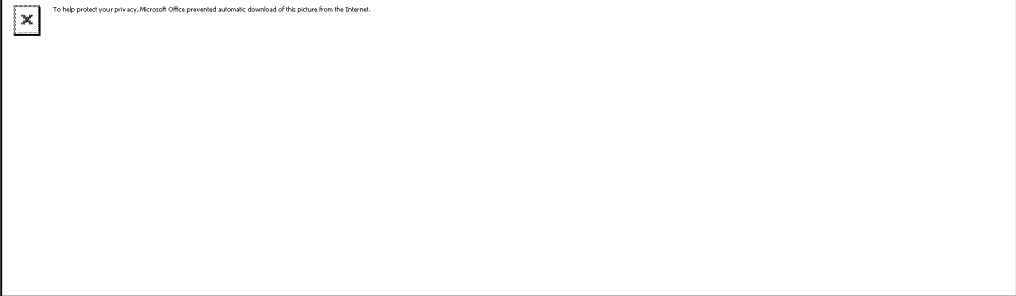


## Charlene Way

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**From:** clerk@meridiancity.org  
**Sent:** Thursday, August 26, 2021 10:01 AM  
**To:** Charlene Way  
**Subject:** Development Application Transmittals - Regency at River Valley Phase 3 MDA H-2021-0059


<b>Development Application Transmittal</b>
<b>Link to Project Application: <a href="#">Regency at River Valley Phase 3 MDA H-2021-0059</a></b>
<b>Hearing Date: September 28, 2021</b>
<b>Assigned Planner: Sonya Allen</b>
<i>To view the City of Meridian Public Records Repository, <a href="#">Click Here</a></i>

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

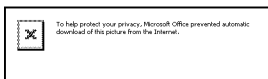
The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online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

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

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

Thank you,

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



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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.*

**City Council Hearing Date: September 28, 2021**      **Planner: Sonya**

File No.:        H-2021-0059

Project Name: Regency at River Valley Phase 3

Request:        Modification to the existing Development Agreements (Inst. #113005608 – SGI; and Inst. #2020-062947 – Bach Storage) to remove the property from the existing agreements and create one new agreement for the development of a 120-unit multi-family project, by Bach Homes.

Location:        The site is located at 3270 & 3280 E. River Valley St. and 2480 N. Eagle Rd., in the NW ¼ of Section 4, Township 3N., Range 1E.

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**Type of Review Requested**

Hearing

File number: H-2021-0059  
Assigned Planner: Sonya Allen  
Related Files: \_\_\_\_\_

**Applicant Information**

Applicant name: BRIAN CARLISLE, BACH HOMES Phone: \_\_\_\_\_

Applicant address: 11650 STATE ST #300, DRAPER, UT 84020 Email: brian.c@bachhomes.com

Owner name: SHON RINDLISBACHER, BACH HOMES Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Owner address: 11650 S STATE STREET, DRAPER, UT 84020 Email: \_\_\_\_\_

Agent name (e.g. architect, engineer, developer, representative): BRIAN CARLISLE

Firm name: BACH HOMES Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: 11650 STATE ST #300 Email: brian.c@bachhomes.com

Contact name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Contact address: \_\_\_\_\_ Email: \_\_\_\_\_

**Subject Property Information**

Location/street address: 3280 E RIVER VALLEY ST

Assessor's parcel number(s): S1104233975

Township, range, section: 3N1E4

**Project Description**

Project/Application Name: Regency at River Valley Phase 3 - MDA

Description of Work: Bach Homes would like to modify the two above listed development agreements and create one development agreement for parcels S1104233970, S1104234076, and R7476320020 for a 120 unit multifamily project.

