



Mayor Tammy de Weerd

City Council Members:

Keith Bird
Luke Cavener
Ty Palmer

Joe Borton
Genesis Milam
Anne Little Roberts

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

To ensure that your comments and recommendations will be considered by the Meridian Planning and Zoning Commission please submit your comments and recommendations to Meridian City Hall

Attn: C.Jay Coles, City Clerk, by: August 31, 2017

Transmittal Date: August 8, 2017 File No.: H-2017-0098

Hearing Date: September 7, 2017

Request: Public Hearing - Rezone of 4.50 acres from the C-G to the I-L zoning district for Genso

By: Kobe, LLC

Location of Property or Project: NEC of S. Locust Grove and E. Franklin Roads

- ___ Ryan Fitzgerald (No FP)
___ Gregory Wilson (No FP)
___ Steven Yearsley (No FP)
___ Treg Bernt (No FP)
___ Rhonda McCarvel (No FP)
___ Bill Cassinelli (No FP)
___ Jessica Perreault (No FP)
___ Tammy de Weerd, Mayor
___ City Council
___ Sanitary Services
___ Building Department
___ Fire Department
___ Police Department
___ City Attorney
___ City Public Works
___ City Planner
___ Parks Department
___ Economic Dev.
___ Meridian School District
___ Meridian Post Office
___ Ada County Highway District
___ Ada County Development Services
___ Central District Health
___ COMPASS
___ Nampa Meridian Irrig. District
___ Settlers Irrig. District
___ Idaho Power Company
___ Qwest
___ Intermountain Gas Co.
___ Idaho Transportation Dept.
___ Ada County Ass. Land Records
___ Downtown Projects:
___ Meridian Development Corp.
___ Historical Preservation Comm.
___ South of RR / SW Meridian:
___ NW Pipeline
___ New York Irrigation District
___ Boise-Kuna Irrigation District
___ Boise Project Board of Control/Tim Page



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By: Kobe, LLC

Location of Property or Project: NWC of S. Locust Grove and E. Franklin Roads

- Checklist of agencies for comment including Ryan Fitzgerald, Meridian School District, Gregory Wilson, Meridian Post Office, Steven Yearsley, Ada County Highway District, Treg Bernt, Ada County Development Services, Rhonda McCarvel, Central District Health, Bill Cassinelli, COMPASS, Jessica Perreault, Nampa Meridian Irrig. District, Tammy de Weerd, Settlers Irrig. District, City Council, Idaho Power Company, Sanitary Services, Qwest, Building Department, Intermountain Gas Co., Fire Department, Idaho Transportation Dept., Police Department, Ada County Ass. Land Records, City Attorney, Downtown Projects, City Public Works, Meridian Development Corp., City Planner, Historical Preservation Comm., Parks Department, South of RR / SW Meridian, Economic Dev., NW Pipeline, New York Irrigation District, Boise-Kuna Irrigation District, Boise Project Board of Control/Tim Page

Hearing Date: September 7, 2017

File No.: H-2017-0098

Project Name: Genso

Request: Rezone of 4.5 acres from the C-G (General retail and service district) zoning district to the I-L (Light Industrial) zoning district, by Kobe, LLC.

Location: The site is located at the northeast corner of Locust Grove Road and E. Franklin Road, in the SW $\frac{1}{4}$ of Section 8, Township 3N., Range 1E.



Planning Division

DEVELOPMENT REVIEW APPLICATION

Hearing Date: 9-7-17

STAFF USE ONLY:
 Project name: GENCO - MDA, RZ
 File number(s): H-2017-0098
 Assigned Planner: Josh Beach Related files: _____

Type of Review Requested (check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Accessory Use | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Private Street |
| <input type="checkbox"/> Annexation and Zoning | <input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Certificate of Zoning Compliance | <input checked="" type="checkbox"/> Rezone |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Time Extension:
Director/ Commission/Council (circle one) |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Vacation:
Director/ Council (circle one) |
| <input type="checkbox"/> Conditional Use Modification
Director/Commission (circle one) | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Development Agreement Modification | <input checked="" type="checkbox"/> Other <u>DEVELOPMENT AGREEMENT</u> |
| <input type="checkbox"/> Final Plat | |
| <input type="checkbox"/> Final Plat Modification | |

