



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: April 27, 2017

Transmittal Date: April 5, 2017 File No.: H-2017-0031

Hearing Date: May 4, 2017

Request: Public Hearing - Conditional Use Permit approval of a dispatch center for mobile services in an L-O zoning district for Speedy Quick

By: Blood, LLC

Location of Property or Project: 2560 S. Meridian Road

- ___ 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

Hearing Date: May 4, 2017

File No.: H-2017-0031

Project Name: Speedy Quick CUP

Request: Request for conditional use permit approval of a dispatch center for mobile services in an L-O zoning district, by Blood, LLC.

Location: 2560 S. Meridian Road, in the SW ¼ of Section 19, Township 3 North, Range 1 East.



RECEIVED
MAR 13 2017
BY: [Signature]

Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
 Project name: Speedy Quick
 File number(s): H-2017-0031
 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 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: |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | Director/ Commission/Council (circle one) |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Conditional Use Modification | <input type="checkbox"/> Vacation: |
| Director/Commission (circle one) | Director/ Council (circle one) |
| <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Final Plat Modification | |

Applicant Information

Applicant name: Blood LLC Jennifer & David Blood Phone: 272-0701
 Applicant address: 629 E. Lake Creek St. Email: jennifer@speedyquick.net
 City: Meridian, ID. 83642 State: _____ Zip: _____

Applicant's interest in property: Own Rent Optioned Other _____

Owner name: Blood LLC Phone: _____

Owner address: same Email: _____

City: _____ State: _____ Zip: _____

Agent/Contact name (e.g., architect, engineer, developer, representative): David Blood

Firm name: _____ Phone: 208 272 0813

Agent address: _____ Email: jennifer@speedyquick.net

City: _____ State: _____ Zip: _____

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 2560 S. Meridian Rd Township, range, section: _____

Assessor's parcel number(s): R90714500 02 Total acreage: 1.06 Zoning district: L-0

Project/subdivision name: SpeedyQuick Networks

General description of proposed project/request: 5000 sqft. building for mobile dispatch to be built on Eastern portion. Remodel and add onto existing structure on West portion.

Proposed zoning district(s): _____

Acres of each zone proposed: _____

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? Blood LLC

Which irrigation district does this property lie within? Nampa

Primary irrigation source: Well 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: 1 Common lots: _____ Other lots: _____

Gross floor area proposed: 10000 Existing (if applicable): 1800

Hours of operation (days and hours): M-Sa 7am-7pm Building height: 30

Total number of parking spaces provided: 30 Number of compact spaces provided: 0

Authorization

Print applicant name: Jennifer Blood

Applicant signature: J Blood Date: 3/10/17

Alternative Compliance Narrative

The existing house on the property lies within the 35 foot landscape buffer to run along Meridian Rd. This area can not adhere to the landscape buffer. We propose to landscape a similar size area on the north side of the addition to be built onto the existing house.

Along the north property boundary line we propose an 11 foot landscaped buffer with a row of parking. The rear portion of the lot will be fenced. Currently the property to the north is RUT, therefore the 20 foot landscape buffer does not currently apply. However, we propose at such time this property is annexed into the city as residential we will then fence the remaining portion of the north boundary line. The cost of this fence is to be split with the developer of that property.

Project Description for 2560 S. Meridian Rd.

Blood LLC is applying for a Conditional Use Permit for the property located at 2560 S. Meridian Rd. We plan to build 2 buildings on the one acre lot currently zoned as Light Office Space. On the east half of the lot we plan to build a new office space and storage facility for SpeedyQuick Networks, a local High Speed Internet Service Provider. The building will be about 5000 sq feet, containing about 2000 square feet of office space. The remaining building space will be storage area for equipment. Along the back side of the building will be a fenced area to park fleet vehicles and company trailers. Attached to the side of the building will be a 55 foot utility pole with wireless internet equipment. Currently we have 9 employees that will work at the building. Our main hours of operation are 7am to 7pm, Monday thru Saturday.

The western portion of the property currently has a home on it of 1800 square feet. We plan to renovate this space and build an additional 4000 square feet for office space. This building will be available for lease.



ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

Order No. 16282102

SPECIAL WARRANTY DEED

This Special Warranty Deed is between **Wells Fargo Bank, N.A. as Trustee for Banc of America Funding 2005-B Trust ("Grantor")**, whose address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409, and **Blood LLC, an Idaho limited liability company ("Grantee")**, whose address is 629 E Lake Creek, Meridian, ID 83642, witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, convey unto Grantee and its heirs, successors and assigns forever, all the following described real estate situated in the County of Ada County, State of Idaho:

See Exhibit A, attached hereto and incorporated herein.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof, and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein ("**Premises**").

To have and to hold, all and singular the Premises together with the appurtenances unto Grantee and its heirs, successors and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by the Grantor, or any person claiming under Grantor, subject to any and all easements, restrictions, agreements and encumbrances of record or appearing on the land as of the date of this instrument.

[signature pages to follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 3 day of FEBRUARY, 2017.

Wells Fargo Bank, N.A. as Trustee for Banc of America Funding 2005-B Trust

By Ocwen Loan Servicing, LLC, as attorney in fact

Jacqueline S. Michaelson
Authorized Signature - Title Jacqueline S. Michaelson
Contract Management Coordinator

State of Florida, County of Palm Beach, ss.

On this 3 day of FEB, in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Jacqueline S. Michaelson known or identified to me to be the Contract Management Coordinator of Ocwen Loan Servicing, LLC, Attorney in Fact for Wells Fargo Bank, N.A. as Trustee for Banc of America Funding 2005-B Trust, Jacqueline S. Michaelson and acknowledged to me that he/she executed the same as Contract Management Coordinator of Ocwen Loan Servicing, LLC, as Attorney in Fact for Wells Fargo Bank, N.A. as Trustee for Banc of America Funding 2005-B Trust

Rafael Gonzalez - Rafael Gonzalez

Notary Public
Residing In: Palm Beach County
My Commission Expires: _____
(seal)

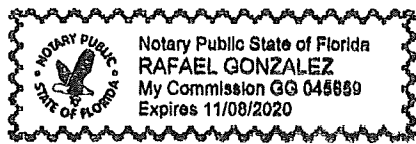


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lot 1 of Volkman Subdivision, according to the official plat thereof, filed in Book 53 of Plats at Pages 4652 and 4653, official records of Ada County, Idaho.

Excepting therefrom the Westerly 35 feet as the same was condemned and taken by the State of Idaho in Condemnation Case No. 91210 and disclosed by instrument recorded July 3, 1989 as Instrument No. 8930920, records of Ada County, Idaho.

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, Jennifer Blood for Blood LLC, 629 E Lake Creek St.
(name) (address)
Meridian, Idaho
(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:

David Blood, 629 E. Lake Creek St.
(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 13 day of March, 2017

[Signature]
(Signature)

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



[Signature]
(Notary Public for Idaho)

Residing at: 12598 Cortina Ct. Boise, Id

My Commission Expires: 3/24/17

2560 S Meridian Rd



Legend
Polygon Measure

S Marlow Way

1000 ft



Google earth

©2016 Google

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

Project/Subdivision Name: Speedy Quick Networks Date: 3-1-17
 Applicant(s)/Contact(s): _____
 City Staff: _____
 Location: 7560 S. Meridian Road Size of Property: 1.06
 Comprehensive Plan FLUM Designation: LDR
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: residential Existing Zoning: L-O
 Proposed Use: Office Proposed Zoning: L-O
 Surrounding Uses: N: residential E: residential S: office W: commercial
 Street Buffer(s) and/or Land Use Buffer(s): 35 feet along Meridian Road
 Open Space/Amenities/Pathways: -
 Access/Stub Streets/Street System: N. Meridian Road and cross access to the south.
 Sewer & Water Service: Water in Meridian Road, Sewer - ?
 Waterways/ Floodplain/Topography/Hazards: -
 History: -
 Additional Meeting Notes: _____
- check out sewer
- water is available

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 |
| <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 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 type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input checked="" 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.

