



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: October 6, 2017

Transmittal Date: September 21, 2017 File No.: H-2017-0095

Hearing Date: October 19, 2017

Request: Public Hearing Request for Annexation and Zoning of 5 (Five) Acres of Land with C-C (1.59 Acres) and R-15 (3.41 Acres) Zoning Districts and a Rezone of 3.36 Acres of Land from the L-O to the R-15 (1.43 Acres) and C-C (1.93 Acres) Zoning District for Linder Mixed Use

By: TMEG Properties, LLC

Project Description 5960 and 5940 N. Linder Road

- Checklist of agencies for comment: Ryan Fitzgerald, Gregory Wilson, Steven Yearsley, Treg Bernt, Rhonda McCarvel, Bill Cassinelli, Jessica Perreault, 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



RECEIVED JUN 28 2017

Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:

Project name: Linder mixed-use - A2/K2
File number(s): H-2017-0095
Assigned Planner: Sonya Allen 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, Development Agreement Modification, Final Plat, Final Plat Modification, Planned Unit Development, Preliminary Plat, Private Street, Property Boundary Adjustment, Rezone, Short Plat, Time Extension, UDC Text Amendment, Vacation, Variance, Other

Applicant Information

Applicant name: TREVOR GASSER Phone: 801-809-9731
Applicant address: 74 E 500 S. #200 Email: trevor@tjirealestate.com
City: Bountiful, State: UT Zip: 84010

Applicant's interest in property: Own Rent Optioned Other

Owner name: Archie Douglas Stewart and Kelle Watkins Phone:
Owner address: 5960 N. Linder Rd Email:
City: Meridian State: ID Zip:

Agent/Contact name (e.g., architect, engineer, developer, representative):
Firm name: TMEG Properties, LLC Phone: 801-292-5000
Agent address: 74 E. 500 S. #200 Email: trevor@tjirealestate.com
City: Bountiful State: UT Zip: 84010

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 5960 N. Linder Rd. Township, range, section: SW 1/4 of the NW 1/4 of section 25
Assessor's parcel number(s): 50425233700 Total acreage: 5 Zoning district:

TMEG PROPERTIES, LLC.

74 East 500 South, Suite 200, Bountiful, Utah 84010 - Phone (801) 292-5000 Fax (801) 295-1062

August 23, 2017

RE: 5960 and 5940 N Linder Rd Rezone & Annexation Narrative

We are submitting a rezone & annexation application for 5960 & 5940 N Linder Rd for the intent of Rezoning the combined total 8 acres to MU-C. The 5 acre parcel on 5960 N Linder needs to be annexed into the city and rezoned to C-C and R-15 zoning district, and the two parcels at 5940 N Linder need to be rezoned from L-O to C-C and R-15 zoning district. Our intent is to develop 3 commercial lots that would front Linder consisting of approximately 3 acres zoned C-C, and then do a residential development in the back that consists of R-15 on approximately 5 acres with 113 multi-family units.

Project/subdivision name: Linder 8 acres

General description of proposed project/request: 3 acres of Retail and 5 acres of Residential.

Proposed zoning district(s): MU-C

Acres of each zone proposed: 3.51 C-C, 4.29 R-40, .55 R-15

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? _____

Which irrigation district does this property lie within? _____

Primary irrigation source: _____ Secondary: _____

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: _____ 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: _____ 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: TREVOR GASSER

Applicant signature:  Date: 6/27/17

QUITCLAIM DEED

8934541

For Value Received
ARCHIE DOUGLAS STEWART, also known as A. DOUGLAS STEWART

1140001330

do hereby convey, release, remise and forever quit claim unto
ARCHIE DOUGLAS STEWART and KELLE WATKINS, husband and wife
whose mailing address is: 5960 North Linder Road - Meridian, ID 83642
the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: July 24, 1989

Archie Douglas Stewart
Archie Douglas Stewart

STATE OF IDAHO, COUNTY OF Ada
On this 24th day of July, 19 89,
before me, a notary public in and for said State, personally
appeared Archie Douglas Stewart

known to me to be the person whose name is
subscribed to the within instrument and acknowledge to me
that he executed the same.

W. L. SMITH
Notary Public
Boise, Idaho
Residing at Boise, Idaho
Comm. Expires 7-25-93

STATE OF IDAHO, COUNTY OF *Ada*
I hereby certify that this instrument was filed for record at the
request of FIRST AMERICAN TITLE CO.
at 33 minutes past 8 o'clock A.M.,
this 26th day of July, 1989, in my office, and duly recorded in Book
of Deeds at page

JOHN BASTIDA
Ex-Officio Recorder

By *[Signature]* Deputy
Fees \$ *6.00*
Mail to:

INSTRUMENT NO.