Applicant Information

Applicant name: KOBE LLC Phone: (208)721-2151
 Applicant address: 732 SANTA PAULA PLACE Email: doughtamora@msn.com
 City: BOISE State: ID Zip: 83712

Applicant's interest in property: Own Rent Optioned Other _____
 Owner name: KOBE LLC Phone: (208)721-2151
 Owner address: 732 SANTA PAULA PLACE Email: doughtamora@msn.com
 City: BOISE State: ID Zip: 83712

Agent/Contact name (e.g., architect, engineer, developer, representative): DOLG TAMORA
 Firm name: _____ Phone: (208)721-2151
 Agent address: 732 SANTA PAULA PLACE Email: doughtamora@msn.com
 City: BOISE State: ID Zip: 83712

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: LOOFT GROVE & LAMAR Township, range, section: T3N R1E
 Assessor's parcel number(s): 51108336020 Total acreage: 4.5 Zoning district: REQUESTED INDUSTRIAL

Project/subdivision name: GENSCO REZONE

General description of proposed project/request: REQUESTING A REZONE AND DEVELOPMENT AGREEMENT FOR THE NORTHERLY 4.5 ACRES OF PARCEL S1108336020

Proposed zoning district(s): INDUSTRIAL

Acres of each zone proposed: 4.5 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? NAMPA IRRIGATION

Which irrigation district does this property lie within? NAMPA MERIDIAN

Primary irrigation source: NAMPA MERIDIAN Secondary: MERIDIAN

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 25,000 SF.

Residential Project Summary (if applicable)

N/A.

Number of residential units: _____ Number of building lots: _____

Number of common lots: _____ 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.): _____ Average property size (s.f.): _____

Gross density (Per UDC 11-1A-1): _____ Net density (Per UDC 11-1A-1): _____

Acreage of qualified open space: _____ Percentage of qualified open space: _____

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): _____

Amenities provided with this development (if applicable): _____

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: 50,000 SF. Existing (if applicable): _____

Hours of operation (days and hours): 8:00 A.M. to 6:00 P.M. Building height: _____

Total number of parking spaces provided: 30 Number of compact spaces provided: _____

Authorization

Print applicant name: FORBEE LLC DOUG TAMURA

Applicant signature: [Signature] Date: 6/30/2017

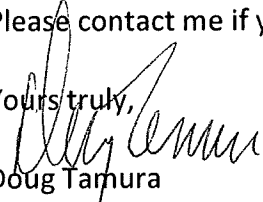
June 30, 2017
Community Development Planning Division
City of Meridian
33 E. Broadway, Ste. 102
Meridian, Idaho 83642

RE: Rezone
Locust Grove and Lanark

In regards to the above referenced project, Kobe LLC is requesting permission to rezone the northerly 4.5 acres from C-G to Industrial along with a development agreement. The existing property is contiguous to industrial property on the east, north and partially on the west boundary lines. The proposed rezone is to accommodate the development of a two phase distribution center, warehouse. Phase I will consist of a 47,000 square foot warehouse and 3,000 square feet of office for a total of 50,000 square feet. The building will be constructed of concrete tilt up panels, see attached building elevations.

A preliminary and final platt will be submitted at a later date to create a legal lot of record for the proposed development.

Please contact me if you need any additional information in regards to this application.

Yours truly,

Doug Tamura
Kobe LLC

LEGAL DESCRIPTION
FOR
REZONE FROM C-G TO INDUSTRIAL

A parcel of land lying in the W1/2 of the SW1/4 of the SW1/4 of Section 8, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at a Brass Cap marking the SW corner of Section 8; thence N.0°25'49"E. 681.29 feet along the East line of said Section 8 to a point ; thence S.89°34'11"E. 48.00 feet east to a 5/8 inch rebar, said rebar or being the POINT OF BEGINNING;

Thence N.45°21'23"E. 35.41 feet to a 5/8 inch rebar;

Thence S.89°34'20"E. 538.71 feet to a point;

