



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

To: Attention C.Jay Coles, City Clerk

By: December 29, 2017

Transmittal Date: December 4, 2017

File No: H-2017-0149 AZ, PP

Hearing Date: January 4, 2018

Request: **Annexation and Zoning** of 35.35 Acres of Land with an R-8 Zoning District and a **Preliminary Plat** Approval Consisting of 120 Building Lots and 11 Common Lots on 35.35 Acres of Land in the R-8 Zoning District for **Turf Farm Subdivision**

By: Brighton Investments, LLC

Location of Property or Project: NE Corner of S Eagle Road and E Lake Hazel Road

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

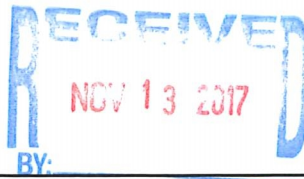
Hearing Date: January 4, 2018

File No.: H-2017-0149

Project Name: Turf Farm Subdivision

Request: Request for annexation & zoning of 35.35 acres of land with an R-8 zoning district; and, Preliminary Plat consisting of 120 building lots and 11 common lots on 35.35 acres of land in the R-8 zoning district, by Brighton Investments, LLC.

Location: The site is located off the northeast corner of S. Eagle Rd. and E. Lake Hazel Rd., in the SW $\frac{1}{4}$ of Section 33, Township 3N., Range 1E.



Planning Division
DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:

Project name:
File number(s): H-2017-0149
Assigned Planner:
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: Director/ Commission/Council (circle one)
UDC Text Amendment
Vacation: Director/ Council (circle one)
Variance
Other

Applicant Information

Applicant name: Brighton Investments LLC Phone: 208-378-4000
Applicant address: 12601 W. Explorer Dr. #200 Email:
City: Boise State: ID Zip: 83713

Applicant's interest in property: [X] Own [] Rent [] Optioned [] Other

Owner name: Phone:

Owner address: Email:

City: State: Zip:

Agent/Contact name (e.g., architect, engineer, developer, representative): Michael D. Wardle

Firm name: Brighton Corporation Phone: 208-287-0512

Agent address: 12601 W. Explorer Dr. #200 Email: mwardle@brightoncorp.com

City: Boise State: ID Zip: 83713

Primary contact is: [X] Applicant [] Owner [] Agent/Contact

Subject Property Information

Location/street address: Northeast corner of Eagle Rd and Lake H+ Township, range, section: 33 3N 1E

Assessor's parcel number(s): S1133336210 Total acreage: 35.35 Zoning district: RUT

Project/subdivision name: Turf Farm Subdivision

General description of proposed project/request: 120 single family detached lots, 11 common lots

Proposed zoning district(s): R-8

Acres of each zone proposed: 35.35

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? Century Farm HOA

Which irrigation district does this property lie within? New York Irrigation District

Primary irrigation source: Surface Secondary: Well

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: 120 Number of building lots: 120

Number of common lots: 11 Number of other lots: 0

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: Code

Minimum property size (s.f.): 5728 Average property size (s.f.): 7461

Gross density (Per UDC 11-1A-1): 3.39 units per acre Net density (Per UDC 11-1A-1): 5.84 units per acre

Acreage of qualified open space: 4 Percentage of qualified open space: 14.99%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Common lots, parkway strip minus common drives, landscape buffer along Eagle Rd and Lake Hazel

Amenities provided with this development (if applicable): Green space area, pathway along Ten Mile Creek

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: Kameron Nawahi

Applicant signature: [Signature] Date: 11/2/17



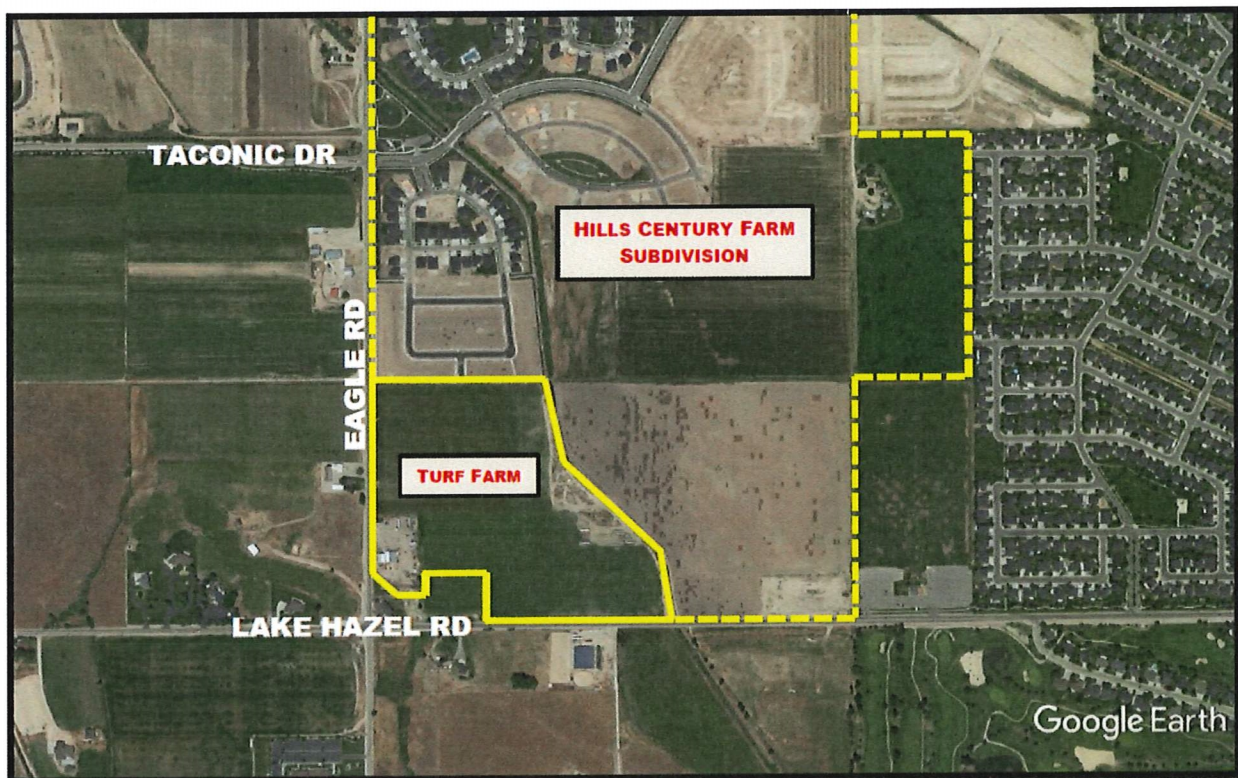
November 2, 2017

C. Caleb Hood, Planning Division Manager
Community Development Services
Meridian City Hall
Meridian, ID 83642

RE: Turf Farm Subdivision – Annexation/Zoning and Preliminary Plat Applications

Dear Mr. Hood:

Brighton Investments LLC, is pleased to submit annexation, zoning and preliminary plat applications for ***Turf Farm Subdivision***—a 120 single-family lot addition to our ***Hill's Century Farm Subdivision***. The project is located east of Eagle Road, north of Lake Hazel Road as depicted below.