1140001331

EXHIBIT "A"

FA-74195
Your No. STEWART

A portion of the North half of the South half of the Northwest quarter of Section 25, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the West corner of said Section 25, Township 4 North, Range 1 West; thence North, along the West line of said Section 25, a distance of 1,028.82 feet to the REAL POINT OF BEGINNING; thence North, along said West line, a distance of 300 feet to the Northwest corner of the Southwest quarter Northwest quarter of said Section 25; thence North 89°38'21" East, along the North line of the North half of the South half of the Northwest quarter, a distance of 726 feet; thence South, along a line parallel to the West line of said Section 25, a distance of 300 feet; thence South 89°38'21" West, along a line parallel to the North line of said North half of the South half of the Northwest quarter, a distance of 726 feet to the REAL POINT OF BEGINNING.

EXCEPT any portion lying within Linder Road.

ALSO EXCEPT ditch and road rights-of-way.

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

COUNTY OF ADA)

I, Kelle and Archie D 5960 N. Linder Rd
Meridian, ID
(name) (address)
(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:

Trevor Gasser, 74 E 500S. #200 Bountiful
Utah
84010
(name) (address)

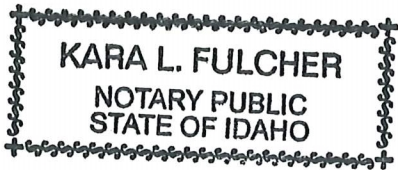
to submit the accompanying application(s) pertaining to that property.

- 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 28 day of June, 2017

Kelle and Archie D
(Signature)

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



Kara L Fulcher
(Notary Public for Idaho)

Residing at: Meridian, ID

My Commission Expires: 5-17-2019



Pioneer Title Co.

BOISE BRANCH

775 S. Riverside Ln., Ste. 120
Eagle, ID 83616

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 13.00 2
BOISE IDAHO 06/04/2014 04:45 PM
DEPUTY Bonnie Oberbillig
Simplify Electronic Recording
RECORDED-REQUEST OF
PIONEER TITLE COMPANY OF ADA C
114043442



ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 552426

WARRANTY DEED

For Value Received

Bradford W. Moulton, an unmarried man

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jeremy Orland Evans and Maureen Elizabeth Wismer Evans, Trustees of The 1024 Family Living Trust,
Dated March 21, 2014

hereinafter referred to as Grantee, whose current address is 5940 North Linder Road Meridian, ID 83646

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: May 22, 2014

Bradford W. Moulton
Bradford W. Moulton

State of Idaho, County of Ada

On this 21st day of May in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Bradford W. Moulton known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Camille A. Baldwin
Residing at: Middleton, ID
Commission Expires: 7-21-2015

Commission Expires: July 21, 2015
Residing in Middleton, ID

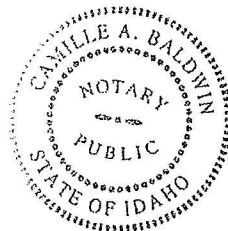


EXHIBIT A

Parcel I

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The West line of the Northwest 1/4 of Section 25 Township 4 North, Range 1 West, Boise Meridian, derived from found monuments and taken as North 00°00'00" East with the distance between monuments found to be 2657.62 feet.

Beginning at a point on the West line of the Northwest 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian from which the Northwest Section corner of said Section 25 bears North 00°00'00" East a distance of 1628.80 feet;

thence leaving said West line North 89°40'00" East to the westerly boundary of Paramount Subdivision No. 1 a distance of 401 .00 feet;

thence along said westerly boundary South 00°00'00" East to the northerly boundary of Paramount Village Center Subdivision a distance of 195.00 feet; thence leaving said boundary of Paramount Subdivision No. 1 and along said boundary of Paramount Village Center Subdivision South 89°40'00" West to said West line of the Northwest 1/4 of Section 25 a distance of 401 .00 feet; thence leaving said northerly boundary and along said West line North 00°00'00" East a distance of 195.00 feet to the POINT OF BEGINNING.

Parcel II

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The West line of the Northwest 1/4 of Section 25 Township 4 North, Range 1 West, Boise Meridian, derived from found monuments and taken as North 00°00'00" East with the distance between monuments found to be 2657.62 feet.

Beginning at a point on the West line of the Northwest 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian from which the Northwest Section corner of said Section 25 bears North 00°00'00" East a distance of 1823.80 feet;

thence leaving said West line North 89°40'00" East to the westerly boundary of Paramount Subdivision No.1 a distance of 401 .00 feet;

thence along said westerly boundary South 00°00'00" East a distance of 169.27 feet;

thence leaving said westerly boundary South 89°38'46" West to said West line of the Northwest 1/4 of Section 25 a distance of 401 .00 feet;

thence along said West line North 00°00'00" East a distance of 169.41 feet to the POINT OF BEGINNING.

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

)
COUNTY OF ADA)

Jeremy O. Evans, Trustee of the 1024 Family Living Trust,
I, Dated March 21, 2014, 5940 N. LINDER DRIVE
Meridian, IDAHO
(name) (address)
(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:

TREVOR GASSER, 74 E. 500 S. # 200 Bountiful, UT
(name) (address) 84010

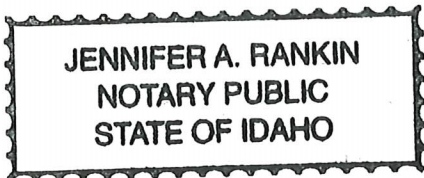
to submit the accompanying application(s) pertaining to that property.