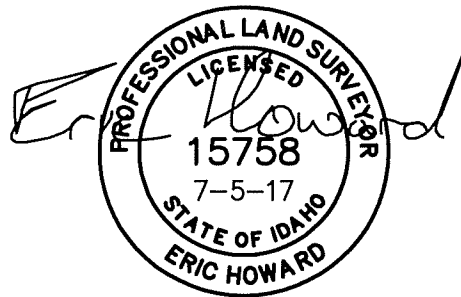
Thence S.44°33'03"E. 35.34 feet to a point;

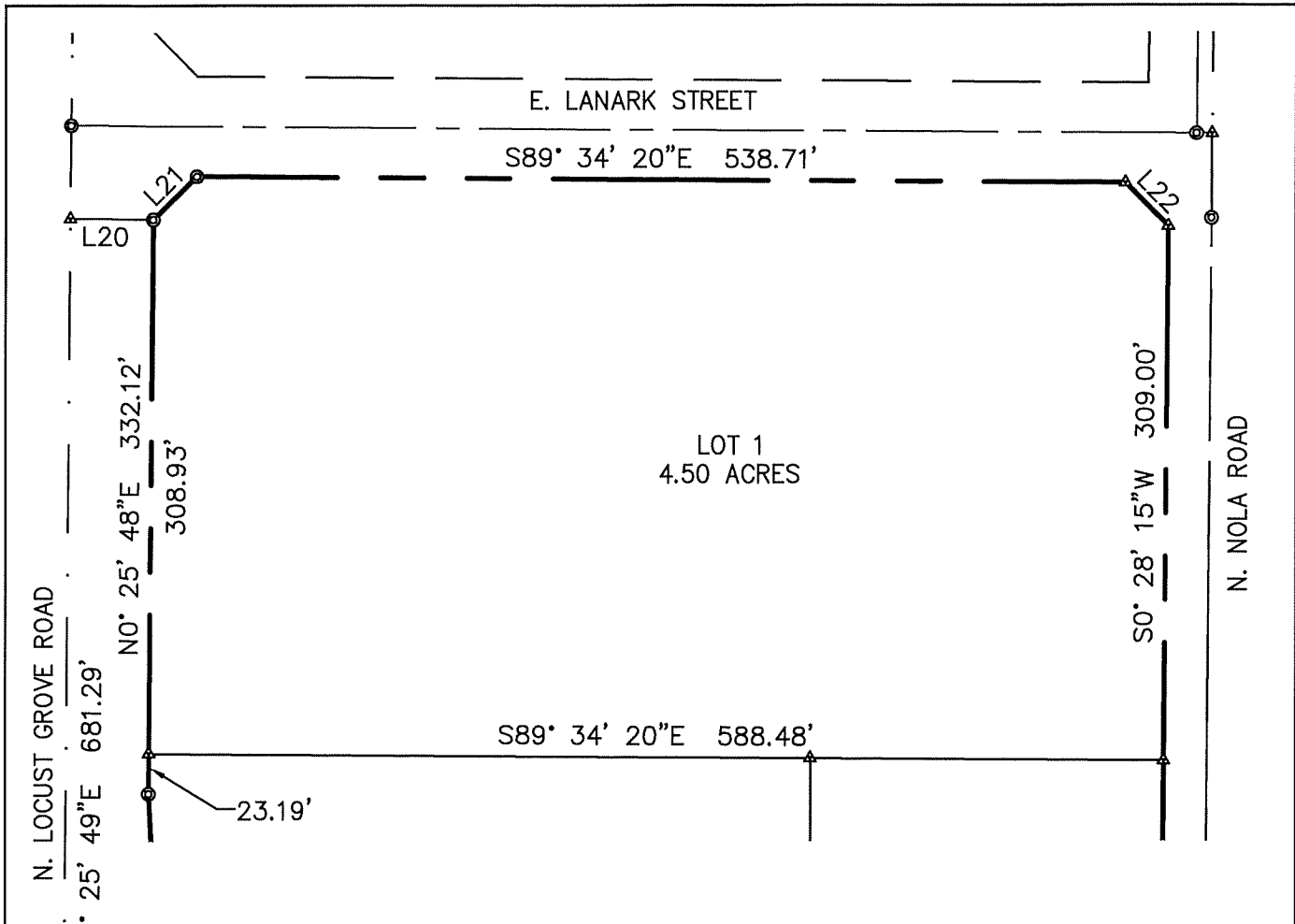
Thence S.0°28'15"W. 309.00 feet to a point;