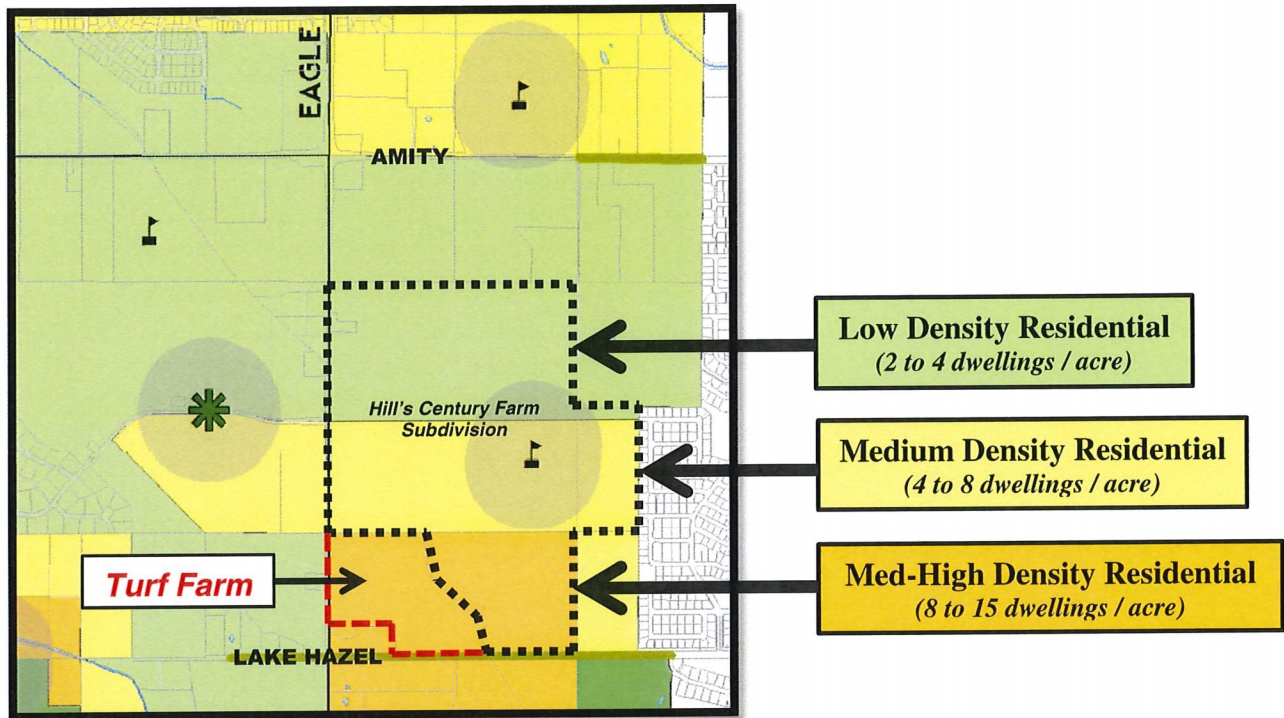
ANNEXATION

The annexation “*path*” for ***Turf Farm*** was created by the prior annexation of ***Hill's Century Farm Subdivision*** to the north and east.

COMPREHENSIVE PLAN

Turf Farm is located within the Medium High Density Residential land-use designation of the City's Comprehensive Plan Future Land Use Map (*FLUM*) as noted below. Its proposed gross density is 3.4 dwellings per acre; net density is 5.84 units per acre.

While less than the 8 to 15 units per acre allowed by the *FLUM*, the project is consistent with the character and density of *Hill's Century Farm* with which it will be developed and marketed. Thus, a "step down" in density from the land-use objective of the *FLUM* is proposed.



PROPOSED ZONING

The City's *Medium Density Residential* (R-8) zoning district is proposed as an extension of the adjoining *Hill's Century Farm* zoning.

PROJECT FEATURES

Open Space Commons and Buffers

- Eleven (11) common lots are proposed. The 5.3 acres of common areas, landscape buffers, and qualified open space account for fifteen percent (14.99%) of the site, well in excess of the UDC's minimum requirement.

Pathway System

- A paved regional pathway will be located along the west side of Ten Mile Creek as a continuation of the system constructed in prior phases of *Hill's Century Farm Subdivision*, in accord with the City's *Pathways Master Plan* requirements.

- Three micro-path connections provide access to the regional pathway from the interior of the project. The most significant is the 27,000 s.f. north/south and east/west common area pathway “*intersection*” at the northeast corner of the project. The pathways located therein will link not only to the Tenmile Creek regional path, but will also extend easterly across the creek to connect to future project phases.

Traffic Circulation

- The principal entrance to *Turf Farm* will be from Eagle Road, approximately ¼-mile north of Lake Hazel Road. A second access will be from S. Tindaris Avenue, an existing stub street from *Hill’s Century Farm Subdivision No. 5*.

Secondary Access

- It is anticipated that Fire Department requirements will be addressed by upgrading the Tenmile Creek pathway from W. Berghan Court to Lake Hazel Road at the southeast corner of the project to the department’s secondary access fire lane standards.

PROJECT PHASING

- The project will be constructed in two phases; the north half is expected to be developed in 2018. The subdivision plats will be integrated into *Hill’s Century Farm Subdivision* with the final plats anticipated to be in numerical sequence extensions of that project.

DEVELOPMENT AGREEMENT

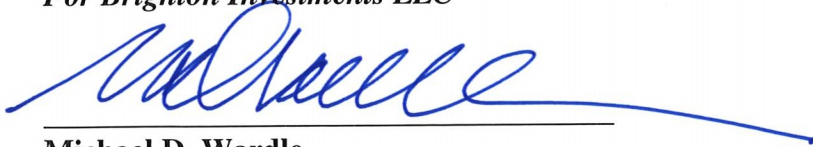
A determination has yet to be made whether the project should have a separate, stand-alone development agreement, or be incorporated into the *Hill’s Century Farm* DA inasmuch as it will be developed and marketed as an extension thereof.

IN CONCLUSION

We believe that all requirements for annexation, zoning and preliminary platting of *Turf Farm Subdivision* have been fully detailed and addressed by the accompanying application and plans and drawings. No project variances or waivers are requested.

Please let me know if you or your staff have questions or need additional information.

For Brighton Investments LLC



Michael D. Wardle
Director of Planning



October 31, 2017
Project No. 15-147

**Legal Description for
Turf Farm Subdivision Boundary**

A parcel of land situated in a portion of the South 1/2 of the Southwest 1/4 of Section 33, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada county, Idaho, and being more particularly described as follows:

Commencing at a found aluminum cap marking the West 1/4 corner of said Section 33, which bears N00°13'37"E a distance of 2,676.15 feet from a found aluminum cap marking the Southwest corner of said Section 33;

Thence following the westerly line of the Southwest 1/4 of said Section 33, S00°13'37"W a distance of 1,338.07 feet to a found 5/8-inch rebar marking the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 33 (S 1/16 corner Sections 32 & 33) and being the **POINT OF BEGINNING**.

Thence leaving said westerly line and following the northerly line of said Southwest 1/4 of the Southwest 1/4 and the southerly line of Hill's Century Farm Subdivision Phase 5 (a subdivision plat on file in Book 111, Pages 16183-16186, records of Ada County, Idaho), S89°51'59"E a distance of 992.31 feet to a point on the centerline of Ten Mile Drain, said point being witnessed by a found 5/8-inch rebar which bears N89°51'59"W a distance of 50.24 feet ;

Thence leaving said northerly line and said southerly line and following said centerline the following three (3) courses:

1. S08°45'19"E a distance of 431.55 feet;
2. S44°59'23"E a distance of 744.00 feet;
3. S11°54'53"E a distance of 389.70 feet to the southerly line of said Southwest 1/4 of said Section 33;

Thence leaving said centerline and following said southerly line, S89°56'25"W a distance of 951.25 feet;

Thence leaving said southerly line, N00°13'37"E a distance of 340.87 feet;

Thence S89°56'25"W a distance of 449.84 feet;

Thence S00°13'37"W a distance of 128.01 feet;