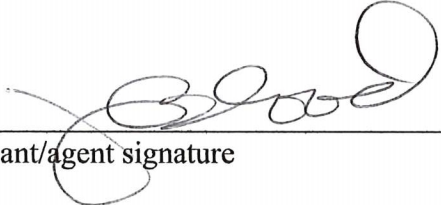
COMMITMENT OF PROPERTY POSTING

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

3/10/17

Date

Calculations

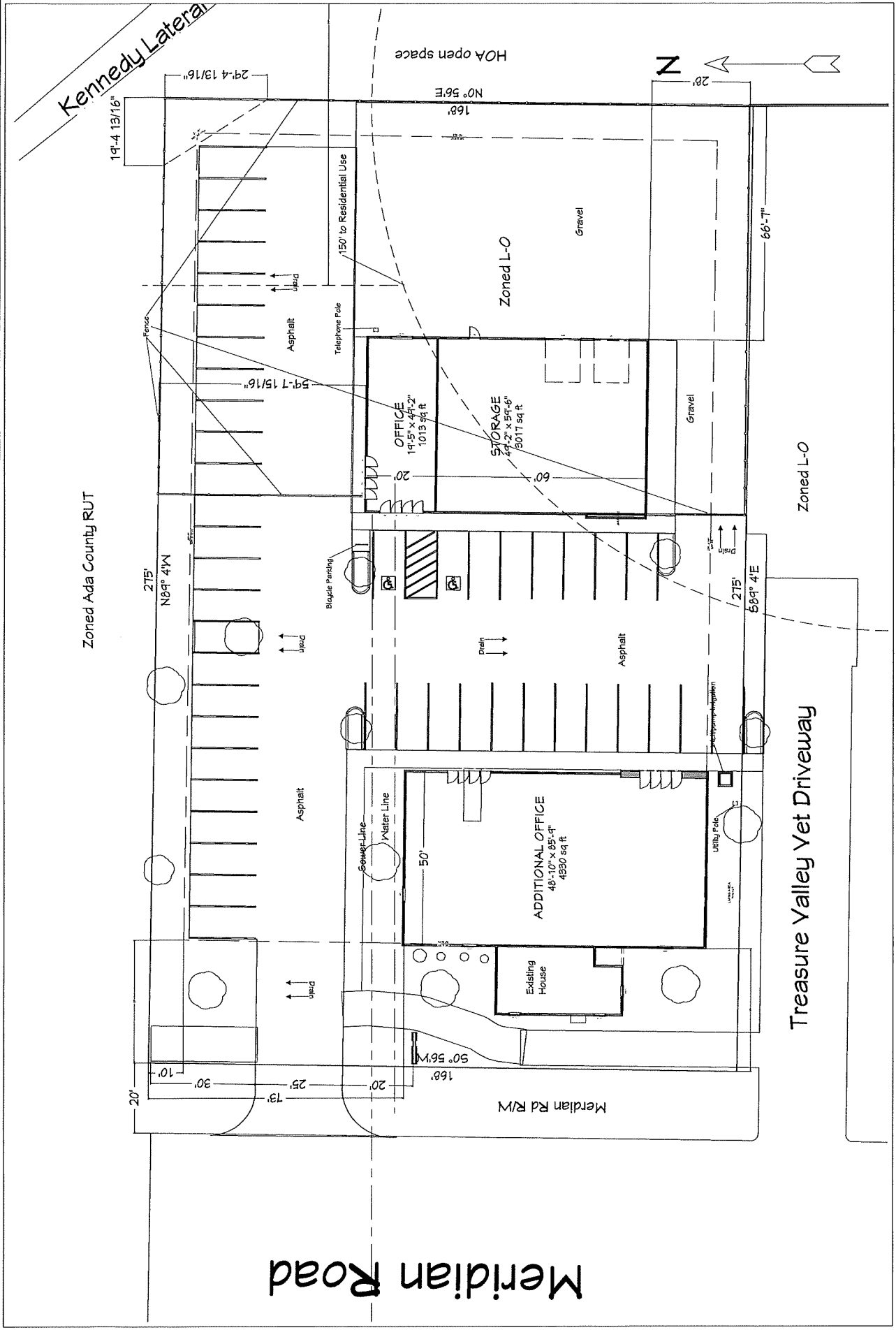
2560 S Meridian Rd, Meridian ID 83642

03/09/17

Parking stalls	30 (2 Handicap)
Bicycle Stalls (1 required)	2
Building size	10000
Lot Size	46200 sq ft
Set backs	35' front 10' internal
Easements	Kennedy Lateral Irrigation NE corner. see plot plan

Landscaping Calculations
2560 S Meridian Rd, Meridian ID 83642
03/09/17

Street Footage (trees)	168' (3)
Street Buffer	35'
Parking perimeter width	5'
Parking stalls	30 + 1 landscaped
Total Trees	10
# of Tree species	2