Thence N.89°34'20"W. 588.48 feet to a point;

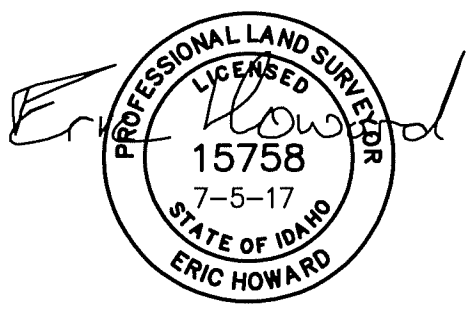
Thence N.0°25'48"E. 308.93 feet to the POINT OF BEGINNING.

Said parcel contains 4.50 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.





Parcel Line Table		
Line #	Length	Direction
L20	48.00	N89° 34' 11"W
L21	35.41	N45° 21' 23"E
L22	35.34	S44° 33' 03"E



Mapcheck 1: TAMURA

Closure Summary

Precision, 1 part in: 551663.95'

Error distance: 0.00'

Error direction: N63° 42' 52"W

Area: 195965.13 Sq. Ft.

Square area: 195965.134

Perimeter: 1815.87'

Point of Beginning

Easting: 2459751.5078'

Northing: 707766.9974'

Side 1: Line

Direction: N45° 21' 23"E

Angle: [-134.6436 (d)]

Deflection angle: [45.3564 (d)]

Distance: 35.41'

Easting: 2459776.7017'

Northing: 707791.8799'

Side 2: Line

Direction: S89° 34' 20"E

Angle: [-134.9286 (d)]

Deflection angle: [45.0714 (d)]

Distance: 538.71'

Easting: 2460315.3967'

Northing: 707787.8578'

Side 3: Line

Direction: S44° 33' 03"E

Angle: [-134.9786 (d)]

Deflection angle: [45.0214 (d)]

Distance: 35.34'

Easting: 2460340.1892'

Northing: 707762.6735'

Side 4: Line

Direction: S0° 28' 15"W

Angle: [-134.9783 (d)]

Deflection angle: [45.0217 (d)]

Distance: 309.00'

Easting: 2460337.6499'

Northing: 707453.6840'

Side 5: Line

Direction: N89° 34' 20"W

Angle: [-90.0431 (d)]

Deflection angle: [89.9569 (d)]

Distance: 588.48'

Easting: 2459749.1863'

Northing: 707458.0776'

Side 6: Line

Direction: N0° 25' 48"E

Angle: [-89.9978 (d)]

Deflection angle: [90.0022 (d)]

Distance: 308.93'

Easting: 2459751.5048'

Northing: 707766.9989'



111069512

Warranty Deed

For value received,

Arthur Berry, a married man as his sole & separate property

the grantor, does hereby grant, bargain, sell, and convey unto

Kobe, LLC, an Idaho limited liability company

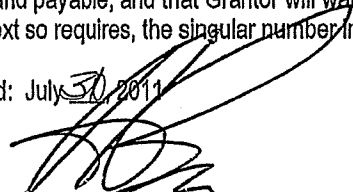
whose current address is 1124 E. Santa Maria Dr, Boise, Idaho 83712

the grantee, the following described premises, in County, Idaho, to wit:

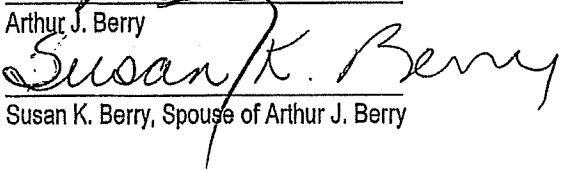
EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: July 30, 2011