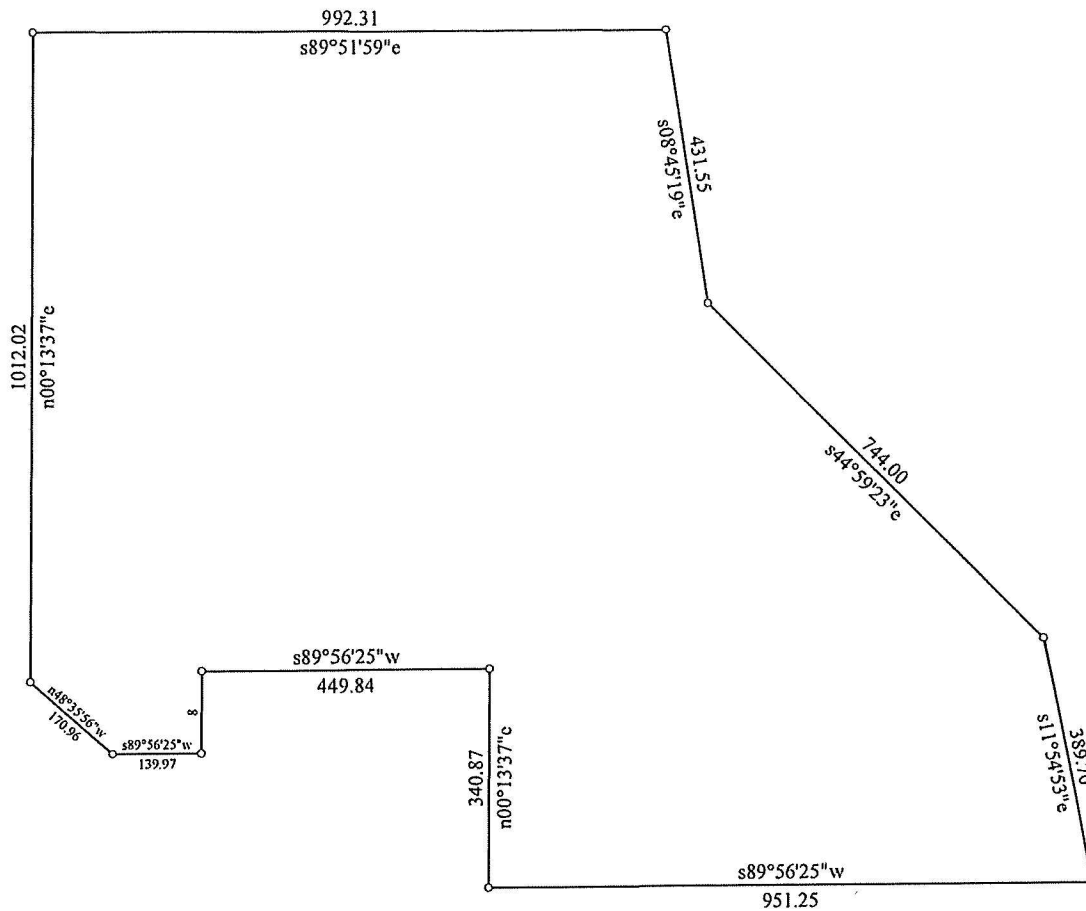
Thence S89°56'25"W a distance of 139.97 feet;

Thence N48°35'56"W a distance of 170.96 feet to the westerly line of said Southwest 1/4;

Thence following said westerly line, N00°13'37"E a distance of 1,012.02 feet to the **POINT OF BEGINNING**.

Said parcel contains 35.353 acres, more or less, and is subject to all existing easements and/or rights of way of record or implied.





Title: Turf Farm Subdivision		Date: 10-31-2017
Scale: 1 inch = 300 feet	File:	
Tract 1: 35.353 Acres: 1539988 Sq Feet: Closure = s01.0350e 0.00 Feet: Precision >1/9999999: Perimeter = 5750 Feet		
001=s89.5159e 992.31	005=s89.5625w 951.25	009=s89.5625w 139.97
002=s08.4519e 431.55	006=n00.1337e 340.87	010=n48.3556w 170.96
003=s44.5923e 744.00	007=s89.5625w 449.84	011=n00.1337e 1012.02
004=s11.5453e 389.70	008=s00.1337w 128.01	

When recorded, please return to:
Brighton Investments LLC
12601 W Explorer Drive, Suite 200
Boise, ID 83713

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

GENERAL WARRANTY DEED
(Century Farm - Turf Farm)

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, SCS INVESTMENTS LLC, an Idaho limited liability company ("Grantor") does hereby grant, bargain, sell, and convey unto BRIGHTON INVESTMENTS LLC, an Idaho limited liability company ("Grantee"), whose address is 12601 W. Explorer Drive, Suite 200, Boise, Idaho, 83713, all of Grantor's right, title and interest in and to that certain real property located in Ada County, Idaho, legally described on Exhibit A, attached hereto and incorporated herein ("Premises").

TO HAVE AND TO HOLD the Premises, with its appurtenances unto Grantee, and Grantee's successors and assigns forever, together with all water and water rights, ditch or irrigation company shares, streets, alleys and rights of way adjacent thereto, all mineral rights appurtenant thereto, and all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all estate, right, title and interest in and to the Premises, as well in law as in equity. Grantor, for itself, its heirs and assigns, does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said Premises; that the Premises are free from all encumbrances; that Grantee, its heirs and assigns shall be entitled to the quiet and peaceable possession of said Premises; and that Grantor will warrant and defend the same forever from all claims arising by, through or under Grantor.

19th IN WITNESS WHEREOF, Grantor has caused its name to be hereunto subscribed this day of May, 2017.

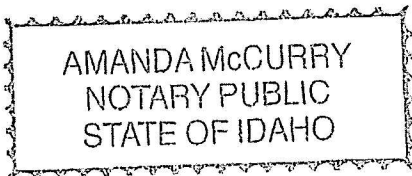
GRANTOR:

SCS INVESTMENTS, LLC,
an Idaho limited liability company

By: [Signature]
Steven C. Smith, Manager

STATE OF IDAHO)
 : ss.
County of Ada)

On this 19th day of May, 2017, before me the undersigned notary public, personally appeared Steven C. Smith, known or identified to me to be the Manager of SCS INVESTMENTS, LLC, an Idaho limited liability company, the company that executed the instrument or the person who executed the instrument on behalf of said company, and acknowledged to me that the company executed the same.



[Signature]
Notary Public for Idaho
My Commission expires 4/15/2023

When recorded, please return to:
Brighton Investments LLC
12601 W Explorer Drive, Suite 200
Boise, ID 83713

GENERAL WARRANTY DEED
(Century Farm - Turf Farm)

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **SCS INVESTMENTS LLC**, an Idaho limited liability company ("Grantor") does hereby grant, bargain, sell, and convey unto **BRIGHTON INVESTMENTS LLC**, an Idaho limited liability company ("Grantee"), whose address is 12601 W. Explorer Drive, Suite 200, Boise, Idaho, 83713, all of Grantor's right, title and interest in and to that certain real property located in Ada County, Idaho, legally described on Exhibit A, attached hereto and incorporated herein ("Premises").

TO HAVE AND TO HOLD the Premises, with its appurtenances unto Grantee, and Grantee's successors and assigns forever, together with all water and water rights, ditch or irrigation company shares, streets, alleys and rights of way adjacent thereto, all mineral rights appurtenant thereto, and all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all estate, right, title and interest in and to the Premises, as well in law as in equity. Grantor, for itself, its heirs and assigns, does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said Premises; that the Premises are free from all encumbrances; that Grantee, its heirs and assigns shall be entitled to the quiet and peaceable possession of said Premises; and that Grantor will warrant and defend the same forever from all claims arising by, through or under Grantor.

19th IN WITNESS WHEREOF, Grantor has caused its name to be hereunto subscribed this day of May, 2017.

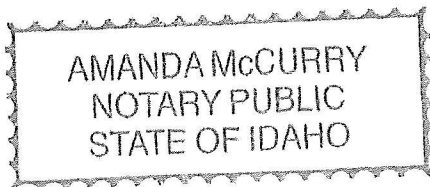
GRANTOR:

SCS INVESTMENTS, LLC,
an Idaho limited liability company

By: 
Steven C. Smith, Manager

STATE OF IDAHO)
 : ss.
County of Ada)

On this 19th day of May, 2017, before me the undersigned notary public, personally appeared Steven C. Smith, known or identified to me to be the Manager of SCS INVESTMENTS, LLC, an Idaho limited liability company, the company that executed the instrument or the person who executed the instrument on behalf of said company, and acknowledged to me that the company executed the same.



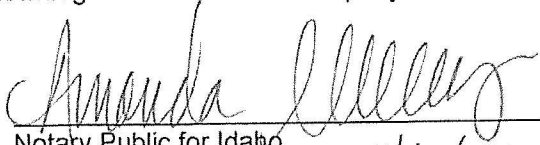

Notary Public for Idaho
My Commission expires 4/15/2023

Exhibit A

PREMISES DESCRIPTION

A Parcel of land situated in a portion of the South half of the Southwest quarter of the Southwest quarter of Section 33, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, as shown on Record of Survey No. 4531, recorded February 2, 1999, as Instrument No. 99010162, for L. Darwin McKay as Parcel A and described as follows:

Beginning at the Southwest corner of Section 33; thence
North 00°00'00" East 1338.06 feet to a 5/8 inch rebar marking the South 1/16 corner common to Sections 32 and 33; thence along the Northerly line of said South half of the Southwest quarter; thence
North 89°54'18" East 992.43 feet to a point marking the centerline of the Ten Mile Creek; thence along said centerline the following courses:

South 08°58'00" East 431.55 feet (formerly South 58°58'00" East) to a point; thence
South 45°13'00" East 744.00 feet to a point; thence
South 12°08'30" East 389.70 feet to a half inch rebar; thence leaving said centerline and along the Southerly line of the said Southwest quarter
South 89°42'48" West 1669.75 feet to the Point of Beginning.