- 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 27 day of June, 20 17

[Signature]
(Signature)

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



Jennifer A Rankin
(Notary Public for Idaho)
Residing at: Ada County
My Commission Expires: 5-7-19



Sawtooth Land Surveying, LLC

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

September 11, 2017
R-15 Rezone Legal

BASIS OF BEARINGS for this description is South 0°55'15" West between the aluminum cap marking the northwest corner of Section 25 and the brass cap marking the W1/4 corner of Section 25, both in T. 4 N., R. 1 W., B.M., Ada County, Idaho.

A parcel of land located in the SW1/4 of the NW1/4 of Section 25, T. 4 N., R. 1 W., B.M., Ada County, Idaho, more particularly described as follows;

COMMENCING at a brass cap marking the W1/4 corner of said Section 25;

Thence North 0°55'15" East, coincident with the west line of said SW1/4 of the NW1/4 of Section 25, a distance of 664.59 feet;

Thence South 89°25'53" East, 230.24 feet to a point on the north boundary of Paramount Village Center Subdivision as shown on file in Book 95 of Plats at Page 11665, Ada County Records and the **POINT OF BEGINNING**;

Thence North 0°55'15" East, parallel with said west line of the SW1/4 of the NW1/4 of Section 25, a distance of 364.33 feet;

Thence South 89°24'37" East, 170.76 feet to the northwest corner of Lot 3, Block 4, of Paramount Subdivision No. 1 as shown of file in Book 88 of Plats and Page 10163, Ada County Records;

Thence South 0°55'15" West, coincident with the westerly boundary of said Lot 3, Block 4, of Paramount Subdivision No. 1, a distance of 364.27 feet to the northeast corner of Paramount Village Center Subdivision as shown on file in Book 95 of Plats at Page 11665, Ada County Records;

Thence North 89°25'53" West, coincident with the northerly boundary of said Paramount Village Center Subdivision, 170.76 feet to the **POINT OF BEGINNING**.

The above described parcel contains 1.43 acres more or less.

Carl Porter, PLS
End Description



Date



Sawtooth Land Surveying, LLC

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

September 11, 2017
C-C Rezone Legal

BASIS OF BEARINGS for this description is South 0°55'15" West between the aluminum cap marking the northwest corner of Section 25 and the brass cap marking the W1/4 corner of Section 25, both in T. 4 N., R. 1 W., B.M., Ada County, Idaho.

A parcel of land located in the SW1/4 of the NW1/4 of Section 25, T. 4 N., R. 1 W., B.M., Ada County, Idaho, more particularly described as follows;

COMMENCING at a brass cap marking the W1/4 corner of said Section 25;

Thence North 0°55'15" East, coincident with the west line of said SW1/4 of the NW1/4 of Section 25, a distance of 664.59 feet to the **POINT OF BEGINNING**;

Thence continuing North 0°55'15" East, coincident with said west line of the SW1/4 of the NW1/4 of Section 25, a distance of 364.41 feet;

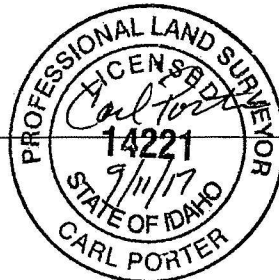
Thence South 89°24'37" East, 230.24 feet;

Thence South 0°55'15" West, 364.33 feet to the northerly boundary of Paramount Village Center Subdivision as shown on file in Book 95 of Plats at Page 11665, Ada County Records;

Thence North 89°25'53" West, coincident with the northerly boundary of said Paramount Village Center Subdivision, 230.24 feet to the **POINT OF BEGINNING**.

The above described parcel contains 1.93 acres more or less.

Carl Porter, PLS
End Description

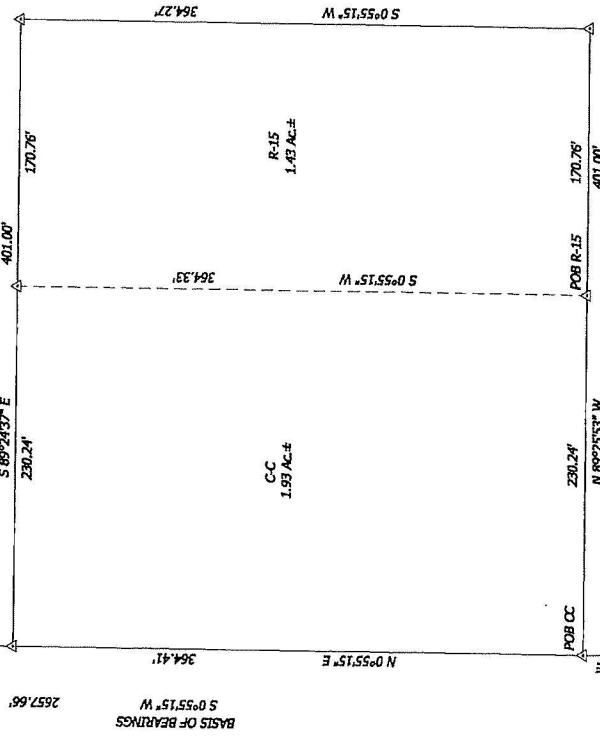


Date

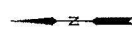
SECTION 25
T4N R1W
ADA COUNTY, IDAHO

HWY 20/26 (CHINDEN BLVD.)