Arthur J. Berry

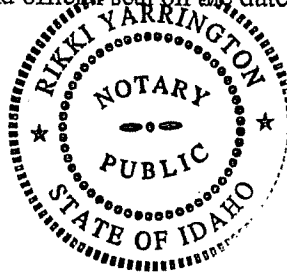


Susan K. Berry, Spouse of Arthur J. Berry

State of Idaho)
) ss:
County of Ada)

On this 30 day of July, 2011, before me, the undersigned a Notary Public in and for said state personally appeared Arthur J. Berry and Susan K. Berry, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Instrument and acknowledged to me that they executed the same.
IN WITNESS WHEREOF I have set my hand and official seal on the date shown above.

Rikki Yarrington
Notary Public
Commission Expires: 6/9/13



AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, KOBE, LLC, 1124 SANTA MARIA DR.
BOISE (name) ID (address) 83712
(city) (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:

DOLG TAMORA, 1124 SANTA MARIA DR BOISE 83712
(name) (address)

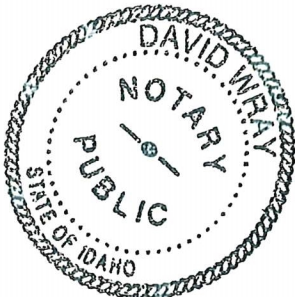
to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 22 day of JUNE, 2017

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

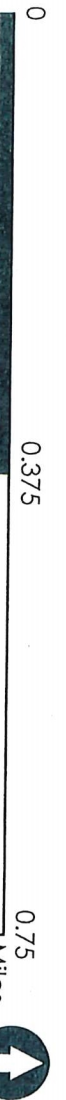


DAVID WRAY
(Notary Public for Idaho)