Excepting therefrom the following described land as shown as Parcel B on said Record of Survey:

Beginning at the Southwest corner of Section 33; thence along the Westerly line of the said Southwest quarter
North 00°00'00" East 326.06 feet to a half inch rebar; thence South 48°49'33" East 170.96 feet to a half inch rebar; thence North 89°42'48" East 139.97 feet to a half inch rebar; thence North 00°00'00" East 128.01 feet to a half inch rebar; thence North 89°42'48" East 449.84 feet to a half inch rebar; thence
South 00°00'00" East 340.87 feet to a half inch rebar; thence along the Southerly line of the said Southwest quarter South 89°42'48" West 718.50 feet to the Point of Beginning.

Except that portion lying within West Lake Hazel Road and South Eagle Road.

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, David W. Turnbull, on behalf of Brighton Investments LLC, 12601 W. Explorer Drive, Suite 200
(name) (address)
Boise, 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:

Kameron Nauahi, 12601 W. Explorer Dr, Ste 200
(name) (address)

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

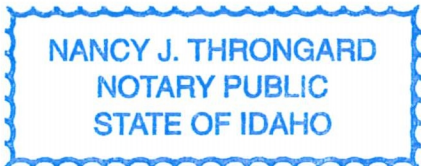
- 2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City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

Dated this 27th day of October, 2017

[Signature]
(Signature)

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

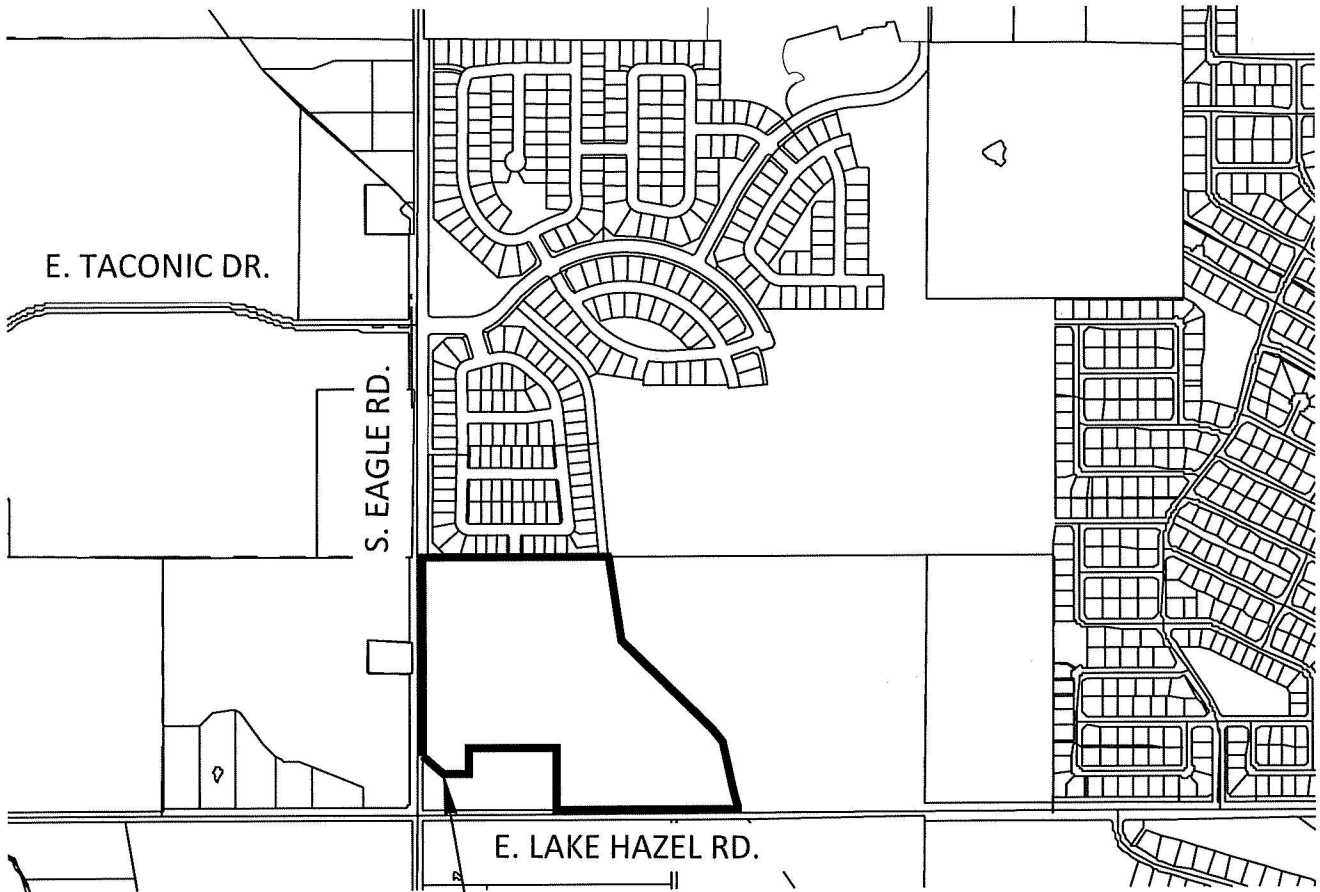
Nancy J Throngard
(Notary Public for Idaho)



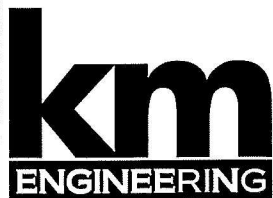
Residing at: Boise

My Commission Expires: 11.15.18

VICINITY MAP : 1"=1,000'



TURF FARM SUBDIVISION
PRE-PLAT BOUNDARY



ENGINEERS . SURVEYORS . PLANNERS

9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DATE: 10/27/17

PROJECT: 15-147

SHEET:
1 OF 1

TURF FARM SUBDIVISION
MERIDIAN, IDAHO

FIGURE 1 - VICINITY MAP

CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: The Turf Farm Date: 10/31/17

Applicant(s)/Contact(s): Mike Wardle, Kameron Nauahi, Jon Wardle

City Staff: Sonya, Bill

Location: NEC of Eagle & Lake Hazel Size of Property: 35.35

Comprehensive Plan FLUM Designation: MHDR (density from 8-15 units/acre w/a target of 12; townhomes, condos, apartments – per the Comp Plan)

Existing Use: Ag (existing shop structures) Existing Zoning: RUT

Proposed Use: SFR (120 units) Proposed Zoning: R-8

Surrounding Uses: Rural residential/ag

Street Buffer(s) and/or Land Use Buffer(s): 35' wide buffer required along E. Lake Hazel, an entryway corridor

Open Space/Amenities/Pathways: Min. 10% qualified open space and (1) site amenity required per UDC 11-3G-3; check with Kim Warren, Park's Dept. if pathway is required.

Access/Stub Streets: _____

Waterways/ Floodplain/Topography/Hazards: The Tenmile Creek runs along the east boundary of the site; a portion of this site lies within the floodplain; a floodplain development permit is required to be submitted for development within the floodplain.

History: A property boundary adjustment was recorded in 1998 (ROS #4531) that created the current configuration of the property – provide documentation that the property was not split from parcel #S1133336410 without approval from the County or that it qualifies as an original parcel of record as defined in UDC 11-1A-1.

Additional Meeting Notes:

- Annexation & zoning consistent with MHDR FLUM designation - R-8 zoning proposed (requires Council approval of a "step" down in density from MHDR to MDR)
- Preliminary plat to subdivide property; comply w/dimensional standards of district in UDC 11-2A
- Provide a secondary access to Lake Hazel per MFP standards.
- Provide a stub street to the outparcel at the NEC of Lake Hazel & Eagle.
- Coordinate w/ ACHD on the stub street location to the outparcel.