## Application Information

APPLICATION TYPES	
Alternative Compliance - ALT:	UNCHECKED
Annexation and Zoning - AZ:	UNCHECKED
Comprehensive Plan Map Amendment - CPAM:	UNCHECKED
Comprehensive Plan Text Amendment - CPAT:	UNCHECKED
Conditional Use Permit - CUP:	UNCHECKED
Design Review - DR:	UNCHECKED
Development Agreement Modification - MDA:	CHECKED
Planned Unit Development - PUD:	UNCHECKED
Preliminary Plat - PP:	UNCHECKED
Preliminary Final Plat - PFP:	UNCHECKED
Private Street - PS:	UNCHECKED
Rezone - RZ:	UNCHECKED
Vacation - VAC:	UNCHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2021-0582
TYPE OF USE PROPOSED	
Residential:	UNCHECKED
Office:	UNCHECKED
Commercial:	UNCHECKED
Employment:	UNCHECKED
Industrial:	UNCHECKED
Single-Family Detached:	UNCHECKED
Single-Family Attached:	UNCHECKED
Townhouse:	UNCHECKED
Duplex:	UNCHECKED
Multi-Family:	CHECKED
Vertically Integrated:	UNCHECKED
PROPERTY INFORMATION	
General Location:	Eagle Rd. and River Valley St.
Current Land Use:	No buildings on land
Total Acreage:	2.56
Prior Approvals (File Numbers):	SGI-12-010 - #113005608; H-2019-0121 #2020-062947
Traffic Study Required per ACHD:	No
Has a traffic study been accepted by ACHD:	No
ZONING DISTRICT(S)	
R-2:	UNCHECKED
R-4:	UNCHECKED

<b>R-8:</b>	UNCHECKED
<b>R-15:</b>	UNCHECKED
<b>R-40:</b>	UNCHECKED
<b>C-N:</b>	UNCHECKED
<b>C-C:</b>	CHECKED
<b>C-G:</b>	CHECKED
<b>L-O:</b>	UNCHECKED
<b>M-E:</b>	UNCHECKED
<b>H-E:</b>	UNCHECKED
<b>I-L:</b>	UNCHECKED
<b>I-H:</b>	UNCHECKED
<b>O-T:</b>	UNCHECKED
<b>TN-C:</b>	UNCHECKED
<b>TN-R:</b>	UNCHECKED
<b>County:</b>	UNCHECKED
<b>FLUM DESIGNATION(S)</b>	
<b>Low Density Residential:</b>	UNCHECKED
<b>Medium Density Residential:</b>	UNCHECKED
<b>Medium-High Density Residential:</b>	UNCHECKED
<b>High Density Residential:</b>	UNCHECKED
<b>Commercial:</b>	UNCHECKED
<b>Office:</b>	UNCHECKED
<b>Industrial:</b>	UNCHECKED
<b>Civic:</b>	UNCHECKED
<b>Green Space Parks, Pathways, and Open Space:</b>	UNCHECKED
<b>Old Town:</b>	UNCHECKED
<b>Mixed Use Neighborhood:</b>	UNCHECKED
<b>Mixed Use Neighborhood with N.C.:</b>	UNCHECKED
<b>Mixed Use Community:</b>	UNCHECKED
<b>Mixed Use Community with N.C.:</b>	UNCHECKED
<b>Mixed Use Regional:</b>	UNCHECKED
<b>Mixed Use Non-Residential:</b>	UNCHECKED
<b>Mixed Use Interchange:</b>	UNCHECKED
<b>Low Density Employment:</b>	UNCHECKED
<b>High Density Employment:</b>	UNCHECKED
<b>Mixed Employment:</b>	UNCHECKED
<b>Mixed Use Residential:</b>	UNCHECKED
<b>Mixed Use Commercial:</b>	UNCHECKED
<b>Lifestyle Center:</b>	UNCHECKED