Residing at: Boise

My Commission Expires: 12/21/19

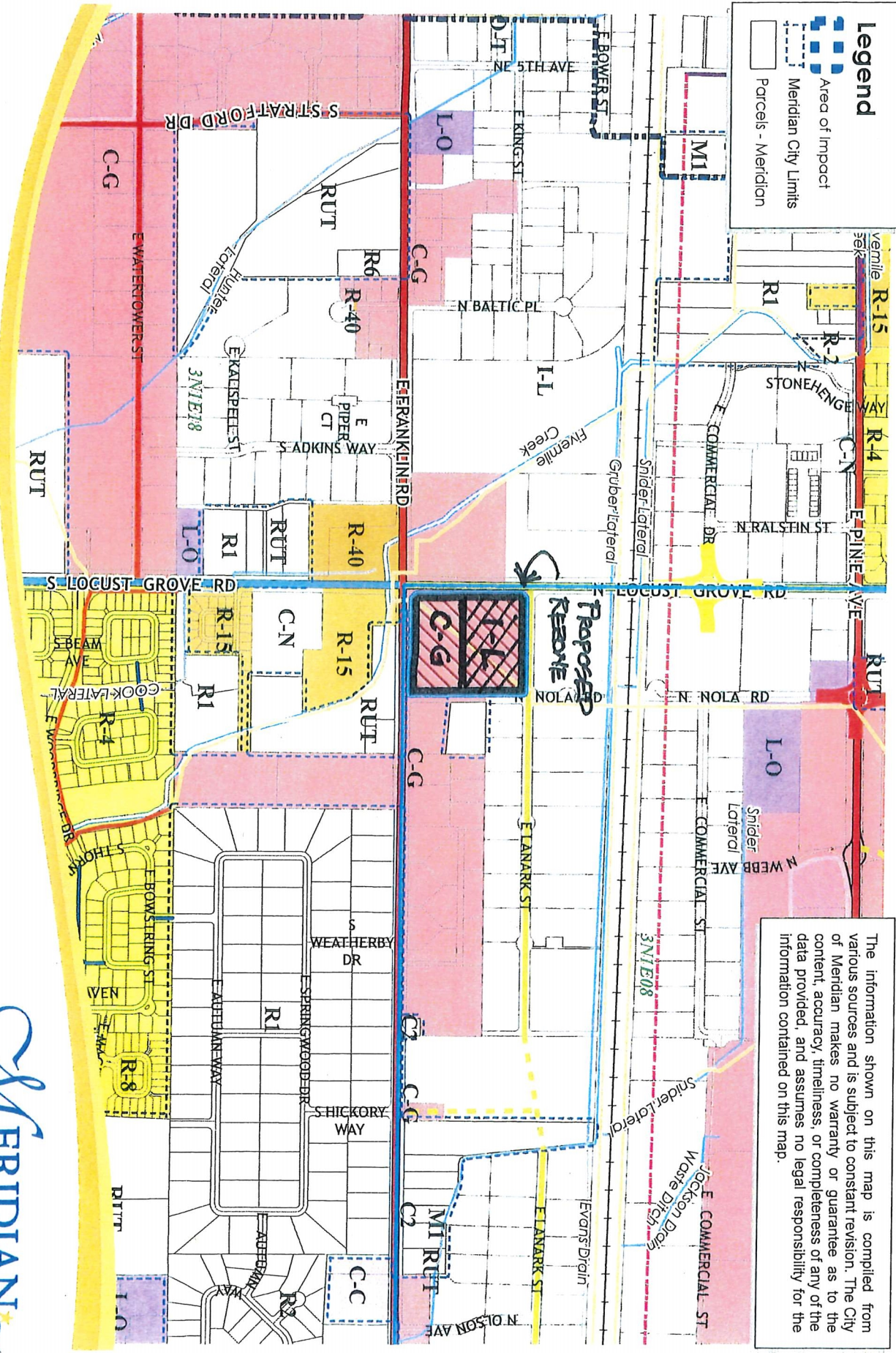
Vicinity Map



Legend

- Area of Impact (Blue grid pattern)
- Meridian City Limits (Dashed blue line)
- Parcels - Meridian (White box)

The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map.



CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Kobe, LLC Date: 4/13/17
 Applicant(s)/Contact(s): Doug Tamura
 City Staff: Sonya, Bill, Bruce,
 Location: 1620 E. Franklin Rd. Size of Property: 8
 Comprehensive Plan FLUM Designation: Commercial
 Existing Use: Vacant/undeveloped Existing Zoning: C-G
 Proposed Use: _____ Proposed Zoning: NA

Surrounding Uses: Vacant/undeveloped commercial property and industrial uses
 Street Buffer(s) and/or Land Use Buffer(s): 35' buffer req. along Franklin & Locust Grove Roads per Ord. #748; 20' by ^{after} ~~Franklin~~; 10' on ^{on} ~~1620~~
 Open Space/Amenities/Pathways: A segment of the City's 10' wide multi-use pathway is depicted on the Pathways Master Plan across this site

Access/Stub Streets: Access should be provided via E. Lanark St. or N. Nola Rd, both local streets; access to Locust Grove & Franklin, both arterial streets is restricted per UDC 11-3A-3 unless otherwise approved by Council

Waterways/ Floodplain/Topography/Hazards: no waterways cross this site

History: Annexed in 1996 (Ord. #748)

Additional Meeting Notes: Staff would support floating the I-L zone for the northern portion of the site

- With approval of the annexation, the applicant was required to enter into a development agreement that addresses the items noted in Ordinance #748. A new PA will be required w/ Rezone application (fee \$303.00)
 - Provide a concept w/ your rezone application.
 - Provide conceptual elevations.
 - Coordinate Jay Gibbons on the extension of the multiuse pathway.
 - Seek Council waiver for access to Franklin + Locust Grove. Staff cannot support the two right-in/right-out access.
 - With application submittal request the ability to pull a building permit prior to plat recordation.
 - Rezone boundary must go to the centerline of the abutting roadways.

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, Jay |
| <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 checked="" type="checkbox"/> Rezone \$1826.00 |
| <input type="checkbox"/> Alternative Compliance | <input 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 type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |
- Combined prec plat/Final plat \$2189.00*

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.