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 checked="" type="checkbox"/> Ada County Highway Dist. (ACHD) | <input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input checked="" 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, Kim W. |
| <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 checked="" type="checkbox"/> Development Agreement Modification <u>\$502.00</u> | <input type="checkbox"/> Short Plat |
| <input checked="" type="checkbox"/> Annexation <u>\$1826.00</u> | <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 <u>\$2104.00 + 24.00 per lot</u> | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Private Street <u>\$160.00 FID + \$1.00 per lot</u> | <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

10.30.17

Date



Community Development
Department

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

Parcel Verification

Date: **10/27/17**

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

Project Name: **Turf Farm Subdivision**

Parcel Number: **S1133336210**

Acres: **35.354**

T/R/S: **3N 1E 33**

Property Owner: **Brighton Investments, LLC**
12601 W. Explorer Dr., #200
Boise, ID 83713

Government

Departments

Services

Other Resources

I Want To...



(0)



Development Services (<https://adacounty.id.gov/Development-Services>) » Surveying Division
 (/DesktopModules/DNTPortal/News.aspx?NewsID=111) » Subdivision Search
 ModuleId=2536&ajaxType=2&Table=257

Online Services
 (<https://adacounty.id.gov/Development-Services/Online-Services>)

Inspection Request
 (<https://adacounty.id.gov/Development-Services/Building-Division/Inspection-Request>)

Building Division
 (<https://adacounty.id.gov/Development-Services/Building-Division>)

Engineering Division
 (<https://adacounty.id.gov/Development-Services/Engineering-Division>)

Planning & Zoning Division
 (<https://adacounty.id.gov/Development-Services/Planning-Zoning-Division>)

Surveying Division
 (<https://adacounty.id.gov/Development-Services/Surveying-Division>)

General Information
 (<https://adacounty.id.gov/Development-Services/General-Information>)

Public Hearing Information
 (<https://adacounty.id.gov/webapps/developmentservices/pzagendas>)

Public Hearing Schedule
 (<https://adacounty.id.gov/Development-Services/Public-Hearing-Schedule>)

Zoning Ordinance Amendment
 (<https://adacounty.id.gov/Development-Services/Zoning-Ordinance-Amendment>)

OFFICIAL ADA COUNTY RESERVED SUB NAME LIST

Enter the letter(s) of a subdivision name below to search existing names.

1 Subdivision names were found containing **TURF FARM**

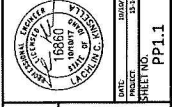
Sub Name	Date Reserved	Date Recorded	Applicant	Surveyor	City
TURF FARM SUB	9/6/2017		BRIGHTON CORPORATION	KM ENGINEERING LLP	Meridian

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[Employment \(/Administration/Human-Resources\)](#) [FAQ \(/About-Ada-County/General-FAQs\)](#) [Copyright 2014](#)
[Privacy Policy \(/About-Ada-County/Privacy-Statement\)](#) [Contact Us \(/About-Ada-County/Contact-Information\)](#)

Ada County Offices • Courthouse • 200 W. Front Street • Boise, ID 83702 • Phone: (208) 287-7080

Select Language | ▼

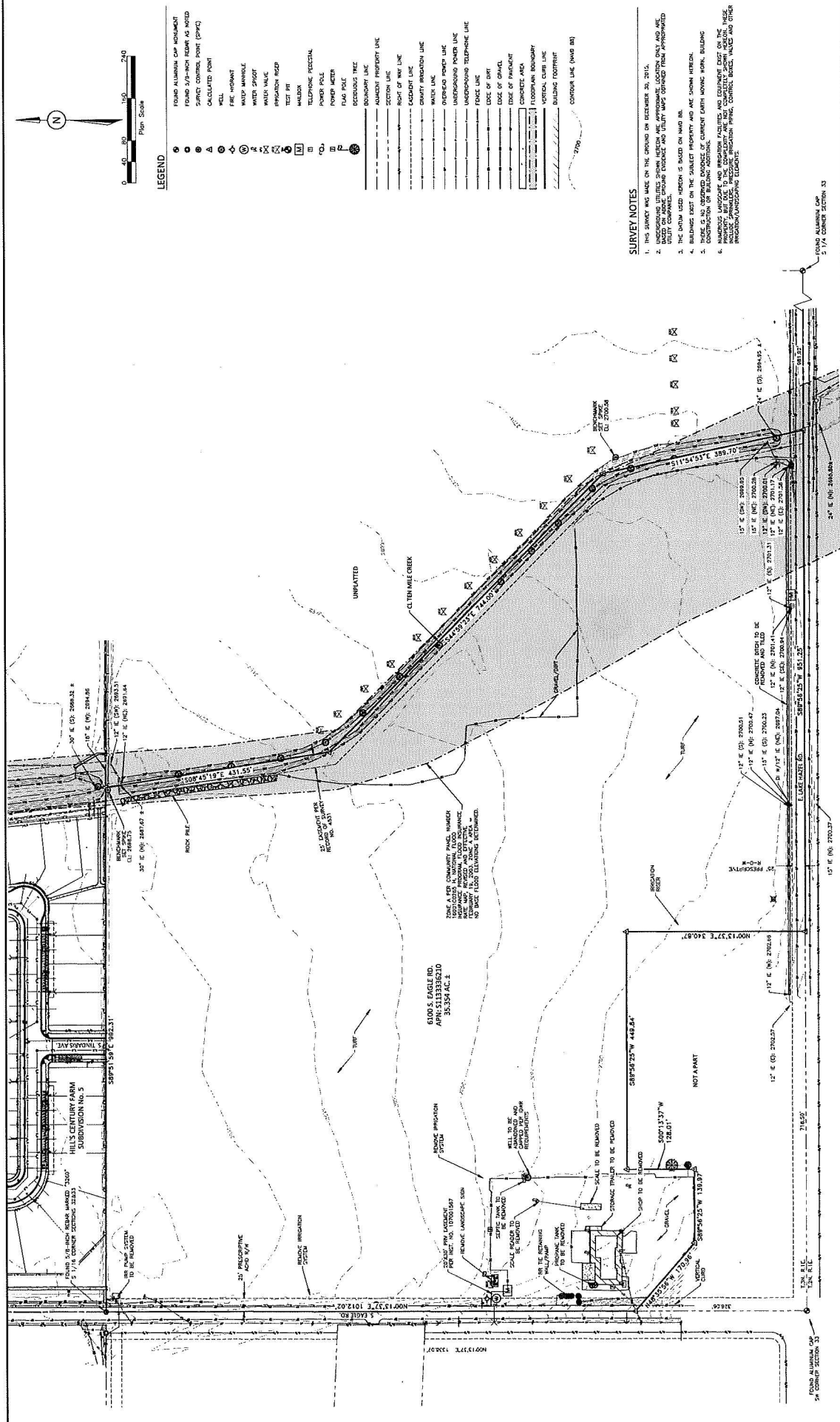


km ENGINEERING
 2333 W. CENTRAL BLVD.
 MERIDIAN, IDAHO 83446
 PHONE: (208) 688-6670
 FAX: (208) 688-6671
 WWW.KMENGINEERING.COM