Meridian Road

Treasure Valley Vet Driveway

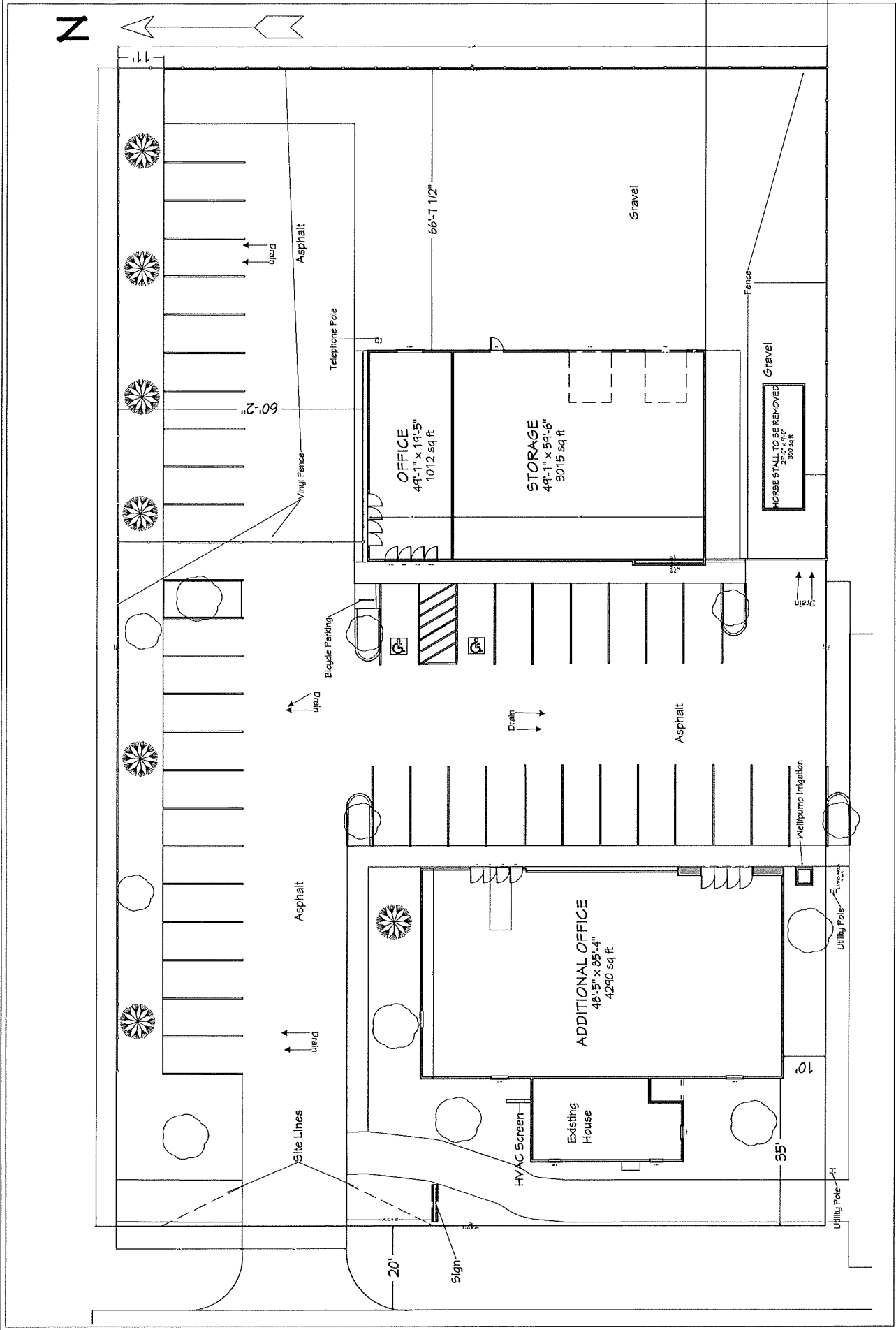
Zoned Ada County RUT

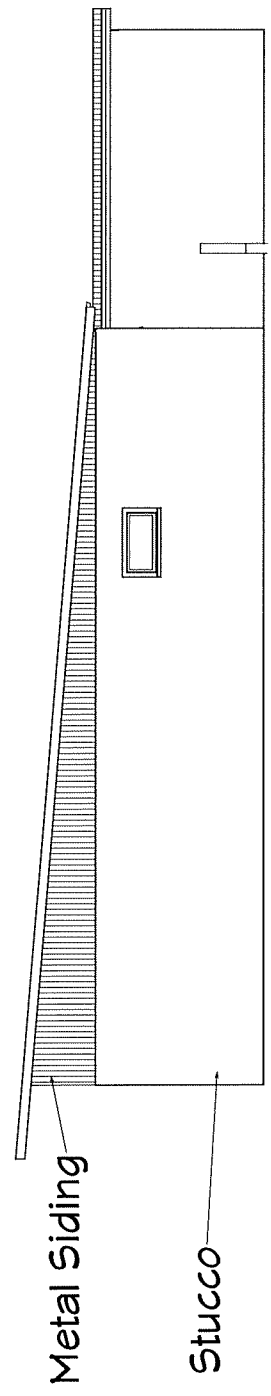
Meridian Rd R/W

