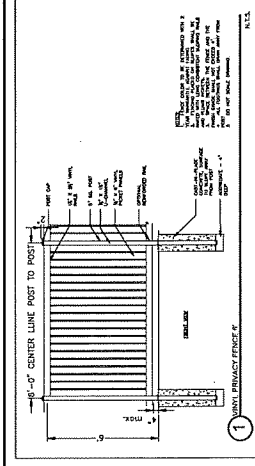
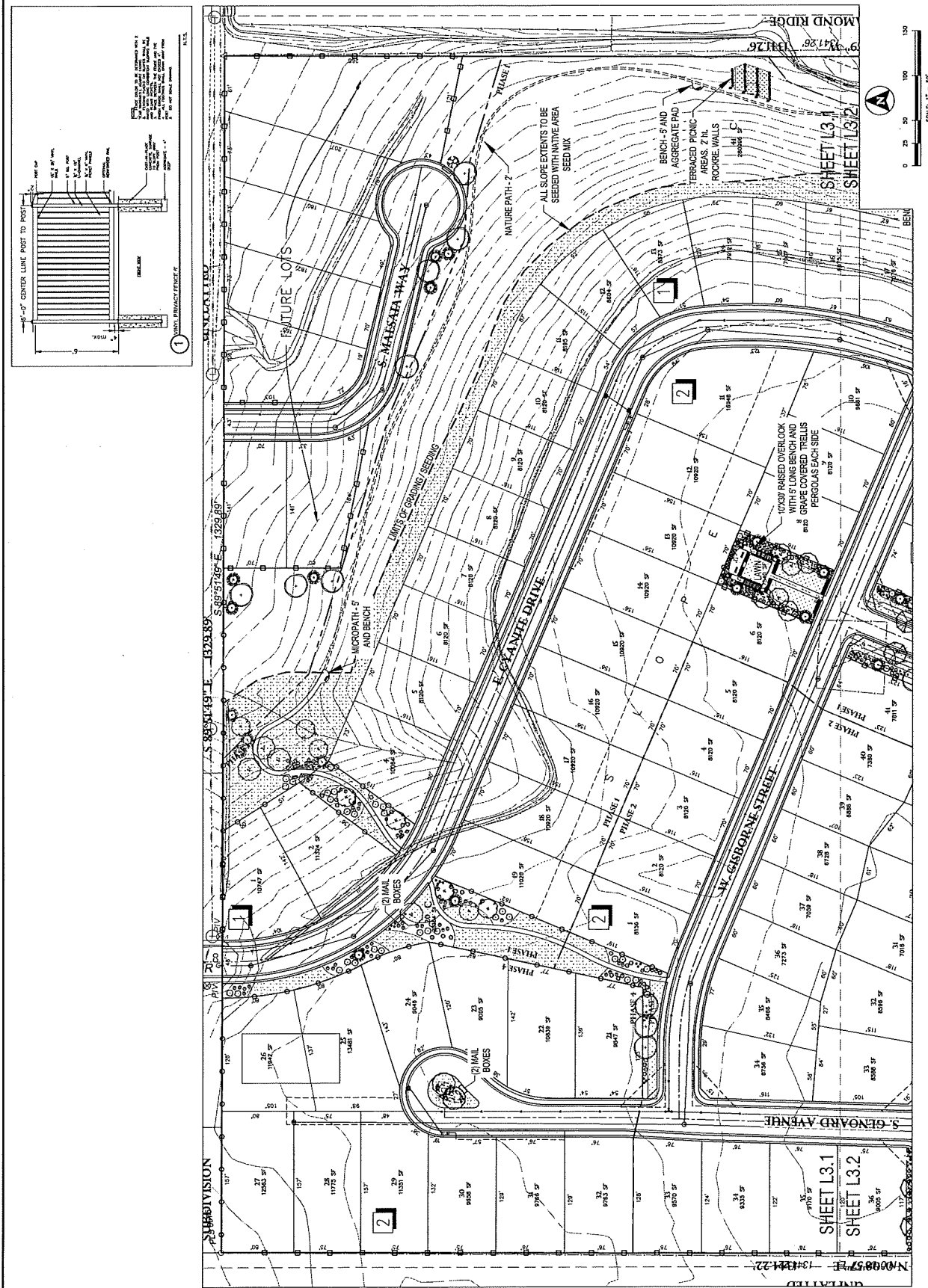