**TURF FARM SUBDIVISION
 EXISTING CONDITIONS
 MERIDIAN, IDAHO**

NO.	DATE	REVISIONS

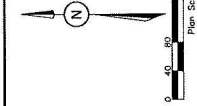
SHEET NO. PP1.1
 DATE: 03.13.17
 PROJECT: TURF FARM

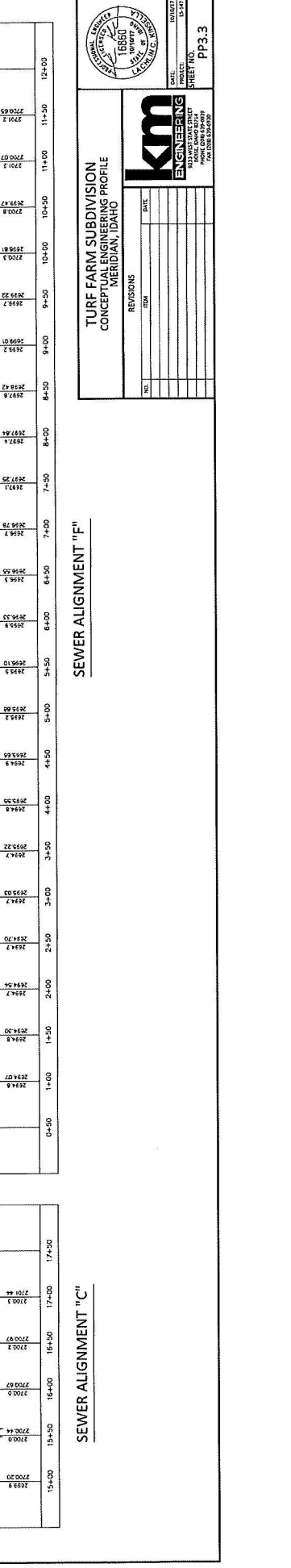
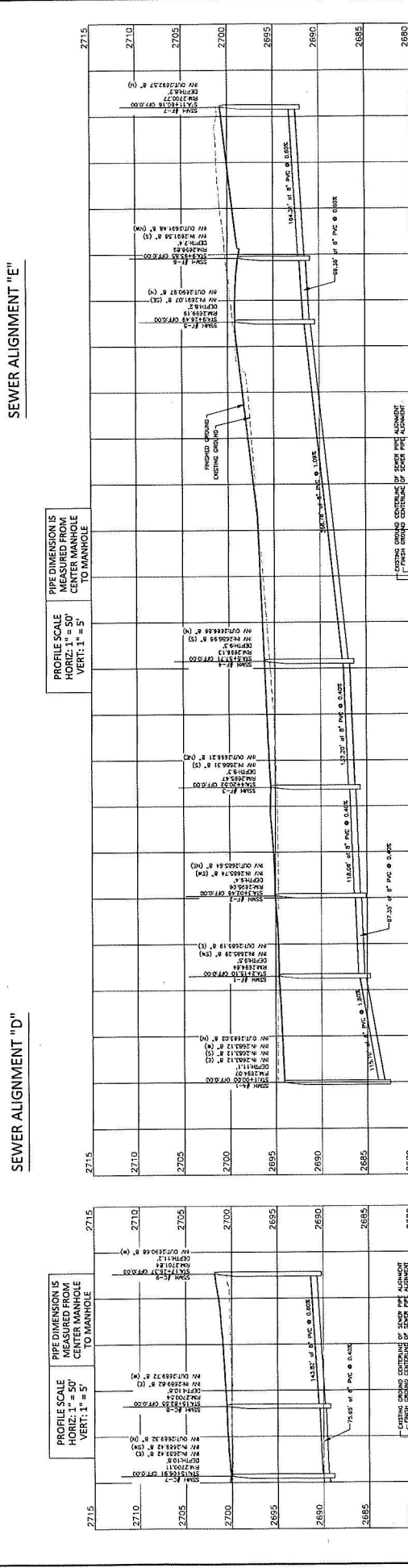
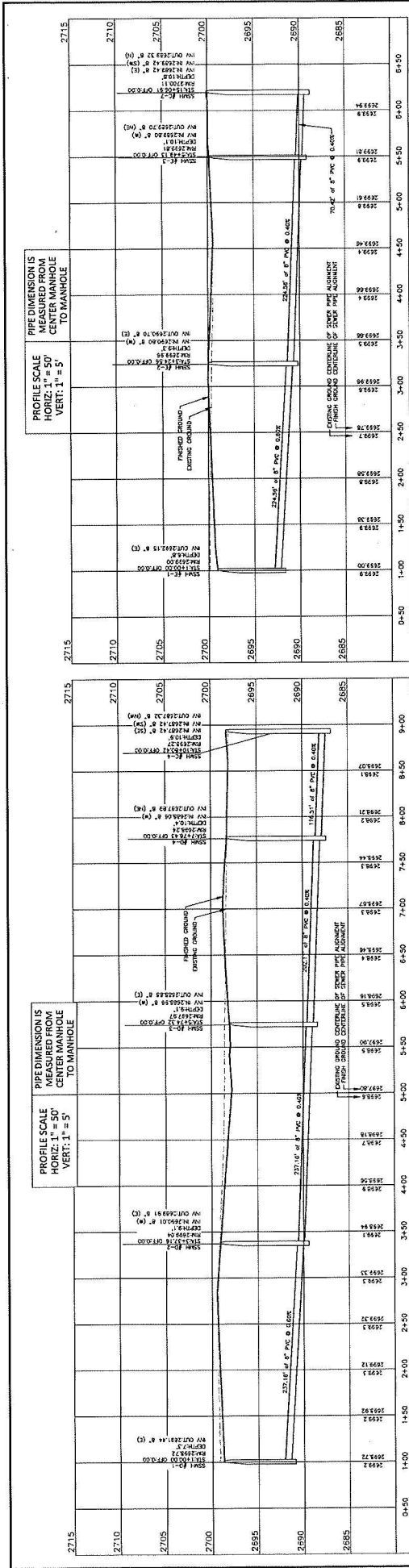


- LEGEND**
- FOUND ALUMINUM CAP MONUMENT
 - FOUND 3/4"-HIGH REBAR AS NOTED
 - SURVEY CONTROL POINT (SPVC)
 - CALCULATED POINT
 - WELL
 - FIRE HYDRANT
 - WADP MANHOLE
 - WADP SIGNET
 - WALKER
 - WALKER
 - WALKER
 - TELEPHONE POCKET
 - POWER POLE
 - POWER METER
 - FLAG POLE
 - DECIDUOUS TREE
 - BOUNDARY LINE
 - ADJACENT PROPERTY LINE
 - SECTION LINE
 - RIGHT OF WAY LINE
 - EASEMENT LINE
 - GRANTY IRRIGATION LINE
 - WATER LINE
 - OVERHEAD POWER LINE
 - UNDERGROUND POWER LINE
 - GAS LINE
 - TELEPHONE LINE
 - FENCE LINE
 - EDGE OF DIRT
 - EDGE OF GRAVEL
 - EDGE OF PAVEMENT
 - CONCRETE PAD
 - FLOORPLAN BOUNDARY
 - VERTICAL CURB LINE
 - BUILDING FOOTPRINT
 - CORNER LINE (DASH 80)

SURVEY NOTES

- THIS SURVEY WAS MADE ON THE CORNER ON DECEMBER 30, 2015.
- ALL MONUMENTS AND MARKERS WERE FOUND AND MEASURED BY THE SURVEY COMPANY.
- THE DATA USED HEREON IS BASED ON WADP 88.
- REBARING WAS DONE ON THE SUBJECT PROPERTY AND WAS FOUND TO BE CORRECT.
- CONSTRUCTION OF BUILDING ADDITIONS, CONCRETE CURB, WADING SPONS, BUILDING, AND REMOVAL OF EXISTING WADING SPONS AND EXISTING DIRT ON THE WADING SPONS, SHALL BE ACCORDING TO THE SURVEY CONTROL POINTS, CONTROL MARKS, WALKER AND OTHER INFORMATION CONTAINED HEREON.