PROJECT INFORMATION	
What was the date of your pre-application meeting?:	08/03/2021
What was the date of your neighborhood meeting?:	08/16/2021
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
AZ / RZ ONLY	
R-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	UNCHECKED
R-15:	UNCHECKED
R-40:	UNCHECKED
C-N:	UNCHECKED
C-C:	UNCHECKED
C-G:	UNCHECKED
L-O:	UNCHECKED
M-E:	UNCHECKED
H-E:	UNCHECKED
I-L:	UNCHECKED
I-H:	UNCHECKED
O-T:	UNCHECKED
TN-C:	UNCHECKED
TN-R:	UNCHECKED
PROPOSED FLUM DESIGNATION(S)	
Low Density Residential:	UNCHECKED
Medium Density Residential:	UNCHECKED
Medium-High Density Residential:	UNCHECKED
High Density Residential:	UNCHECKED
Commercial:	UNCHECKED
Office:	UNCHECKED
Industrial:	UNCHECKED
Civic:	UNCHECKED
Green Space Parks, Pathways, and Open Space:	UNCHECKED
Old Town:	UNCHECKED
Mixed Use Neighborhood:	UNCHECKED
Mixed Use Neighborhood with N.C.:	UNCHECKED
Mixed Use Community:	UNCHECKED
Mixed Use Community with N.C.:	UNCHECKED
Mixed Use Regional:	UNCHECKED
Mixed Use Non-Residential:	UNCHECKED

<b>Mixed Use Interchange:</b>	UNCHECKED
<b>Low Density Employment:</b>	UNCHECKED
<b>High Density Employment:</b>	UNCHECKED
<b>Mixed Employment:</b>	UNCHECKED
<b>Mixed Use Residential:</b>	UNCHECKED
<b>Mixed Use Commercial:</b>	UNCHECKED
<b>Lifestyle Center:</b>	UNCHECKED
<b>MULTI-FAMILY</b>	
<b>Total Number of Units:</b>	120
<b>Number of 1 Bedroom Units:</b>	56
<b>Number of 2-3 Bedroom Units:</b>	64
<b>Number of 4+ Bedroom Units:</b>	0
<b>QUALIFYING OPEN SPACE</b>	
<b>Open Grassy Area (min. 50' x 100'):</b>	CHECKED
<b>Community Garden:</b>	UNCHECKED
<b>Ponds or Water Features:</b>	UNCHECKED
<b>Plaza(s):</b>	UNCHECKED
<b>Additions to Public Park:</b>	UNCHECKED
<b>Collector Street Buffer(s):</b>	UNCHECKED
<b>Arterial Street Buffer(s):</b>	CHECKED
<b>Parkways:</b>	UNCHECKED
<b>10' Parkway Along Arterials:</b>	UNCHECKED
<b>Stormwater Detention Facilities:</b>	UNCHECKED
<b>Open Water Ponds:</b>	UNCHECKED
<b>QUALIFYING SITE AMENITIES</b>	
<b>Clubhouse:</b>	CHECKED
<b>Fitness Facilities:</b>	CHECKED
<b>Enclosed Bike Storage:</b>	UNCHECKED
<b>Public Art:</b>	UNCHECKED
<b>Picnic Area:</b>	UNCHECKED
<b>Additional 5% Open Space:</b>	UNCHECKED
<b>Communication Infrastructure:</b>	UNCHECKED
<b>Dog Owner Facilities:</b>	CHECKED
<b>Neighborhood Business Center:</b>	UNCHECKED
<b>Swimming Pool:</b>	CHECKED
<b>Children's Play Structure:</b>	CHECKED
<b>Sports Courts:</b>	UNCHECKED
<b>Pedestrian or Bicycle Circulation System:</b>	CHECKED
<b>Transit Stop:</b>	UNCHECKED
<b>Park and Ride Lot:</b>	UNCHECKED

<b>Walking Trails:</b>	UNCHECKED
<b>Open Grassy Area (min. 50' x 100') - Multi-Family:</b>	CHECKED
<b>TIME EXTENSION INFORMATION</b>	
<b>Number of months extension:</b>	24
<b>APPLICATION DISCLAIMER</b>	
<b>I have read and accept the above terms:</b>	CHECKED
<b>Your signature:</b>	Brian Carlisle
<b>MISC</b>	
<b>Is new record:</b>	No