June 22, 2017

RE: Rezone NE corner of Franklin and Locust Grove

To Whom It May Concern:

The City of Meridian, Community Development Services requires a neighborhood meeting to rezone a parcel of land. The subject parcel is 8.3 acres currently zoned C-G. The parcel is located at the north east corner of Franklin Road and Locust Grove in Meridian, Idaho. Kobe LLC, is requesting a rezone, changing the northerly 5 acres of the subject parcel from C-G to Industrial. The proposed rezone is to provide for the development of a distribution center for a national HVAC supplier. The land located to the west, north and east is currently zoned industrial.

The applicant would like to meet on site:

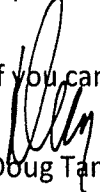
June 28, 2017

6:00 P.M.

On site at the corner of Lanark and Nola

A preliminary site plan will be available for the proposed project.


If you can not make it, please call or email for additional information.


Doug Tamura

doughtamura@msn.com

(208) 721-2151

NOTE: NO ONE ATTENDED NEIGHBORHOOD MEETING

 6/28/2017

parcel	primary_ov	secondary_	mailing_ad	mailing_cit	physical_ac	physical_address_city_state_zip
R5302770C	BAGLEY FR	BAGLEY BE	7225 W BE	BOISE ID 8	1901 E LAN	MERIDIAN ID 83642-0000
S11083360	CITY OF ME		33 E BROAI	MERIDIAN	1700 E LAN	MERIDIAN ID 83642-0000
R5302770C	COPE HOLL		1855 E LAN	MERIDIAN	1855 E LAN	MERIDIAN ID 83642-0000
R80578101	FOUR MA I		892 ARLIN	EAGLE ID 8	1850 E FRA	MERIDIAN ID 83642-0000
S11083359	TURBO PRO		1854 E LAN	MERIDIAN	N NOLA RI	MERIDIAN ID 83642-0000
S11083360	KOBE LLC		1124 E SAN	BOISE ID 8	1620 E FRA	MERIDIAN ID 83642-0000
S11083362	SCOTT IAN	SCOTT SAR	120 N NOL	MERIDIAN	120 N NOL	MERIDIAN ID 83642-0000
R5302770C	D7 LLC		3491 W BA	MERIDIAN	1900 E LAN	MERIDIAN ID 83642-0000
S11074499	BERRY ART		250 W BOE	BOISE ID 8	1450 E FRA	MERIDIAN ID 83642-0000
S11172232	BURR ARN		1885 E FRA	MERIDIAN	1885 E FRA	MERIDIAN ID 83642-0000
S11172232	CULLIP RO	CULLIP SHII	1819 E FRA	MERIDIAN	1819 E FRA	MERIDIAN ID 83642-0000
S11172234	BCS PROPE		PO BOX 5	RUPERT ID	100 S LOCL	MERIDIAN ID 83642-0000
S11181100	ADA COUN		3775 N AD	GARDEN CI	E FRANKLI	MERIDIAN ID 83642-0000



Community Development
Department

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

Parcel Verification

Date: 6/29/17

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

Project Name: **GENSCO - REZONE**

Parcel Number: **S1108336020**

Acres: **8.38**

T/R/S: **3N 1E 08**

Property Owner: **KOBE LLC**
 1124 E. Santa Maria Dr.
 Boise, ID 83712

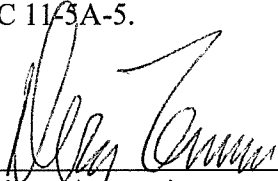
COMMITMENT OF PROPERTY POSTING

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.