Zoned L-O

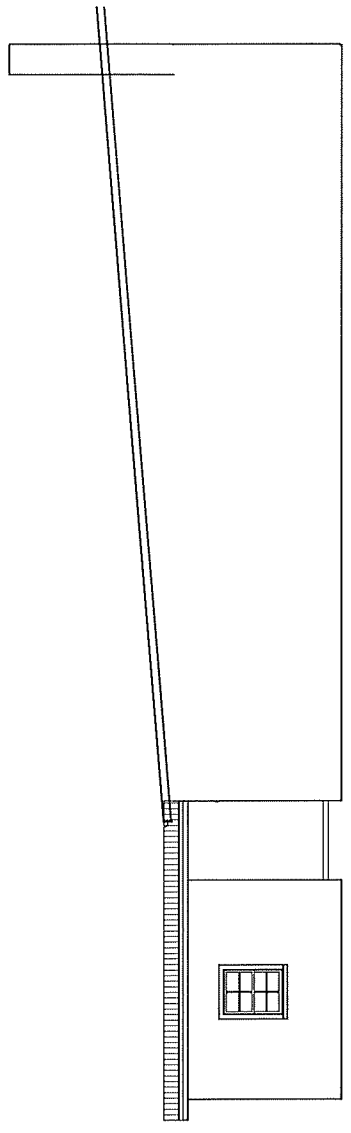
Zoned L-O

Kennedy Lateral

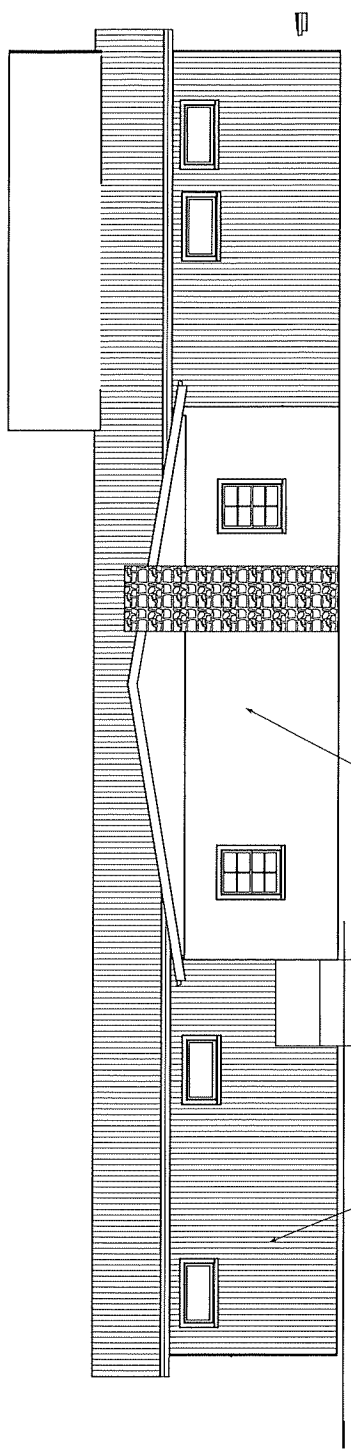




North Side