DATE: 08/24/2016	REVISIONS:	
PROJECT: PRELIMINARY LAYOUT	NO.	
	DATE	
	DESIGNED BY	
	CHECKED BY	
	APPROVED BY	
	DATE	
	SCALE	
	PROJECT	
	CLIENT	
	ADDRESS	
	CITY	
	STATE	
	COUNTRY	

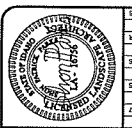
PREPLANTLANDSCAPE PLAN  
EASTRIDGE SUBDIVISION  
PLANTING PLAN

SHEET L3.1 OF 5



SHEET L3.1  
SHEET L3.2

N00897 E 134134-22

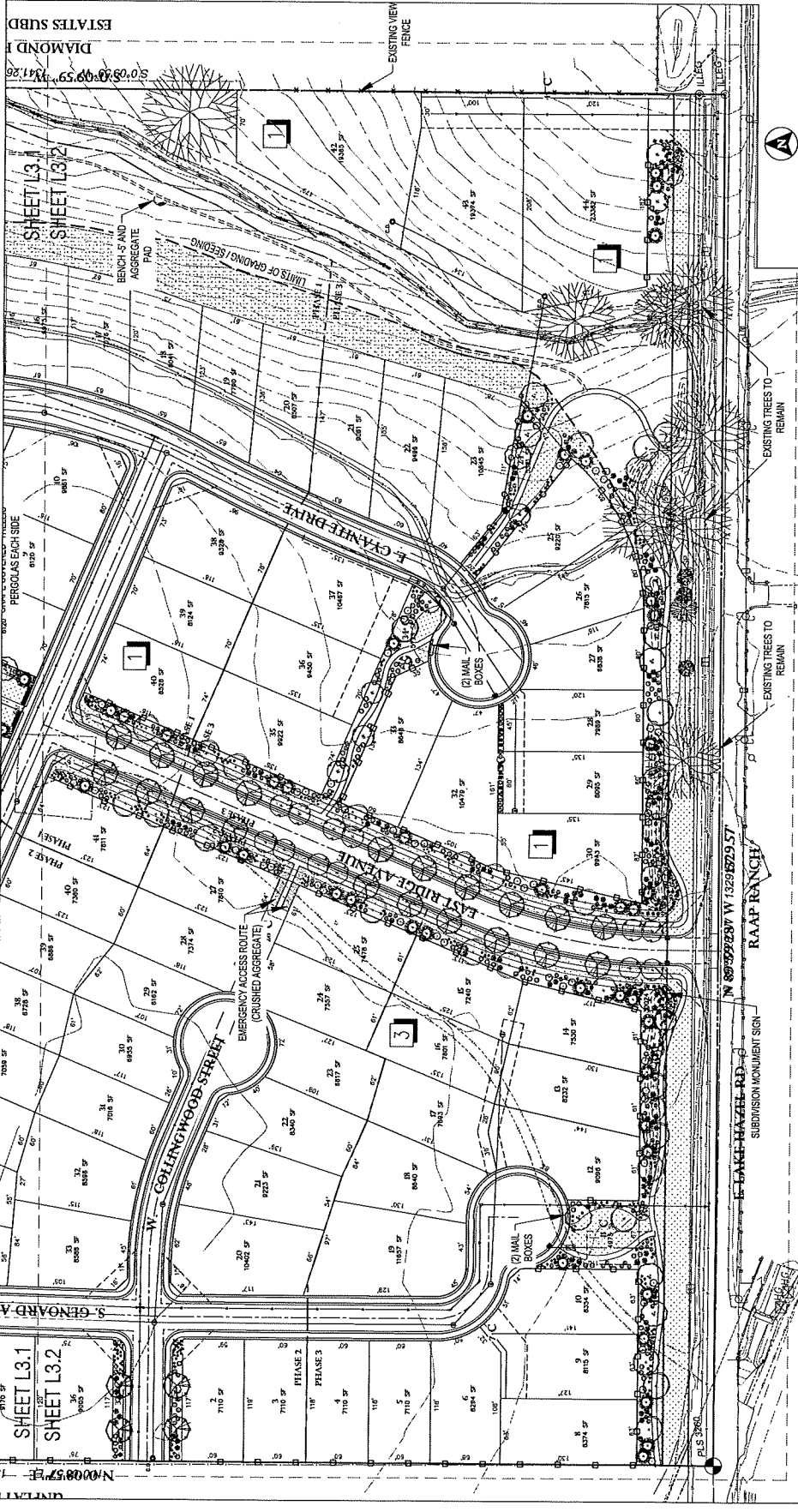
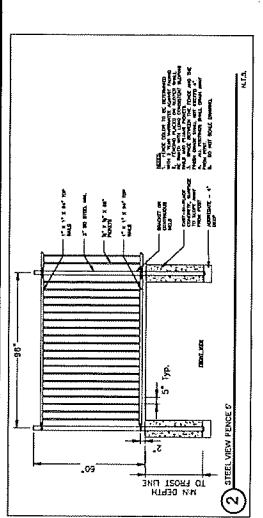