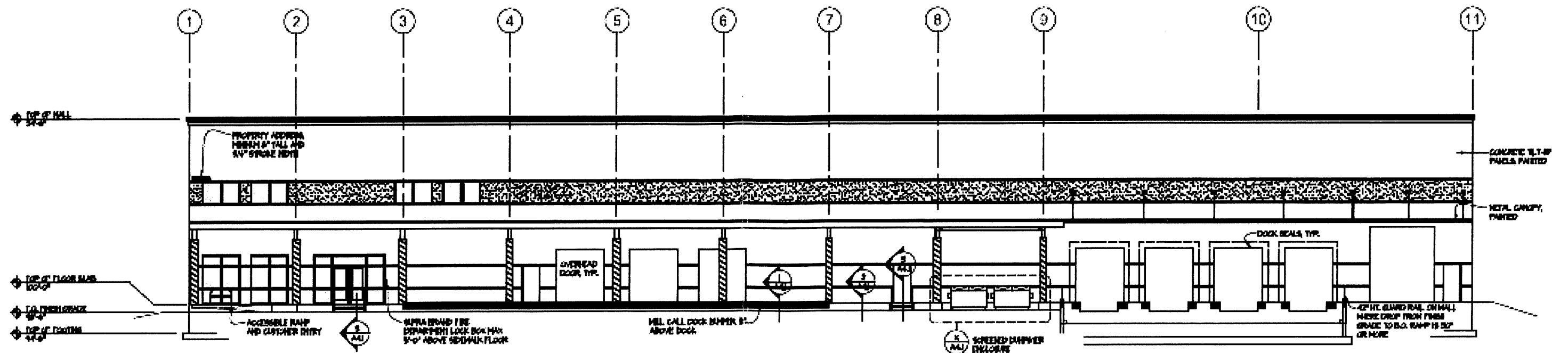
I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.



Applicant/agent signature

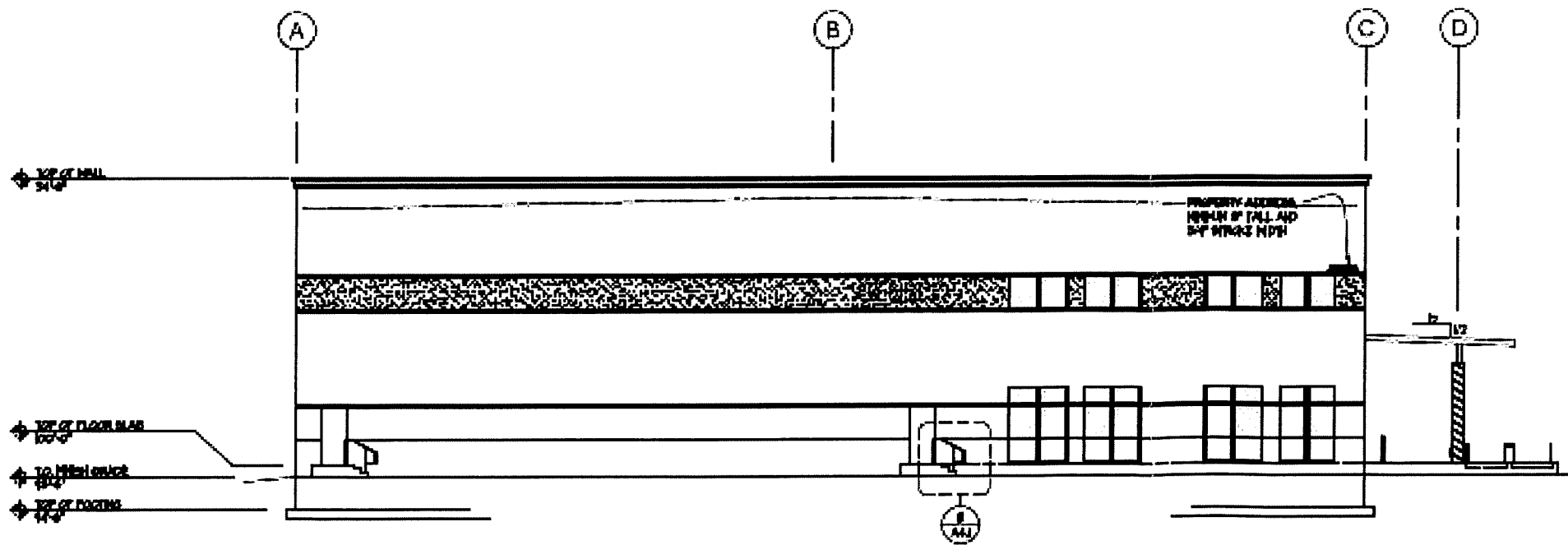
6/22/17

Date



West Elevation (Harlequin Ct.)

SCALE: 3/32" = 1'-0"



North Elevation (Expressway)

SCALE: 3/32" = 1'-0"