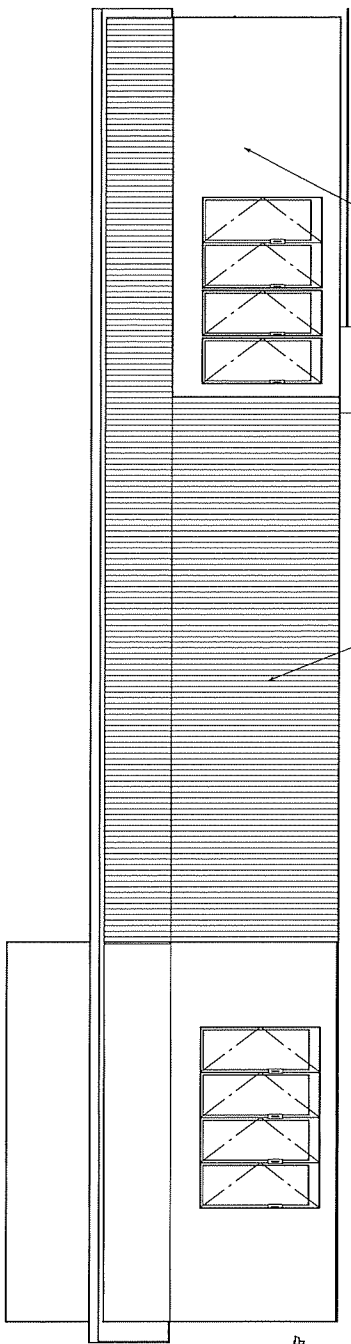
South Side



Metal Siding

Stucco

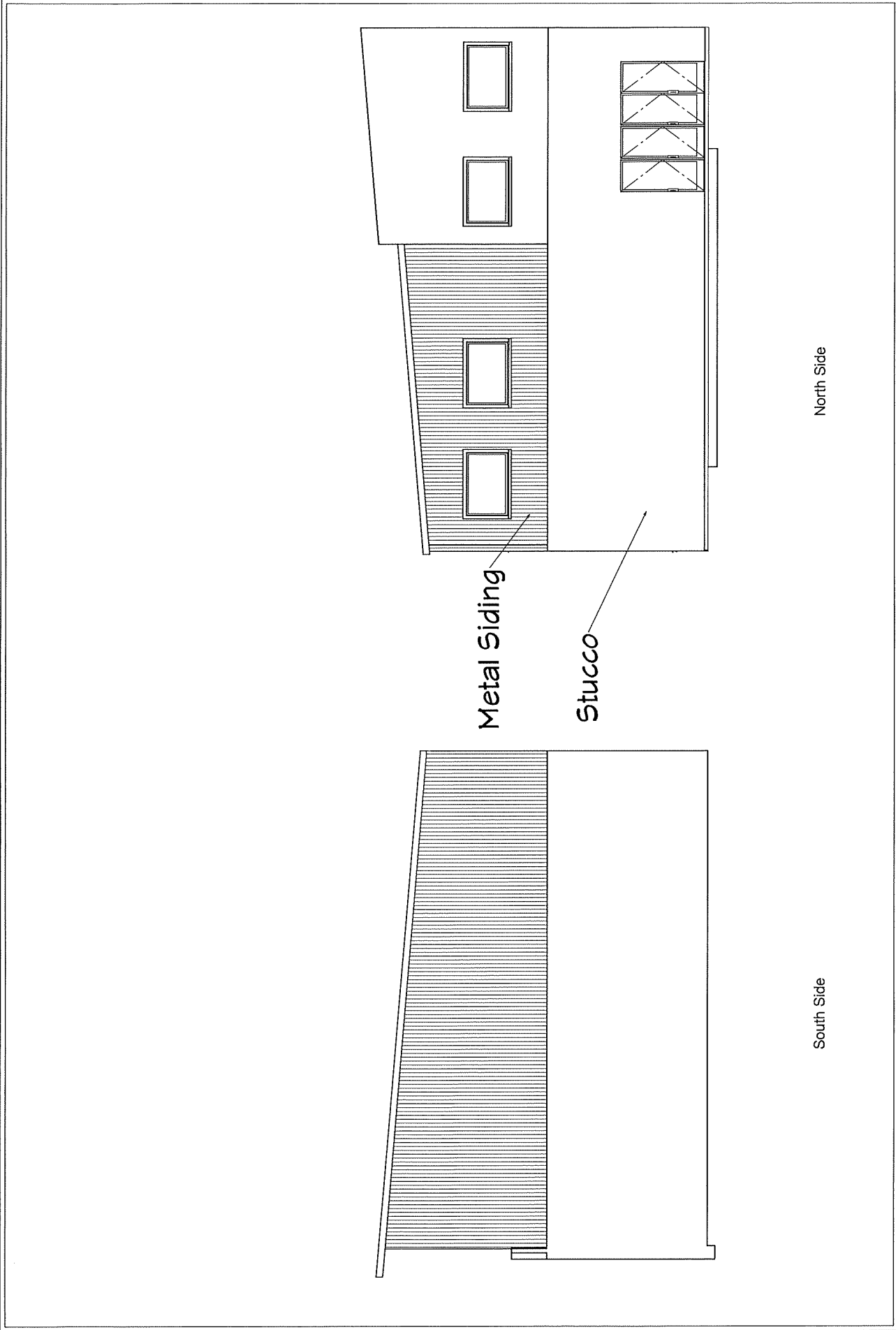
Front

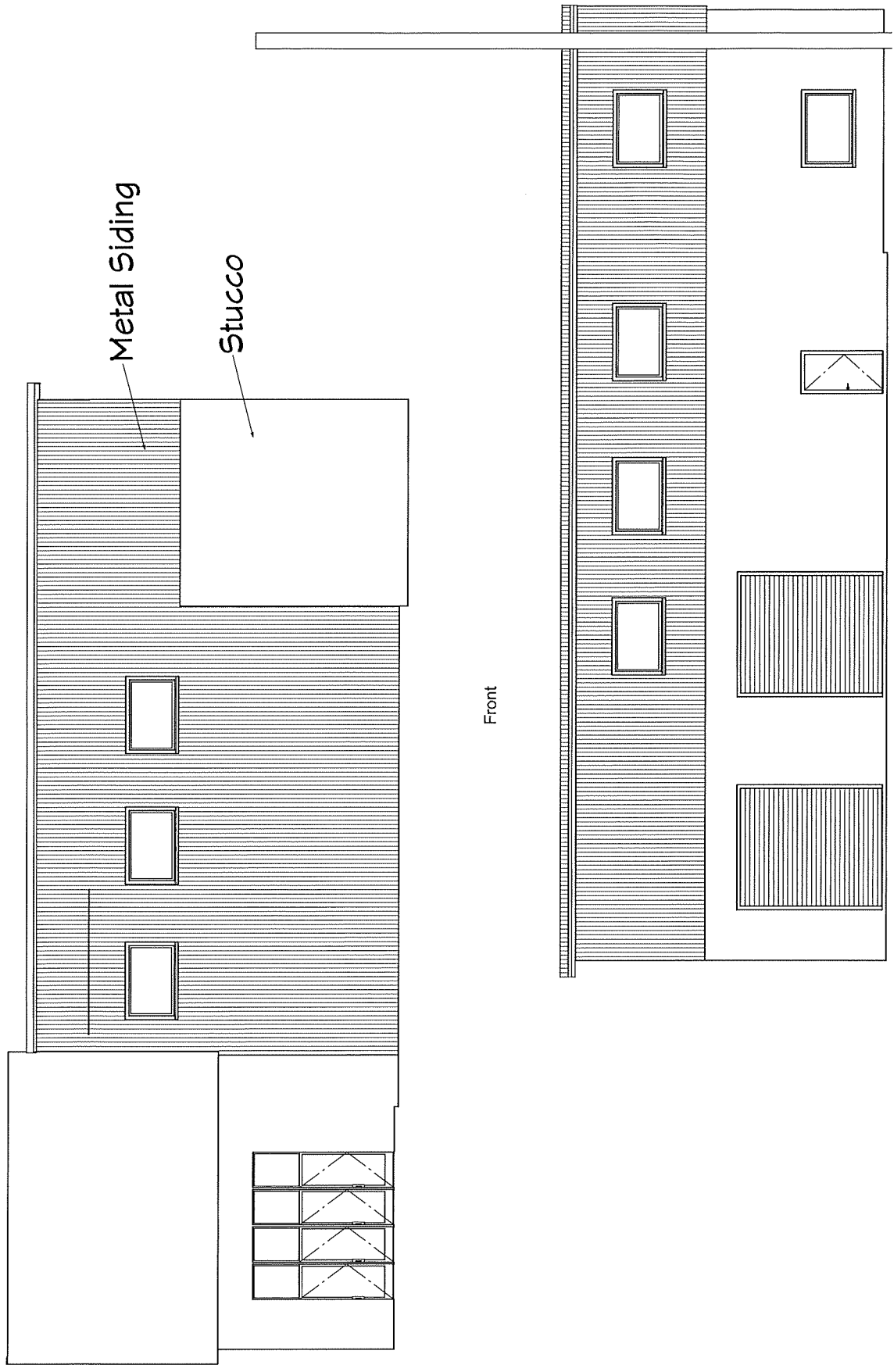