23 24
25 26
S 0°55'15" W 1628.83'



PARAMOUNT SUB. NO. 1



NTS

PROJECT:	LINDER 8 ACRES C-C/R-15 ZONING EXHIBIT	OWNER/DEVELOPER: TMEG PROPERTIES LLC TREVOR GASSER	DWG # 17173-EX
		DATE: 8/2017	PROJECT # 17173
			SHEET 2 OF 2
			2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM





Sawtooth Land Surveying, LLC

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

September 11, 2017
CC Annexation Legal

BASIS OF BEARINGS for this description is South 0°55'15" West between the aluminum cap marking the northwest corner of Section 25 and the brass cap marking the W1/4 corner of Section 25, both in T. 4 N., R. 1 W., B.M., Ada County, Idaho.

A parcel of land located in the SW1/4 of the NW1/4 of Section 25, T. 4 N., R. 1 W., B.M., Ada County, Idaho, more particularly described as follows;

COMMENCING at a brass cap marking the W1/4 corner of said Section 25;

Thence North 0°55'15" East, coincident with the west line of said SW1/4 of the NW1/4 of Section 25, a distance of 1029.00 feet to the **POINT OF BEGINNING**;

Thence continuing North 0°55'15" East, coincident with said west line of the SW1/4 of the NW1/4 of Section 25, a distance of 300.00 feet to a 5/8" rebar illegible marking the N1/16 corner common to Sections 25 and 26;

Thence South 89°24'37" East, coincident with the north line of said SW1/4 of the NW1/4 of Section 25, a distance of 230.24 feet;

Thence South 0°55'15" West, parallel with said west line of the SW1/4 of the NW1/4 of Section 25, a distance of 300.00 feet;

Thence North 89°24'37" West, 230.24 feet to the **POINT OF BEGINNING**.

The above described parcel contains 1.59 acres more or less.

Carl Porter, PLS
End Description



Date



Sawtooth Land Surveying, LLC

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

September 11, 2017
R-15 Annexation Legal

BASIS OF BEARINGS for this description is South 0°55'15" West between the aluminum cap marking the northwest corner of Section 25 and the brass cap marking the W1/4 corner of Section 25, both in T. 4 N., R. 1 W., B.M., Ada County, Idaho.

A parcel of land located in the SW1/4 of the NW1/4 of Section 25, T. 4 N., R. 1 W., B.M., Ada County, Idaho, more particularly described as follows;

COMMENCING at a brass cap marking the W1/4 corner of said Section 25;

Thence North 0°55'15" East, coincident with the west line of said SW1/4 of the NW1/4 of Section 25, a distance of 1329.00 feet to a 5/8" rebar illegible marking the N1/16 corner common to Sections 25 and 26;

Thence South 89°24'37" East, coincident with the north line of said SW1/4 of the NW1/4 of Section 25, a distance of 230.24 feet to the **POINT OF BEGINNING**;

Thence continuing South 89°24'37" East, coincident with said north line of said SW1/4 of the NW1/4 of Section 25, a distance of 495.76 feet to the northwest corner of Paramount Subdivision No. 7, as shown on file in Book 93 of Plats at Page 11178, Ada County Records;

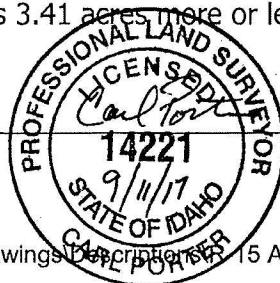
Thence South 0°55'15" West, coincident with the westerly boundary of said Paramount Subdivision No. 7, a distance of 300.00 feet to the northeast corner of Lot 3, Block 4, of Paramount Subdivision No. 1 as shown of file in Book 88 of Plats and Page 10163, Ada County Records;

Thence North 89°24'37" West, parallel with the north line of said Paramount Subdivision No. 1, a distance of 495.76 feet;

Thence North 0°55'15" East, parallel with said west line of SW1/4 of the NW1/4 of Section 25, a distance of 300.00 feet to the **POINT OF BEGINNING**.