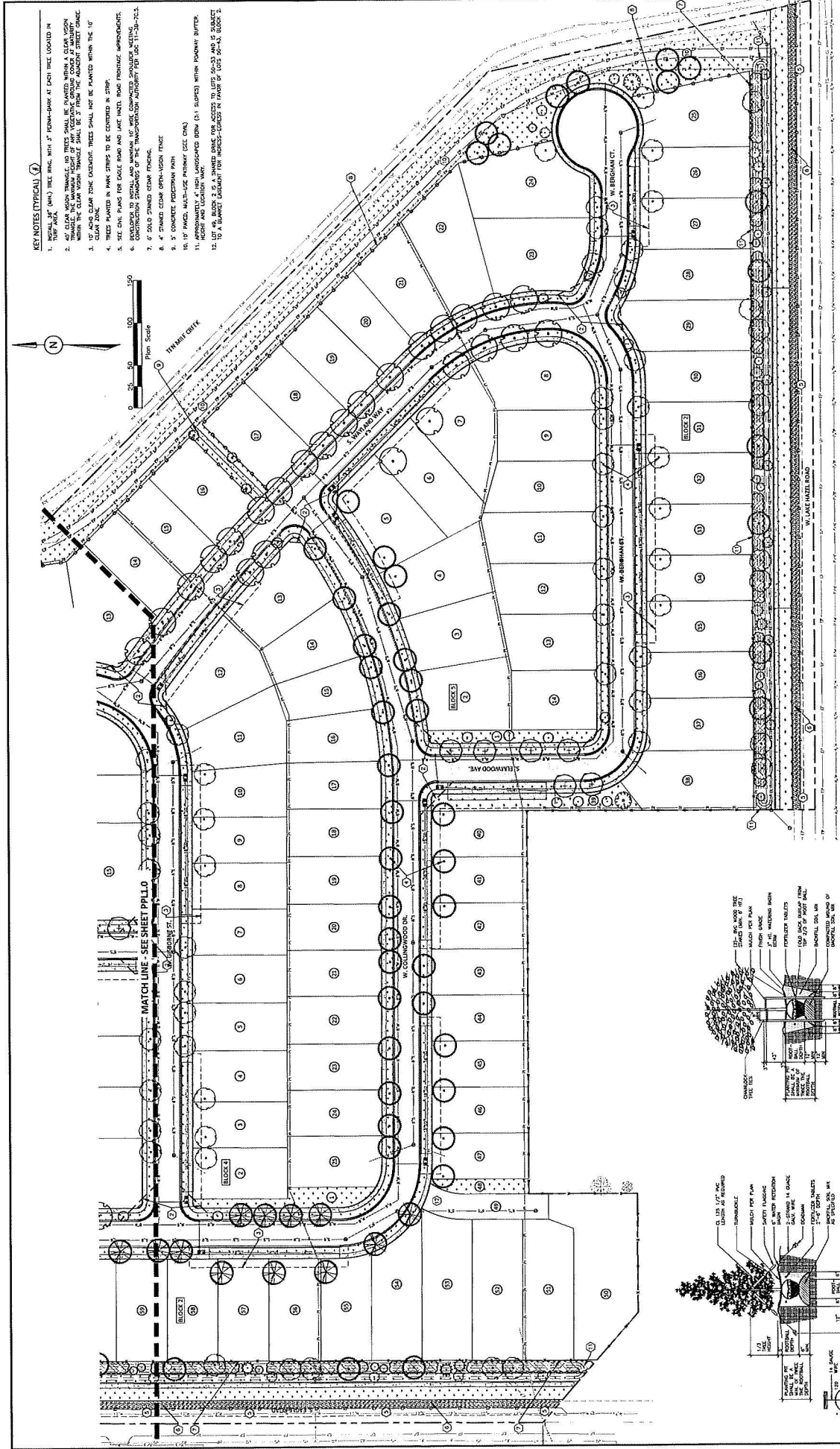
km
ENGINEERING

TURF FARM SUBDIVISION
CONCEPTUAL ENGINEERING PROFILE
MERIDIAN, IDAHO

DATE: 08/20/17
PROJECT: 16800
SHEET NO.: PP3.3

REVISIONS

NO.	DATE	BY	CHKD.	DESCRIPTION



- KEY NOTES (TYPICAL)**
1. TREE BIRDS WITH 2" TERMINUS AT EACH TREE LOCATED IN THIS PLAN.
 2. ALL CLEAR VISION TRIANGLE, DO NOT BE PLANTED WITHIN A CLEAR VISION TRIANGLE. CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET CORNER.
 3. 10' AND CLEAR ZONE EXISTING TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE.
 4. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
 5. SEE CIVIL PLANS FOR CULVERT ROAD AND LAKE HAZEL ROAD FURNISHING IMPROVEMENTS.
 6. CONSTRUCTION STANDARDS OF THE TRANSPORTATION AUTHORITY FOR DISTRICTS 1-2-3-4.
 7. 6" DODD STAINED CEDAR FENCING.
 8. 4" STAINED CEDAR OPEN-VISION FENCE.
 9. 3" CONCRETE RECEPTION PAVEMENT.
 10. 12" PAVED, MULTI-USE PATHWAY (SEE CIVIL).
 11. APPROXIMATELY 4" HIGH LANDSCAPED BERM (3:1 SLOPED) WITH POWDERY BUTTER HIGH AND LOCATION WITH BIRDS BARK FOR ACCESS TO LOT. THIS BARK IS SUBJECT TO 10' A BUREAU COUNCIL FOR WOODS-COUNCIL IN FAVOR OF LOT 20-21, BLOCK 2.

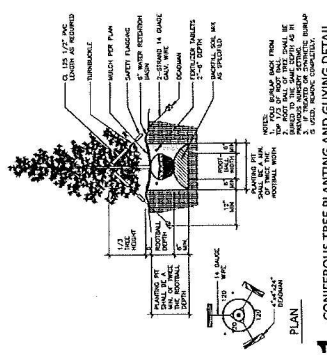
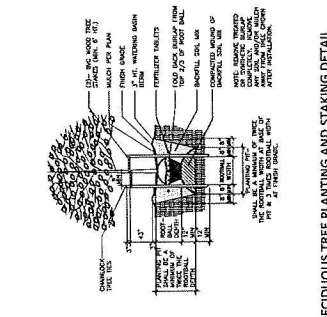
DATE: 08/20/22
 PROJECT: 15-242
 SHEET NO.: PPL2.0

TURF FARM SUBDIVISION
 LANDSCAPE PLAN
 MERIDIAN, IDAHO

K.M. ENGINEERING
 1000 S. 1000 E. SUITE 100
 MERIDIAN, IDAHO 83445
 PHONE: 208.333.4444
 FAX: 208.333.4445

REVISIONS

NO.	DATE	REVISIONS



1 CONIFEROUS TREE PLANTING AND GUYING DETAIL
 NTS

2 DECIDUOUS TREE PLANTING AND STAKING DETAIL
 NTS

October 12, 2017

HARLEY R. NOE
Phone: 208.850.4926
Fax: 208.939-8602

Jon Wardle
Brighton Corporation
12601 W. Explorer Drive
Suite 200
Boise, ID 83713

RE: Final 2017 monitor report for Century Farm Subdivision

Data collection has been completed for the 2017 irrigation season on the Century Farm Subdivision on Eagle Road south of Amity Road. A copy of the measurements recorded and a map showing all monitor pipe location are attached. The peak values for the season are displayed in green. Readings shown in red are errata due to ditch leakage or other localized impacts that make those numbers non-representative. To provide more realistic data those measurements should not be considered.

Historical groundwater data from 2007, 2014, 2015 and 2016 is available at various locations on this site. Nine of the piezometers have been destroyed this year due to construction activity on the site. However, we still have a good distribution on the property which is providing information on the groundwater activity. I have assembled the peak values for all years including 2017 on the attached spreadsheet.

The peak readings this year are generally higher by an average of 7 inches compared to the 2016 data. When compared to all years of records, the levels have been within a uniform range of fluctuation. Historically, these have occurred in June through late July. Last year most were in mid-June. This year the highest levels were much later from mid-August to mid-September.

This property lies in a large drainage landform which has a gradient of the perched groundwater moving from southeast to northwest. Both natural water sources and irrigation water being dumped into the aquifer up-gradient are responsible for groundwater levels on this site. As we collect additional data it becomes more apparent that offsite water sources as opposed to onsite applications drive the levels on this property.

In my opinion the slightly higher levels and later expression of peaks support that readings are due to offsite sources and not to onsite irrigation. The high precipitation present last winter had a profound impact on the recorded data. Higher than normal volumes of water entered the shallow aquifer in the underlying “pit run” material miles up-gradient. That water has moved out slowly through the summer and has kept groundwater levels higher for a longer period of time.

The accumulated monitor data on this property is demonstrating that measured peak levels are a good representation of the post-development groundwater conditions on this entire property. Variations in precipitation and offsite irrigation practices create some fluctuation in groundwater levels, but will continue to be at these depths throughout development of this parcel. There is no substitute for recorded data and any future collected readings will likely support these assumptions.