Metal Siding

Stucco

Rear



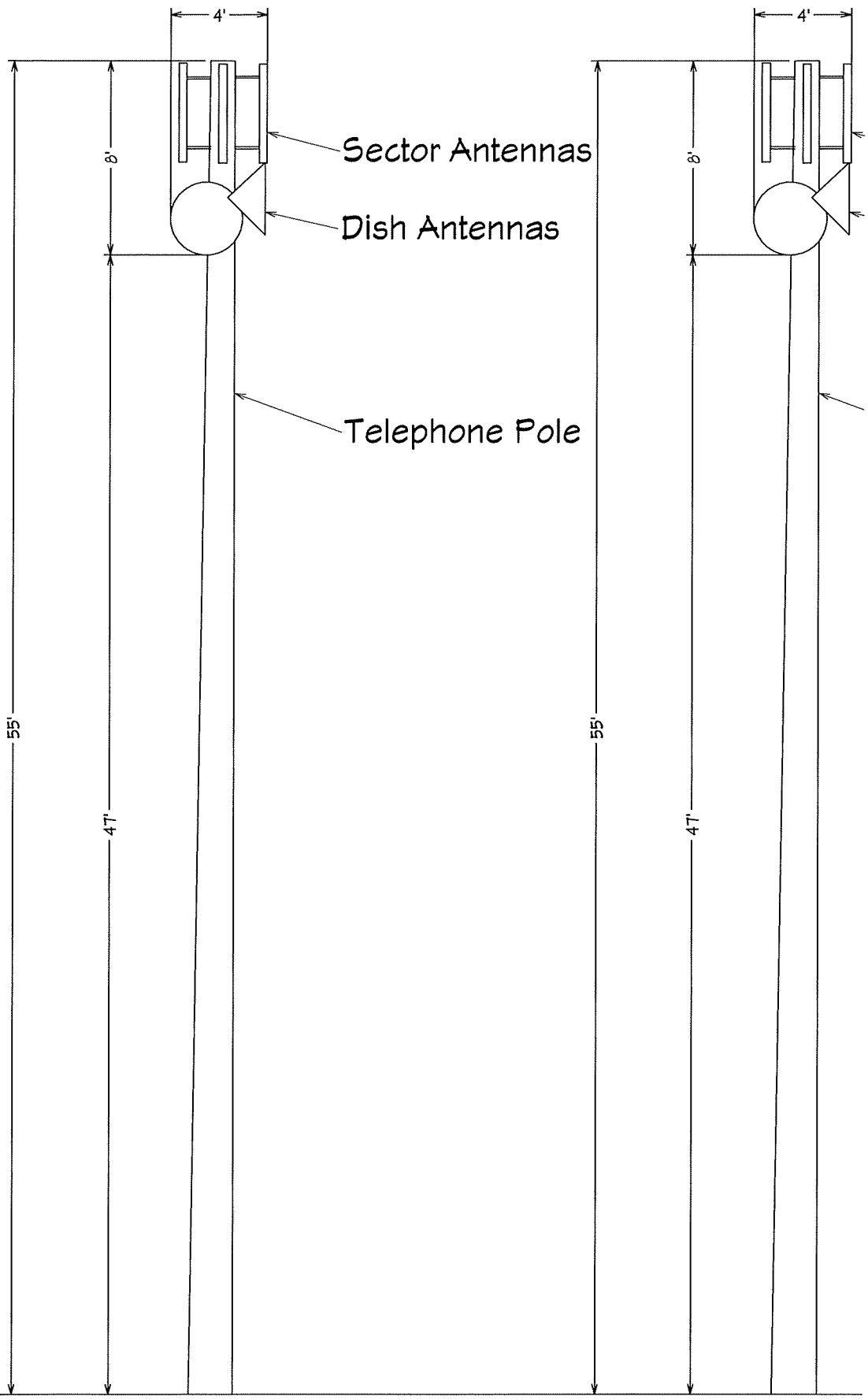


Metal Siding

Stucco

Front

Rear



Front

Side Elevation

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Tower Plan

PROJECT DESCRIPTION:
2560 S MERIDIAN RD

DRAWINGS PROVIDED BY:
DAVID BLOOD

DATE:

3/21/2017

SCALE: 1:6

SHEET:

A-1