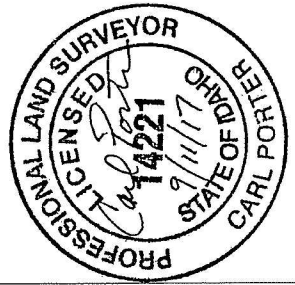
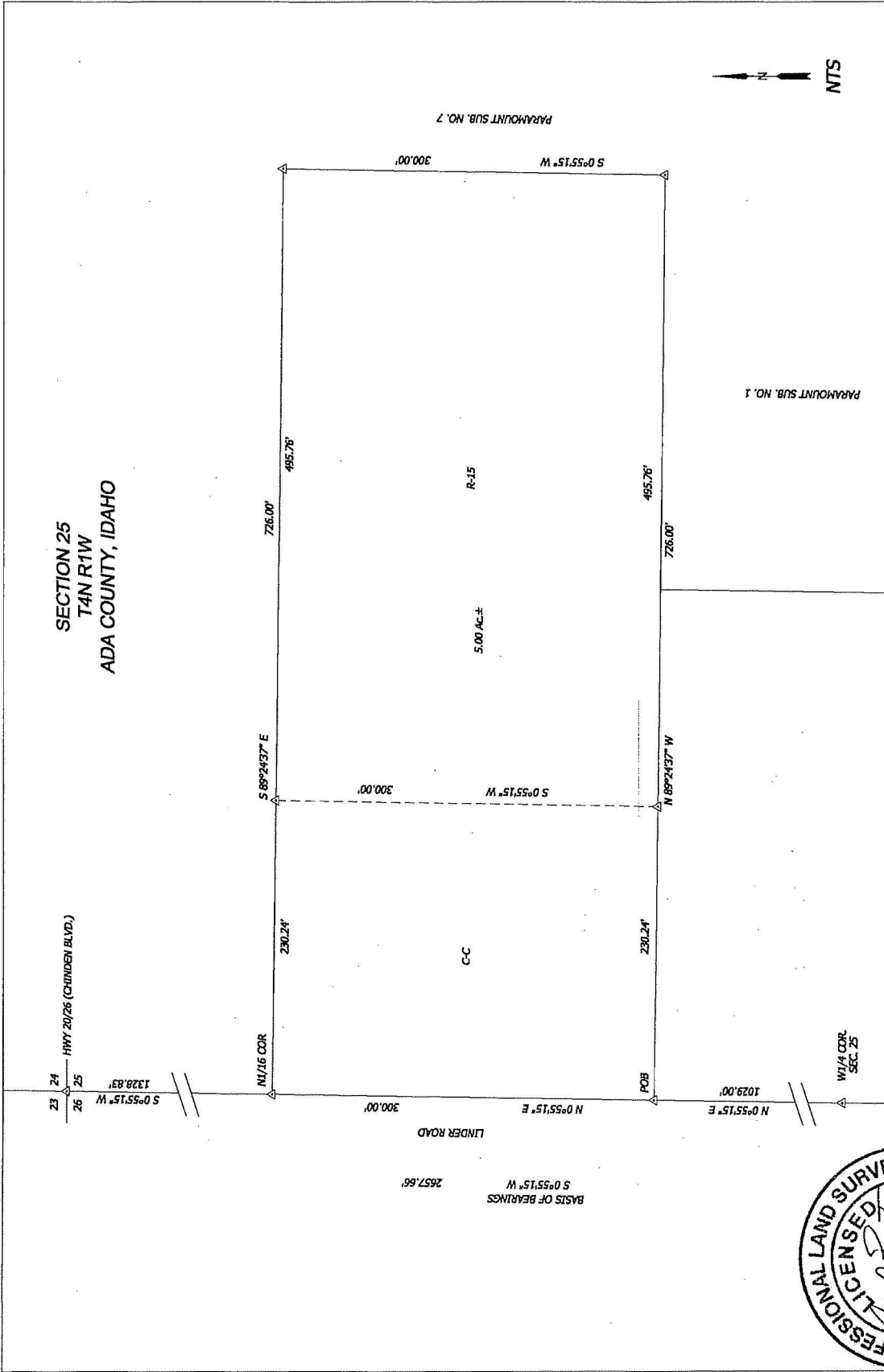
The above described parcel contains 3.41 acres more or less.


Carl Porter, PLS
End Description



Date

SECTION 25
T4N R1W
ADA COUNTY, IDAHO



PROJECT: LINDER 8 ACRES ANNEXATION EXHIBIT	OWNER/DEVELOPER: TMEG PROPERTIES LLC TREVOR GASSER	DWG # 17173-EX
	DATE: 9/2017	PROJECT # 17173
2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105  SAWTOOTH Land Surveying, LLC WWW.SAWTOOTHLS.COM		SHEET 1 OF 1

NTS

PARAMOUNT SUB. NO. 7

PARAMOUNT SUB. NO. 1

BASIS OF BEARINGS
S 0°55'15" W
2657.66'

23 | 24 | HWY 20/26 (CHINDEN BLVD.)
26 | 25 | S 0°55'15" W
1328.83'

W 1/4 COR.
SEC. 25

N 0°55'15" E
1029.00'

N 1/16 COR.