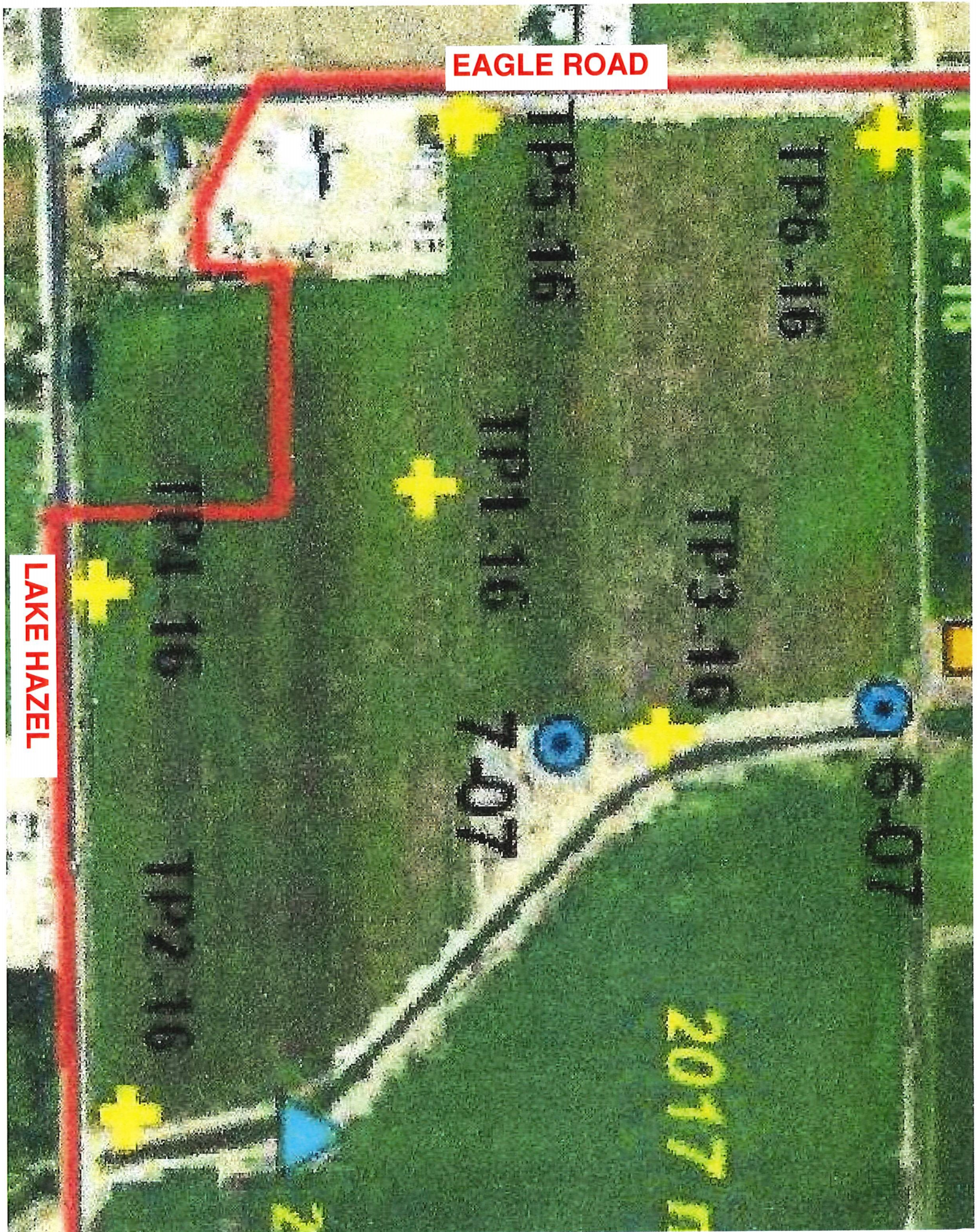
Please distribute copies of this report to other members of your team who are working with stormwater drainage systems on the Century Farm Development. If you have any questions, please call me at 850-4926 or by e-mail at harleynoe@cableone.net.

transmitted via e-mail

HARLEY R. NOE
Professional Soil Scientist

EAGLE ROAD

LAKE HAZEL



Century Farm Development 2017 Monitoring

All readings are depth below ground level in inches

Hole Number	Bottom Depth	3/17	4/23	5/9	5/24	6/5	6/20	7/3	7/17	7/31	8/15	8/28	9/11	9/25	10/9
TP-4	67	65	66	66	64	62	62	62	59	61	61	56	58	57	50
TP-7	124	112	102	24	42	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest
1-14	100	45	43	44	46	48	33	42	43	48	44	42	45	47	50
2-14	73	52	51	51	51	50	43	49	48	49	49	47	50	48	53
6-07	63	79	77	74	66	71	70	70	70	71	70	65	68	66	75
7-07	76	63	63	59	55	53	53	57	54	51	51	48	52	49	55
10-07	123	47	44	51	55	57	39	49	47	48	42	37	50	45	53
TP1U-16	99	84	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest
TP2V-16	104	81	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest
TP3W-16	89	72	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest
TP4X-16	87	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest
TP5Z-16	180	106	139	151	167	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest
TP6Y-16	153	99	109	115	119	123	130	150	153	155	139	116	116	118	123
1-15	122	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest
2-15	125	125	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest	dest
3-15	124	107	102	102	93	92	68	55	45	43	33	61	78	95	105
4-15	64	64	36	24	36	6	16	16	6	13	0	11	35	50	60

TP1-16	102	88	92	91	93	83	80	76	73	63	61	64	62	67	67
TP2-16	78	35	33	33	33	33	31	31	31	30	29	28	28	28	28
TP3-16	78	68	68	65	59	60	59	61	60	58	60	56	58	56	63
TP4-16	108	93	97	96	67	78	68	64	46	47	30	44	53	58	58
TP5-16	132	112	114	116	110	109	109	107	106	101	98	97	100	100	101
TP6-16	105	82	86	84	80	79	77	75	75	74	72	71	71	72	75
TP4-17	180	-	-	-	-	-	-	-	-	-	-	175	175	175	175

Century Farm Development 2017 Monitoring

All readings are depth below ground level in inches

5/9 - no water on sod area; disturbance at TP-7 by construction; no irrigation anywhere yet nearby

7/3 - Ditch @ 4-16 has overtopped & may be reason for surge at this

7/17 - corn now irrigating at 3-15. Hay has had one irrigation since last visit. Ponding near 4-15 causes erratic readings

8/15 - Ditch at 3-15 is overtopping and may have caused jump in leve

9/11 - Ditch at 3-15 dry and no more ponding. Hay field staked and will no longer be irrigated.

10/9 - Leaky ditch @ 4-15 went out of picture on 9/25. Dry since ther

Century Farm GW Data Comparison Table

All readings are depth below ground level in inches

Hole Number	2007	2014	2015	2016	2017
TP3		54	58	63	-
TP4		44	35	58	56
TP7		54	74	70	-
TP10		50	-	-	-
1-14		38	48	42	42
2-14		39	46	43	47
6-07	61	61	56	64	65
7-07	50	-	-	51	48
10-07	57	42	53	44	37
1-15		-	24	34	-
2-15		-	59	73	-
3-15		-	55	53	55
4-15		-	29	27	35
5-15		-	99	-	-
1-16		-	-	70	61
2-16		-	-	35	28
3-16		-	-	58	56
4-16 (9-07)	55	-	-	63	44
5-16 (8-07)	71	-	-	103	97
6-16		-	-	60	71

Mike Wardle

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Monday, September 18, 2017 2:25 PM
To: Mike Wardle
Cc: Jon Wardle; Kameron Nauahi
Subject: RE: Century Farm / Turf Farm

Follow Up Flag: Follow up
Flag Status: Flagged

Mike,

You will need check with the City of Meridian to see if it would satisfy their application requirements.

ACHD will not require a traffic impact study for the Turf Farm, and will ask that that project be included as part of the updated traffic impact study for the Hill's Century Farm project, as you have noted below.

Please let me know if you have any other questions.

Mindy

Mindy Wallace, AICP
Planner III
Ada County Highway District
208-387-6178

From: Mike Wardle [<mailto:mwardle@brightoncorp.com>]
Sent: Monday, September 18, 2017 11:10 AM
To: Mindy Wallace
Cc: Jon Wardle; Kameron Nauahi
Subject: Century Farm / Turf Farm

Mindy,

Adding to recent our discussions of the *Hill's Century Farm Subdivision* TIS up-date . . . we will shortly submit applications for annexation, zoning, and a 120-lot preliminary plat for the *Turf Farm* addition as depicted in the attached graphic.

Development of the first of two phases will likely not occur until mid-year 2018, well after completion of Hillsdale Ave. to Amity.

Thus, we assume that the TIS up-date, including *Turf Farm*, will address and satisfy the City of Meridian application requirement for a separate TIS. If correct, we would appreciate ACHD's confirmation of that fact.

Mike Wardle
Direct 208.287.0512
Cell 208.863.6150