NO.	DATE	DESCRIPTION
1	10/15/16	PRELIMINARY
2	11/01/16	REVISED PER COMMENTS
3	11/01/16	REVISED PER COMMENTS
4	11/01/16	REVISED PER COMMENTS
5	11/01/16	REVISED PER COMMENTS
6	11/01/16	REVISED PER COMMENTS
7	11/01/16	REVISED PER COMMENTS
8	11/01/16	REVISED PER COMMENTS
9	11/01/16	REVISED PER COMMENTS
10	11/01/16	REVISED PER COMMENTS

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 2471 S. TITANUM PLACE  
 MERIDIAN, IDAHO 83428-6100  
 PHONE: (208) 239-2233 FAX: (208) 239-2232  
 COLLEGE AVENUE, IDAHO  
 MERIDIAN, IDAHO 83428-6100

PREPLANDSCAPE PLAN  
**EASTRIDGE SUBDIVISION**  
 PLANTING PLAN

DATE: DECEMBER 16, 2016  
 PROJECT: EASTRIDGE SUBDIVISION  
 SHEET L3.2 OF 5



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December 20, 2016  
File: BO16057A

Jim D. Conger  
Conger Management Group  
4824 W Fairview Ave.  
Boise, ID 83706  
jconger@congergroup.com  
(208) 336-5355

RE: **Subsurface Conditions Summary**  
Brace Property  
Lake Hazel Road and Eagle Road  
Meridian, Idaho

Hello Jim:

Strata, A Professional Services Corporation (STRATA) is pleased to present this brief summary of subsurface conditions encountered at the proposed development planned at the Brace Property located North of Lake Hazel Road, West of Eagle Road, Meridian, Idaho. STRATA observed excavation of 8 exploratory test pits at the project site on March 23, 2016.

During our site exploration, we encountered near surface lean clay and silt overlying cemented silty sand and poorly-graded gravel with sand and silt. We observed limited vegetation and organics in the exploratory test pits up to approximately 12 inches below the ground surface. We did not encounter groundwater during our exploration; however, we anticipate groundwater will likely be present at depths of 15 to 16 feet below ground surface during the irrigation season. Groundwater levels will fluctuate seasonally. Based on these soil conditions, we consider subsurface stormwater infiltration to be viable for the project, and recommend stormwater facilities be constructed to extend into native poorly graded gravel present at depths of 5 to 7.5 feet, and designed with an allowable infiltration rate of 8 inches per hour.

We appreciate the opportunity to continue our relationship with Conger Management Group. If you have any questions, please call our office at 208.376.8200.

Sincerely,  
STRATA

H. Kent Magleby, P.E.  
Engineering Manager

MGW