N 0°55'15" E
300.00'

S 89°24'37" E

726.00'

495.76'

230.24'

S 0°55'15" W
300.00'

5.00 AC±

R-15

495.76'

726.00'

N 89°24'37" W

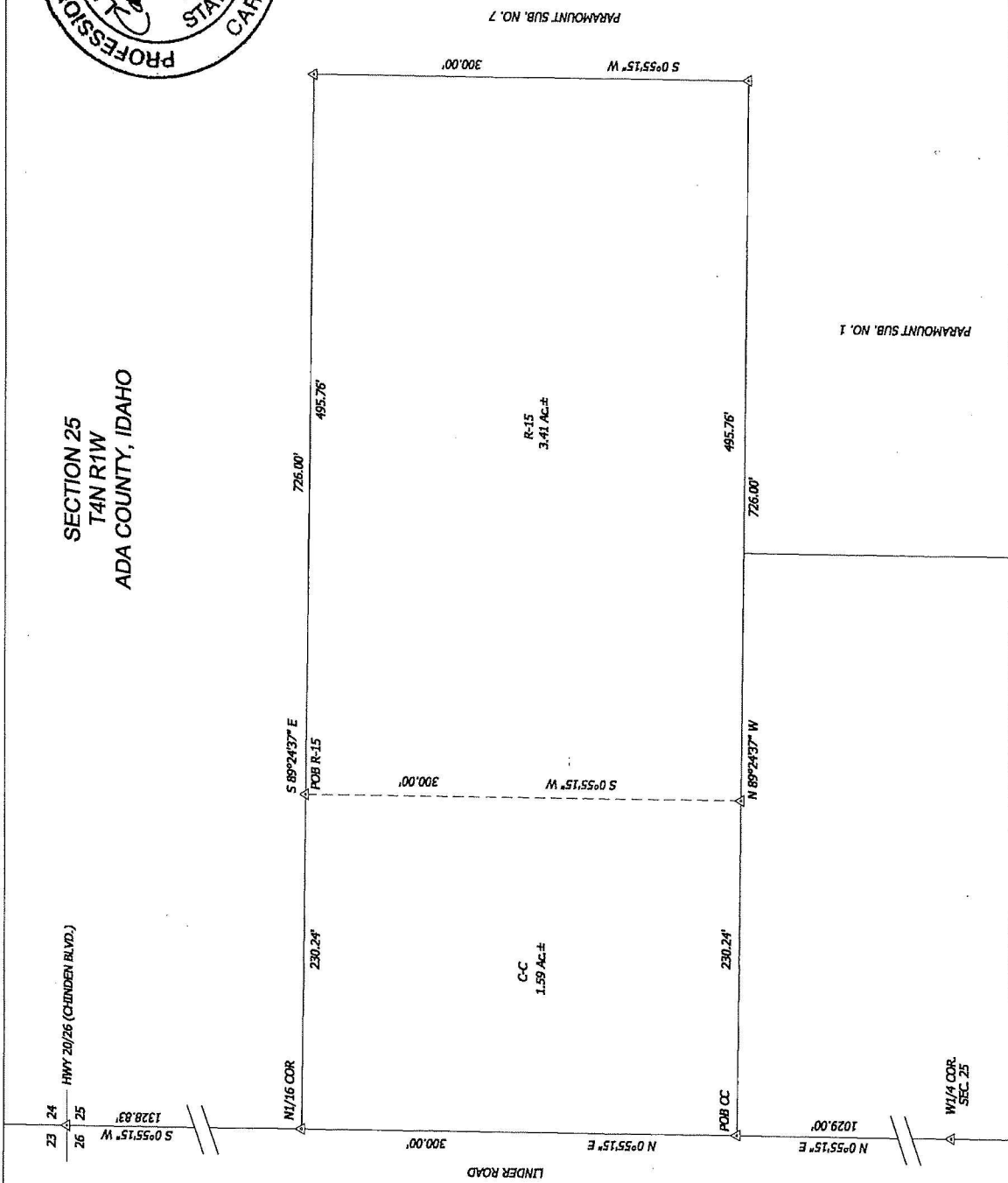
230.24'

POB

S 0°55'15" W
300.00'







SECTION 25
T4N R1W
ADA COUNTY, IDAHO

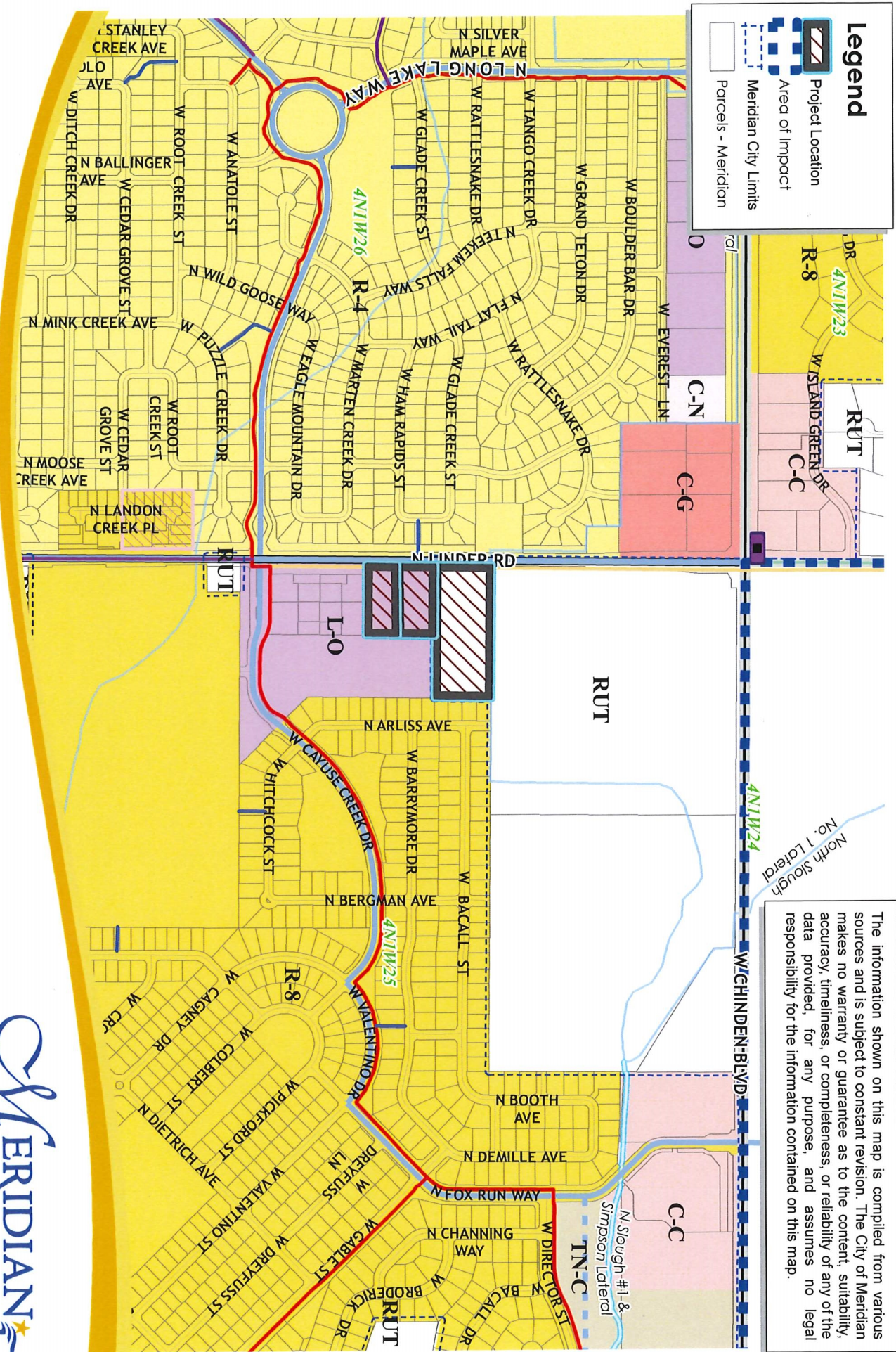


PROJECT: LINDER 8 ACRES ANNEXATION EXHIBIT CC AND R-15 ZONES	OWNER/DEVELOPER: TMEG PROPERTIES LLC TREVOR GASSER	DATE: 9/2017
	2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105	
		WWW.SAWTOOTHLS.COM
DWG # 17173-EX		PROJECT # 17173
SHEET 1 OF 1		

Vicinity Map

Legend

-  Project Location
-  Area of Impact
-  Meridian City Limits
-  Parcels - Meridian



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, suitability, accuracy, timeliness, or completeness, or reliability of any of the data provided, for any purpose, and assumes no legal responsibility for the information contained on this map.



**CITY OF MERIDIAN
PRE-APPLICATION MEETING NOTES**

Project/Subdivision Name: 5980 N. Linder Rd Date: 6-14-17 (11am)
 Applicant(s)/Contact(s): Trevor
 City Staff: Bill, Brian, Josh, Sam, Tom
 Location: Same as above Size of Property: ± 8 acres
 Comprehensive Plan FLUM Designation: MU-C; MU-N
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: SF Existing Zoning: L-0 + RUT
 Proposed Use: Commercial/Townhomes Proposed Zoning: C-N + R-15 C-C?
 Surrounding Uses: Office; SF
 Street Buffer(s) and/or Land Use Buffer(s): 35' along Linder Rd
 Open Space/Amenities/Pathways: 10% open space; 1 amenity if residential is over 5 acres
 Access/Stub Streets/Street System: Access to Linder may be provided when the property to north
 Sewer & Water Service: develops. Ask for a Council waiver for the southern access to
 Waterways/ Floodplain/Topography/Hazards: Linder Rd
 History: Two of the parcels may have annexed w/ Paramount.
 Additional Meeting Notes:
 * Provide a concept plan w/ elevations & AZ/RZ application.
 * Provide ped connection to the LDS church on the east boundary
 * Townhome developments require public street access per UDC.
 * Comply w/ the C-N/C-C & R-15 dimensional standards.
 * Must hold a neighborhood mtg prior to submitting development application
 * Sewer may be required to be extended from the office park on the south boundary. Coordinate w/ Land Development regarding sewer extension.

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: Access to Linder Rd & connectivity within the development

<input checked="" type="checkbox"/> Ada County Highway Dist. (ACHD)	<input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID)	<input checked="" type="checkbox"/> Sewer
<input type="checkbox"/> Idaho Transportation Dept. (ITD)	<input type="checkbox"/> Settler's Irrigation District	<input type="checkbox"/> Public Works Department
<input type="checkbox"/> Republic Services	<input type="checkbox"/> Police Department	<input type="checkbox"/> Building Department
<input type="checkbox"/> Central District Health Department	<input type="checkbox"/> Fire Department	<input type="checkbox"/> Parks 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 checked="" type="checkbox"/> Annexation \$1826.00	<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 \$2104.00 + \$24.00 per lot	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Conditional Use Permit IF MF is Proposed \$1369.00	<input type="checkbox"/> Private Street \$160.00 + \$1.00 per lot	<input type="checkbox"/> Other
		FD fee

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.

Linder Rd Neighborhood
 5960 & 5940 W.

Sign in sheet.
 Linder R.

NAME	Email	Phone #
Jeremy Amaze	Jeremy@Baltimore60.com	914-3105
Kelle Watkins	kellew@kms@gmail	761-6282
Doug Stewart		
Joe Marshall	marshalliv@msn.com	
Michael & Linda ^{W. Knopf}	571668@hotmail.com	215-884-5258
Jeremy Evans	joevans3@gmail.com	208.859.0097
Kelly Carpenter	Kelly.Carpenter01@gmail.com	714-2963616
Barbara Badigian	badigian4@yahoo.com	208 863-7990
Dave & Wendy McKinney	mckinnus@gmx.com	

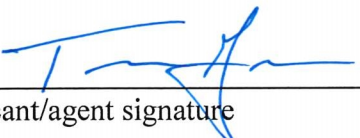
COMMITMENT OF PROPERTY POSTING

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

6/27/17

Date



Community Development
Department

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

Parcel Verification

Date: 6/28/17

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

Project Name: **Linder 5 Acres – Annexation and Rezone**

Parcel Numbers: **S0425233700 (5 Acres)**
S0425233810 (1.684 Acres)
S0425233880 (1.465 Acres)

T/R/S: **4N 1W 25**

Property Owners: **Archie D. Stewart (1st parcel listed)**
5960 N. Linder Rd.
Meridian, ID 83646

1024 Family Living Trust (Last 2 parcels listed)
5940 N. Linder Rd.
Meridian, ID 83646

LINDER MIXED-USE DEVELOPMENT

LINDER ROAD MERIDIAN, IDAHO

OVERALL GENERAL SITE NOTES

SCALE: 1"=40'-0"
 ZONING (EXISTING): L-U/RU
 ZONING (PROPOSED): C-C, R-15
 TOTAL AREA: 8.35 ACRES
 DENSITY PROPOSED: 13.5 D.U./ACRE

SITE NOTES:

NUMBER OF APARTMENT BUILDINGS: 6
 NUMBER OF DWELLING UNITS: 113
 48, 1-BED, 1-BATH UNITS (42%)
 24, 2-BED, 1-BATH UNITS (21%)
 37, 2-BED, 2-BATH UNITS (33%)
 4, 3-BED, 2 BATH UNITS (4%)
 TOTAL PARKING REQUIRED/PROPOSED: 202 / 213
 OPEN SPACES/2% HC: 68/2
 COVERED SPACES REQUIRED/PROPOSED: 144/145
 CARPORT SPACES/2% HC: 145/3
 BICYCLE PARKING SPACES PROPOSED (1:25): 10
 COMMON OPEN SPACE REQUIRED: 84,000 S.F.
 113 D.U. x 250 S.F./D.U. = 28,250 S.F.
 COMMON OPEN SPACE PROPOSED: 32,000 S.F.
 MAX. BLD. HT PROPOSED: 38'-0"
 ADJ. TO SINGLE FAMILY: 28'-0"
 (TOP OF SLOPED ROOF)

SITE DEVELOPMENT AMENITIES PROPOSED:

- A. CLUBHOUSE
- B. FITNESS CENTER (WITHIN CLUBHOUSE)
- C. OPEN GRASSY AREA (MIN. 50'x100')
- D. SPORT COURT

DEVELOPER:

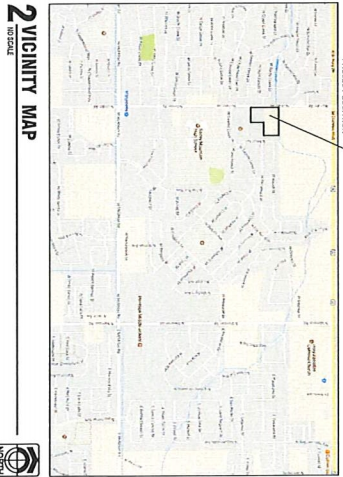
TGI CORP.
 74 EAST 500 SOUTH, STE. 200
 BOUNTIFUL, UT 84010
 801-292-5000

LANDSCAPE:

TBD

CIVIL:

TBD



1 SITE PLAN

2 VICINITY MAP



ARCHITECT/
 PLANNER: **TAO**
 THE ARCHITECTS OFFICE, INC.
 400 MAIN STREET
 BOISE, IDAHO 83702
 V (208) 265-1111
 F (208) 265-1112
 WWW.THEARCHITECTSOFFICE.COM

SHEET
A1.0
 ARCHITECTURAL CONCEPT
 SITE PLAN



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 DATE: AUGUST 22, 2017
 PROJECT: 17012 A1.0
 DRAWN BY: DMR, AIA
 REVISIONS:









