



Mayor Tammy de Weerd

City Council Members:

Keith Bird

Joe Borton

Luke Cavener

Genesis Milam

Ty Palmer

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 City Council please submit your comments and recommendations to Meridian City Hall

Attn: Jaycee Holman, City Clerk, by: February 9, 2016

Transmittal Date: January 20, 2016 File No.: H-2016-0002

Hearing Date: February 16, 2016

Request: Public Hearing - Amend the recorded Development Agreement (Inst. #114014784) for the purpose of incorporating a new concept plan, building elevations & certain provision of the development agreement for Knighthill Center Apartments

By: James Wylie

Location of Property or Project: SWC of Chinden Blvd & N. Linder Road

- ___ Ryan Fitzgerald (No FP)
___ Gregory Wilson (No FP)
___ Steven Yearsley (No FP)
___ Patrick Oliver (No FP)
___ Rhonda McCarvel (No FP)
___ Tammy de Weerd, Mayor
___ City Council
___ Sanitary Services
___ Building Department/ Rick Jackson
___ 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 Co.
___ Qwest
___ Intermountain Gas
___ Idaho Transportation Department
___ 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

Your Concise Remarks:

Hearing Date: February 16, 2016

Project Name: Knighthill Apartments

File No(s): H-2016-0002

Request: (MDA): Request to amend the recorded development agreement (DA) (Instrument #114014784) for the purpose of incorporating a new concept plan, building elevations and certain provision of the development agreement.

Location: The site is located on the southwest corner of Chinden Boulevard and N. Linder Road in the NE $\frac{1}{4}$ of Section 26, Township 4 North, Range 1 West.



Planning Division

BY: _____ DEVELOPMENT REVIEW APPLICATION

Hearing Date: 2-16-16 ^{CC}

STAFF USE ONLY:
 Project name: Knighthill Center Apartments
 File number(s): H-2016-0002
 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:
Director/ Commission/Council (circle one) |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Vacation:
Director/ Council (circle one) |
| <input type="checkbox"/> Conditional Use Modification
Director/Commission (circle one) | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Final Plat | |
| <input type="checkbox"/> Final Plat Modification | |

Applicant Information

Applicant name: James Wylie Phone: 939-1253
 Applicant address: 1676 N. Clarendon Way Email: Jake12wylie@gmail.com
 City: Eagle State: ID Zip: 83616

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

Owner name: James Wylie Phone: _____
 Owner address: 1676 N. Clarendon Way Email: _____
 City: Eagle State: ID Zip: 83616

Agent/Contact name (e.g., architect, engineer, developer, representative): Greg Todson
 Firm name: JGT Architecture Phone: 463-9295
 Agent address: 1212 12th Ave. South Email: _____
 City: Nampa State: ID Zip: 83651

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: Knighthill Sub. Lot 2 Township, range, section: _____
 Assessor's parcel number(s): R4995330020 Total acreage: 3.03⁺ Zoning district: CG

Project/subdivision name: Knighthill Lot 2
General description of proposed project/request: 51-unit multi-family apartment complex

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? owner/manager

Which irrigation district does this property lie within? Settler's Irrigation

Primary irrigation source: PI Secondary: _____

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 18,000 sq. ft.

Residential Project Summary (if applicable)

Number of residential units: 51 Number of building lots: 1
Number of common lots: n/a Number of other lots: n/a

Proposed number of dwelling units (for multi-family developments only):
1 bedroom: 11 2-3 bedrooms: 40 4 or more bedrooms: 0

Minimum square footage of structure (excl. garage): see attached table Maximum building height: 34'-3"

Minimum property size (s.f.): n/a - single property - 3.03 acres Average property size (s.f.): n/a

Gross density (Per UDC 11-1A-1): 17 units per acre Net density (Per UDC 11-1A-1): n/a

Acreage of qualified open space: .44 acres Percentage of qualified open space: 14.6% of gross area

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B):
Per 11-4-3-27-C : 51 units x 250 sq. ft. per unit = 12,750 required, 19,442 provided

Amenities provided with this development (if applicable): Clubhouse, Exercise room, Plaza, Play Structure

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: James Wylie

Applicant signature: [Signature] Date: 12/9/2015

James R. Wylie

December 10, 2015

Project Narrative for Knighthill Subdivision: Lot 2

We intend to develop Knighthill Subdivision Lot 2 into a 51-unit multifamily apartment complex. We believe this development will act as an excellent buffer in between the existing residential lots and the heavy commercial lots. We will submit a Development Agreement Modification, as well as a Conditional Use Permit Application. The original DA was approved by the City of Meridian on July 31, 2006 as Instrument number 106133368. We first amended the development agreement in 2014, approved on February 27, 2014 as Instrument number 114014784.

This first amendment to the DA did not include multi-family as a possible use in the General Commercial Zoned lots that reside within Knighthill Subdivision. The design examples included in the DA only contain architectural styles and features consistent with commercial buildings, not residential. This is shown in Exhibit A of the first amendment of the DA, and is referred to by section 5.1.6. We would like to modify the DA again in order to be able to develop lot 2 into a multi-family complex. We will submit a new example of a building elevation that will be incorporated into the DA to allow for multi-family development in the Knighthill Subdivision. We will also need to change the wording in section 5.1.9 in the first amendment of the DA, which only describes the development of commercial lots. We will need to include multi-family residential in this section along with commercial development.

Please see attached for further explanation.

EXHIBIT A

Legal Description: Real Property in the county of Ada, State of Idaho, described as follows:

Lots 1 through 5 in Block 1 of Knighthill Center Subdivision, according to the plat thereof, filed in Book 108 of Plats at pages 15077 through 15079, records of Ada County, Idaho



WARRANTY DEED

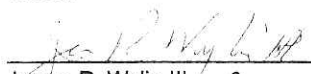
For Value Received,

James R. Wylie III aka James Renwick Wylie III, an unmarried man and James R. Wylie IV and Marcelyn L. Wylie, husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, Knighthill, LLC, an Idaho limited liability company, whose current address is 1676 N Clarendon Way, Eagle, ID 83616, the Grantee, the following described premises, in Ada County, Idaho, To Wit:

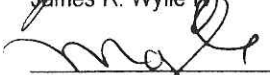
EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

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

Dated:

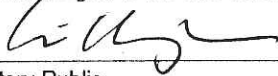

James R. Wylie III

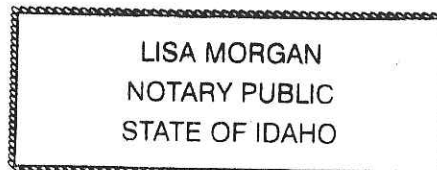

James R. Wylie IV


Marcelyn L. Wylie

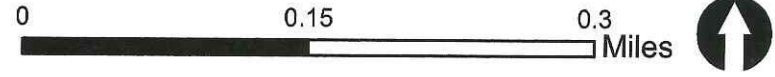
State of Idaho, County of Ada, ss.

On this 24th day of December in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared James R. Wylie III, James R. Wylie IV and Marcelyn L. Wylie known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.




Notary Public
My Commission Expires: 01/11/2016
(seal)



Vicinity/Zoning



Legend

-  Area of Impact
-  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, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map.



CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Knighthill Apartments Date: 11/3/15
 Applicant(s)/Contact(s): Jake Wylie, Renny Wylie, Erik Wylie, JGT Architecture
 City Staff: Sonya, Bill, Bruce, Dinae, Brian, Rick J.
 Location: 6241 N. Linder Rd. Size of Property: 3.04 acres
 Comprehensive Plan FLUM Designation: MU-C
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: vacant/undeveloped Existing Zoning: C-G
 Proposed Use: MFR (52 units) (2) 4plexes, 20 units, 16 units Proposed Zoning: NA
 Surrounding Uses: SFR, vacant/undeveloped land (commercial)
 Street Buffer(s) and/or Land Use Buffer(s): NA
 Open Space/Amenities/Pathways: Comply with the open space & site amenity requirements listed in UDC 11-4-3-27
 Access/Stub Streets/Street System: N. Gertie Pl. at the south boundary & W. Everest Ln. at the west boundary stubs to this site
 Waterways/ Floodplain/Topography/Hazards: not in floodplain
 History: AZ-06-006 (DA #106122368); PP-06-005; TE-08-008 (expired); PP-13-031; VAR-13-002 (granted right-in/right-out access via Chinden); MDA-13-019 (#114014784); FP-14-020

- Additional Meeting Notes:
- Modify the development agreement consistent with the proposed plan (revise concept plan, bldg elev., + text)
 - A conditional use permit is required for a multi-family development in the C-G district
 - Comply with the specific use standards listed in UDC 11-4-3-27 for multi-family developments
- provide a min. of 3 site amenities; + common open space
 - Comply w/ design standards in effect at the time of CAC/Design Review

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 | X 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 |
| X 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.



Community Development Department

Development Services Division

Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642
(208)887-2211

PRE-APPLICATION MEETING NOTES

Date: 11/2/15

Project/Subdivision Name: Knighthill Multi-Family

Applicant(s)/Contact(s): Jake Wylie, Renny Wylie, Erik Wylie, JGT arch.

Development Services Staff: Dinae Edwards, Bruce Freckleton.

Sanitary Sewer Service: ~~Beavercreek~~ Existing service out of E. Everest & N. Gertie Pl.

Domestic Water Service: Existing water in E Everest In & N. Gertie Pl. Will need to loop through. Mapping Provided: [] Y [] N

Reuse Water Service: N/A Mapping Provided: [] Y [X] N

Waterways/ Floodplain/Topography/Hazards: N/A Mapping Provided: [] Y [X] N

Gravity/Pressurized Irrigation: Connecting to existing. 2nd source will be domestic. District Settlers Mapping Provided: [] Y [X] N

Street Lighting: ~~Streetlight~~ ~~handout provided~~ ~~W/Plan~~ N/A Reqs. Provided: [] Y [] N

The City of Meridian's Improvement Standards for Street Lighting can be found online at: http://www.meridiancity.org/public_works.aspx?id=272

Additional Meeting Notes: Multi-Family in C-G (Lot 2 of Knighthill Sub) 3.04 acres 52 units and clubhouse. 4 - 4plex buildings 1-20 unit building 1-16 unit building.

Neighborhood Meeting Sign-In Sheet

Knighthill Lot 2

11/18/2015

Name:

Signature:

Dorothy White

Dorothy White

LAREN WALLACE

Karen Wallace

CHARLES HOEPNER

Charles G. Hoepner

Norbert Coste

Norbert Coste 11/18/15

Chris Roth

Chris Roth

Jim Frisk

Jim Frisk

LaValle Frisk

LaValle Frisk

Yara Schenk

Yara Schenk

Stephanie Downing

Stephanie Downing

Stephanie Downing

Frank Dylor

SIGN - IN 12/7/15

<u>Name</u>	<u>Signature</u>
Charles + Cheryl	Charles G. Hoegsuer
Stylaine	Cheryl Hoegsuer
JOHN LaValle	Stylaine Downing
	John LaValle
	John LaValle
Doug Thurston	Doug Thurston
Miranda Randall	M. Randall
Yara Schenk	Yara Schenk
Kathryn Wale	Kathryn Wale
STAN Johnson	Stan Johnson
Bill + Dorothy White	Dorothy White
Amy + Jess Stennett	Amy Stennett
Cheryl Marion	Cheryl Marion
Alicia Hughes	Alicia Hughes

Knighthill Apartment Neighborhood Meeting Notes

-Multiple neighbors showed up to the meeting on 11/18/15

-Had complaints and concerns about:

Windows looking into existing homes

People climbing fences

Do not want to live next to 2 and 3 story apartments

Do not want anything to be built on that lot

Will move if apartments get approved

Would like to see open area near existing homes

Worried about the kinds of renters in the apartment complex

Suggested patio homes instead of apartments

Do not like the design or architecture of the buildings

Do not want low-income renters

Do not want immigrants renting and living next to them

Worried about storage space for the renters

Would like to see something that will beautify the area

Worried apartments will ruin the value of Lochsa Falls

Would like to see a different concept other than apartments

-We informed them that we would conduct an additional neighborhood meeting

12/7/15 Meeting Notes:

-Neighbors had concerns and issues about:

Storage space in the apartments

Traffic increase into Lochsa Falls

Would like to see more mature trees in landscape buffer

Extreme concern about school capacities: Rocky Mountain and other local schools are

full

Worried about decreased home values

Worried about low-income renters

Would like to see speed bumps

Would like to restrict access into Lochsa Falls

Do not want anything built there because it blocks view of mountains

Suggested a senior living community

Suggested using Italian Spruce in the landscape buffer



Community Development
Department

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

Parcel Verification

Date: **12/8/15**

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

Project Name: **Knighthill Apartments**

Parcel Number: **R4995330020**

Acres: **3.04**

T/R/S: **4N 1W 26**

Property Owner: **Knighthill, LLC**
1676 N. Clarendon Way
Eagle, ID 83616


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.



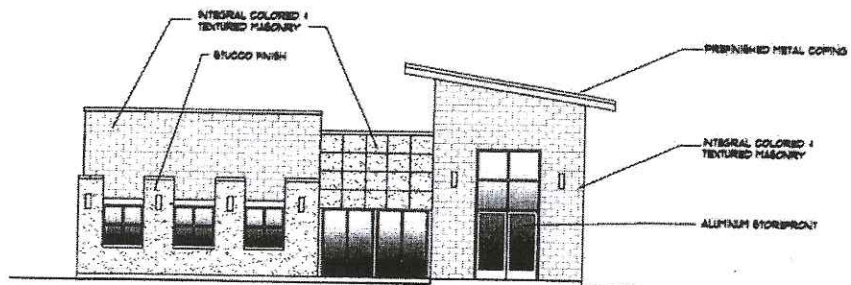
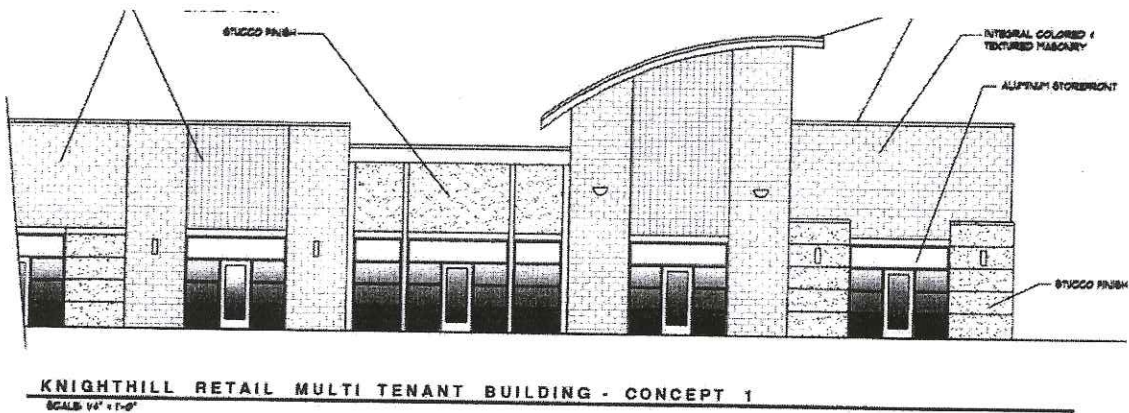
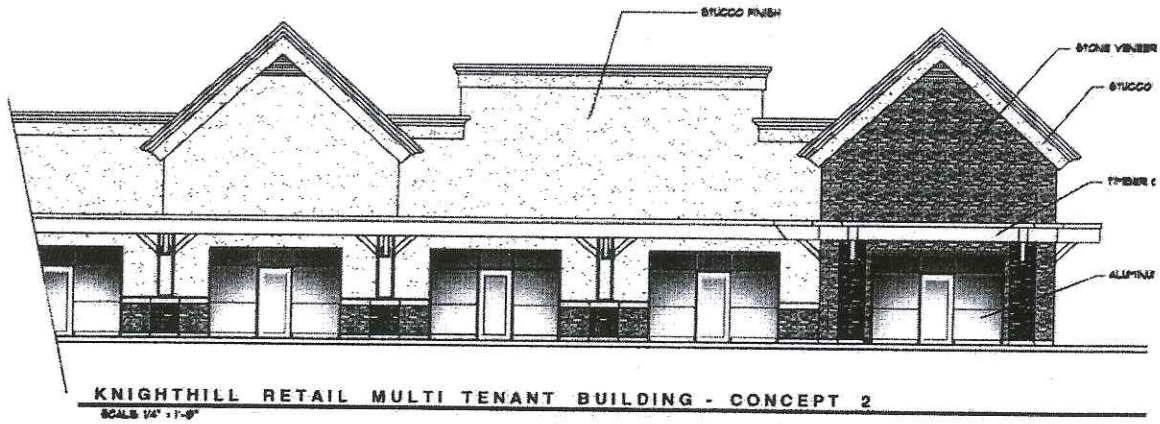
Applicant/agent signature



Date

EXHIBIT A

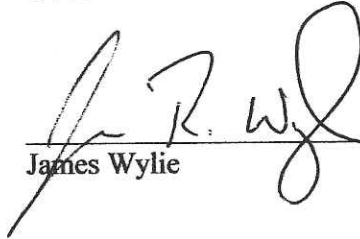
Building Elevations



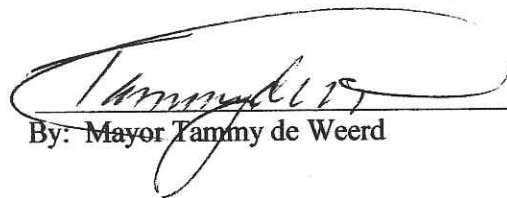
ACKNOWLEDGMENTS

IN WITNESS WHEREOF, the parties have herein executed this agreement and made it effective as hereinabove provided.

OWNER/DEVELOPER:


James Wylie

CITY OF MERIDIAN


By: Mayor Tammy de Weerd

Attest:


Jaycee L. Holman, City Clerk



successor shall not meet the conditions of this amendment to the Development Agreement, and any new Ordinances of the City of Meridian as herein provided.

3. This amendment shall be binding upon and insure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including City's corporate authorities and their successors in office. This amendment shall be binding on the Owner/Developer of the Property, each subsequent owner and any other person(s) acquiring an interest in the Property. Nothing herein shall in any way prevent sale or alienation of the Property, or portions thereof, except that any sale or alienation shall be subject to the provisions hereon and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed.

4. If any provision of this amendment is held not valid by a court of competent jurisdiction, such provision shall be deemed to be excised from this amendment and the invalidity thereof shall not affect any of the other provisions contained herein.

5. This amendment sets forth all promises, inducements, agreements, condition, and understandings between Owner/Developer and City relative to the subject matter herein, and there are no promises, agreements, conditions or understanding, either oral or written, express or implied, between Owner/ Developer and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this amendment shall be binding upon the parties hereto unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to City, to a duly adopted ordinance or resolution of City.

a. Except as herein provided, no condition governing the uses and/or conditions governing development of the subject Property herein provided for can be modified or amended without the approval of the City Council after the City has conducted public hearing(s) in accordance with the notice provisions provided for a zoning designation and/or amendment in force at the time of the proposed amendment.

6. This amendment shall be effective as of the date herein above written.

- 5.1.2 *That all future development of the subject property shall be constructed in accordance with City of Meridian ordinances in effect at the time of the development.*
- 5.1.3 *That the applicant be responsible for all costs associated with the sewer and water service extension.*
- 5.1.4 *That any existing domestic wells and/or septic systems within this project will have to be removed from their domestic service, per City Ordinance Section 5-7-517, when services are available from the City of Meridian. Wells may be used for non-domestic purposes such as landscape irrigation.*
- 5.1.5 *That prior to issuance of any building permit, the subject property shall be subdivided in accordance with the City of Meridian Unified Development Code.*
- 5.1.6 *That development of the property shall comply substantially with the Concept plan as attached in Exhibit A.*
- 5.1.7 *That the applicant shall provide signage which indicates that there is an exit towards W. Everest Lane.*
- 5.1.8 *That the applicant shall provide evidence of a recorded cross access easement with the development to the west for access to W. Everest Lane, which is a private street.*
- 5.1.9 *Future development of the commercial lots shall substantially comply with the elevations in Exhibit A of the original staff report, the design standards listed in UDC 11-3A-19 and the guidelines contained in the Meridian Design Manual.*
- 5.1.10 *The mid-box building shall not exceed 30,400 square feet and any multi-tenant retail building shall not exceed 15,600 square feet as proposed. The maximum height of any commercial building on the site shall not exceed 35 feet consistent with the surrounding residential district.*
- 5.1.11 *A central plaza shall be located on Lot 1, Block 1 as depicted on the concept plan.*
- 5.1.12 *Any future drive-through use located within 300 feet of residential district or another drive-through establishment on this site shall obtain CUP approval.*

2. That Owner/Developer agrees to abide by all ordinances of the City of Meridian and the Property shall be subject to de-annexation if the Owner/Developer, or their assigns, heirs, or

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO 02/27/14 02:02 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Meridian City

AMOUNT .00 5



FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

- PARTIES:**
1. City of Meridian
 2. James Wylie, Owner/Developer

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT is dated this 25 day of February, 2014, ("AMENDMENT"), by and between CITY OF MERIDIAN, a municipal corporation of the State of Idaho ("CITY"), and JAMES WYLIE ("OWNER/DEVELOPER"), whose address is 1676 N. Clarendon Way, Eagle, Idaho 83616.

RECITALS

A. CITY and former OWNER and DEVELOPER entered into that certain DEVELOPMENT AGREEMENT recorded on July 31, 2006 as Instrument # 106133368 on real property more particularly described in the Agreement.

B. City and OWNER/DEVELOPER now desire to amend the Development Agreement, which terms have been approved by the Meridian City Council in accordance with Idaho Code Section 67-6511.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

1. OWNER/DEVELOPER shall be bound by the terms of the Development Agreement, except as specifically as to the new Owner/Developer and Section 5 as follows:

Any reference to Owner/Developer shall refer to:

*James Wylie
1676 N. Clarendon Way
Eagle, Idaho 83616*

5. **CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:**

- 5.1. "Developer" and/or "Owner" shall develop the "Property" in accordance with the following special conditions:

5.1.1 *That all future uses shall not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*

SITE INFORMATION

51 UNITS

- (28) 2 BED, 2 BATH
- (12) 3 BED, 2 BATH
- (11) 1 BED, 1 BATH

COMMON OPEN SPACE:

- 51 X 250 S.F. = 12,750 S.F. REQ'D
- 18,000 S.F. PROVIDED

PARKING:

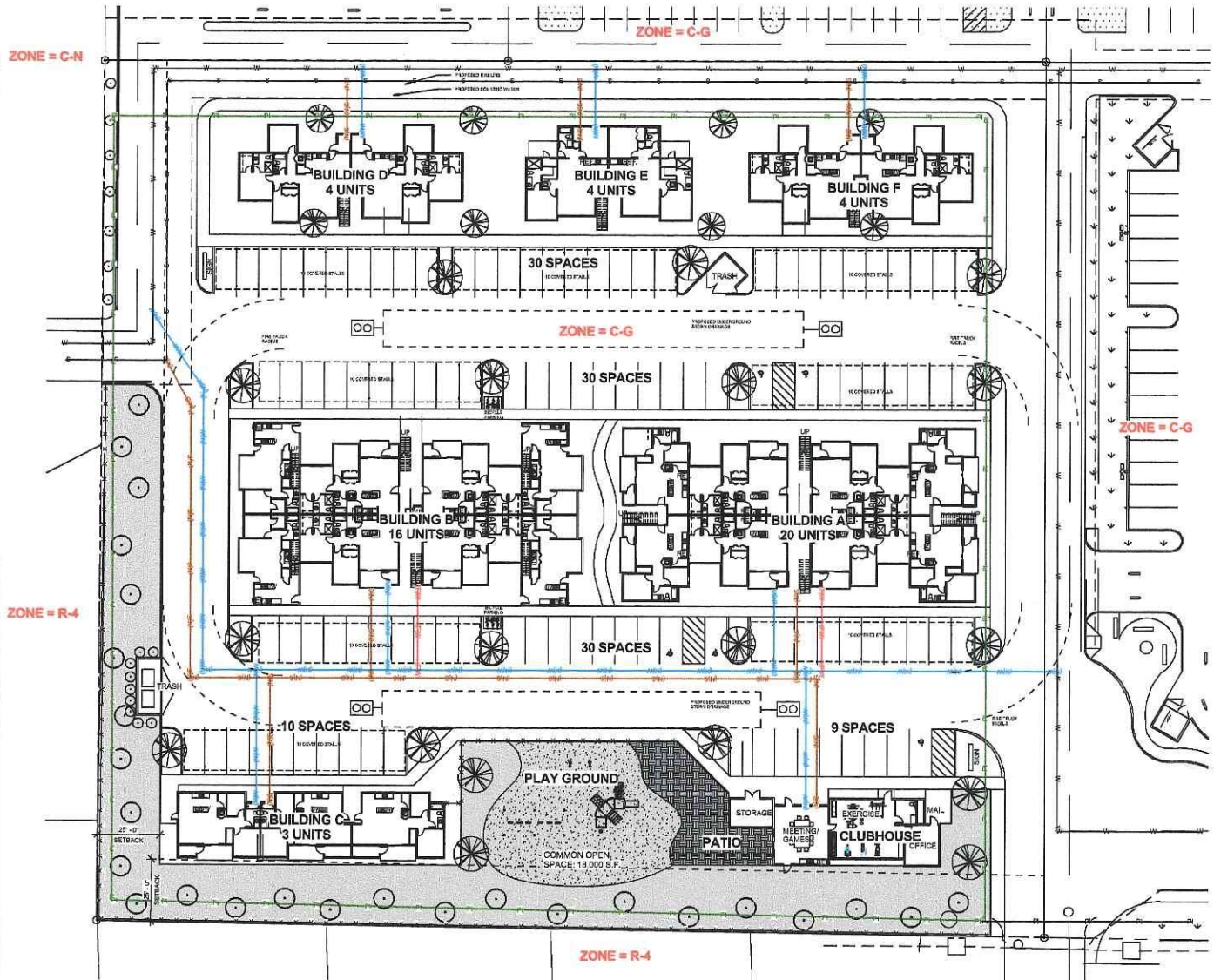
- 101 STALLS REQ'D (97 FOR THE UNITS (51 COVERED) + 4 FOR THE CLUBHOUSE)
- 109 STALLS PROVIDED (80 COVERED)
- BICYCLE PARKING - (4) REQUIRED, (6) PROVIDED

AMENITIES:

- (3) REQUIRED
- (4) PROVIDED:
- Category 1: CLUBHOUSE+ EXERCISE
- Category 2: PLAZA (PATIO)
- Category 3: PLAY STRUCTURE

LEGEND

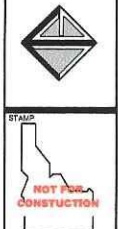
- EXISTING PRESSURIZED IRRIGATION MAIN.
- PROPOSED PRESSURIZED IRRIGATION MAIN LINE WITHIN THE PROPERTY.
- EXISTING SEWER MAIN.
- PROPOSED SEWER LINE WITHIN THE PROPERTY.
- EXISTING WATER MAIN.
- PROPOSED DOMESTIC WATER LINE WITHIN THE PROPERTY.
- PROPOSED FIRE SPRINKLER LINE.
- AREA OF QUALIFIED COMMON OPEN SPACE.
- CONIFEROUS SCREENING TREE.
- DECIDUOUS SHADE TREE.
- STORM DRAINAGE - PROPOSED SAND/CIL SEPARATOR AND UNDERGROUND SEEPAGE BED.



(A) SITE PLAN
1" = 20'-0"

REVISIONS	

igt architecture
1212 12th Avenue South - Meridian, Idaho 83641
Phone: 208.465.8200
Fax: 208.465.8200
email: info@igt-architecture.com



NOT FOR CONSTRUCTION

KNIGHT HILL APARTMENT COMPLEX
FOR
RENNY WYLLIE
MERIDIAN, IDAHO

DRAWN BY: jpw DATE: 11/20/18
CHECKED: jpw JOB NO.: 1371

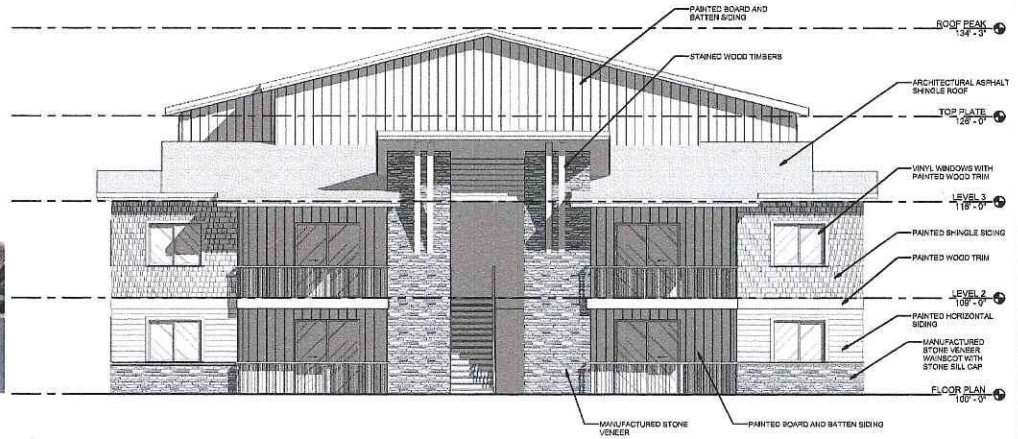
SITE PLAN

D-1.0
SHEET
1 OF 2

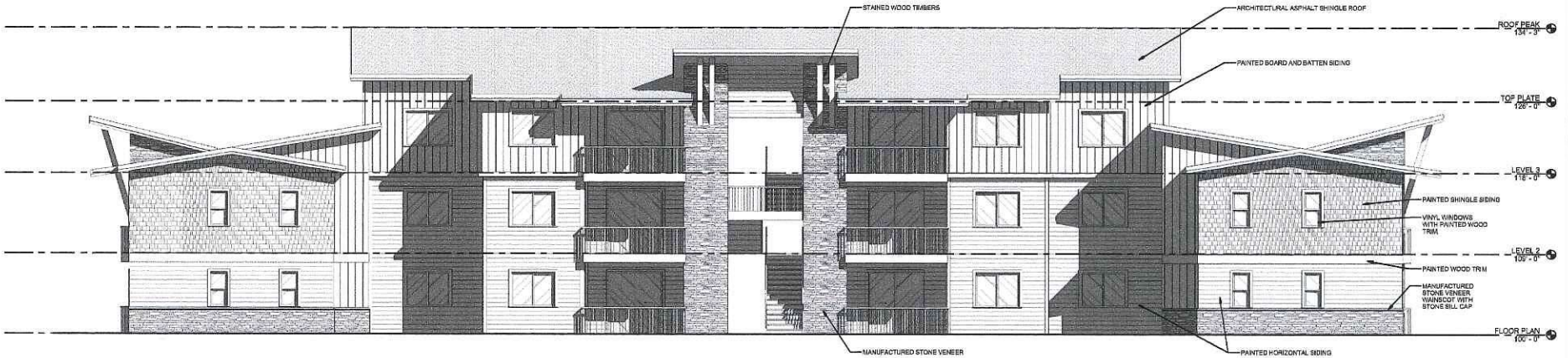
PROPOSED



PERSPECTIVE VIEW - BUILDING A



1 BUILDING A - END ELEVATION
3/16" = 1'-0"



2 BUILDING A - SIDE ELEVATION
3/16" = 1'-0"

REVISIONS:

igt architecture
 1012 1/2 N. WASHINGTON ST. - SUITE 100 - MERIDIAN, IDAHO 83651
 PHONE: (208) 483-2900
 EMAIL: info@igt-architecture.com

STAMP

NOT FOR CONSTRUCTION

KNIGHTHILL APARTMENT COMPLEX
 FOR
 RENNY WYLIE
 MERIDIAN, IDAHO

DRAWN BY: DATE: JFW 12/15/15
 CHECKED: JFW JOB NO.: 1871

CONCEPT ELEVATIONS

D-1.1
 SHEET
 2 OF 2

Building/ unit type	Quantity	Square Footage	Total
Building A	20		16900
1 Bedroom Units	8	734	5872
2 Bedroom Units	12	919	11028
Building B	16		15820
2 Bedroom Units	12	919	11028
3 bedroom units	4	1198	4792
Building C	3		2475
1 Bedroom units	3	825	2475
Building D	4		4800
3 Bedroom Units	4	1200	4800
Building E	4		4000
2 Bedroom Units	4	1000	4000
Building F	4		4800
3 Bedroom Units	4	1200	4800
Totals	51		48795
Building/ unit type	Quantity	Square Footage	Total
Clubhouse	1	1841	1841

SITE INFORMATION

- 51 UNITS**
 - (28) 2 BED, 2 BATH
 - (12) 3 BED, 2 BATH
 - (11) 1 BED, 1 BATH

COMMON OPEN SPACE:
 - 51 X 250 S.F. = 12,750 S.F. REQ'D
 - 18,000 S.F. PROVIDED

- PARKING:**
 - 101 STALLS REQ'D (97 FOR THE UNITS (51 COVERED) + 4 FOR THE CLUBHOUSE)
 - 109 STALLS PROVIDED (80 COVERED)
 - BICYCLE PARKING - (4) REQUIRED, (6) PROVIDED

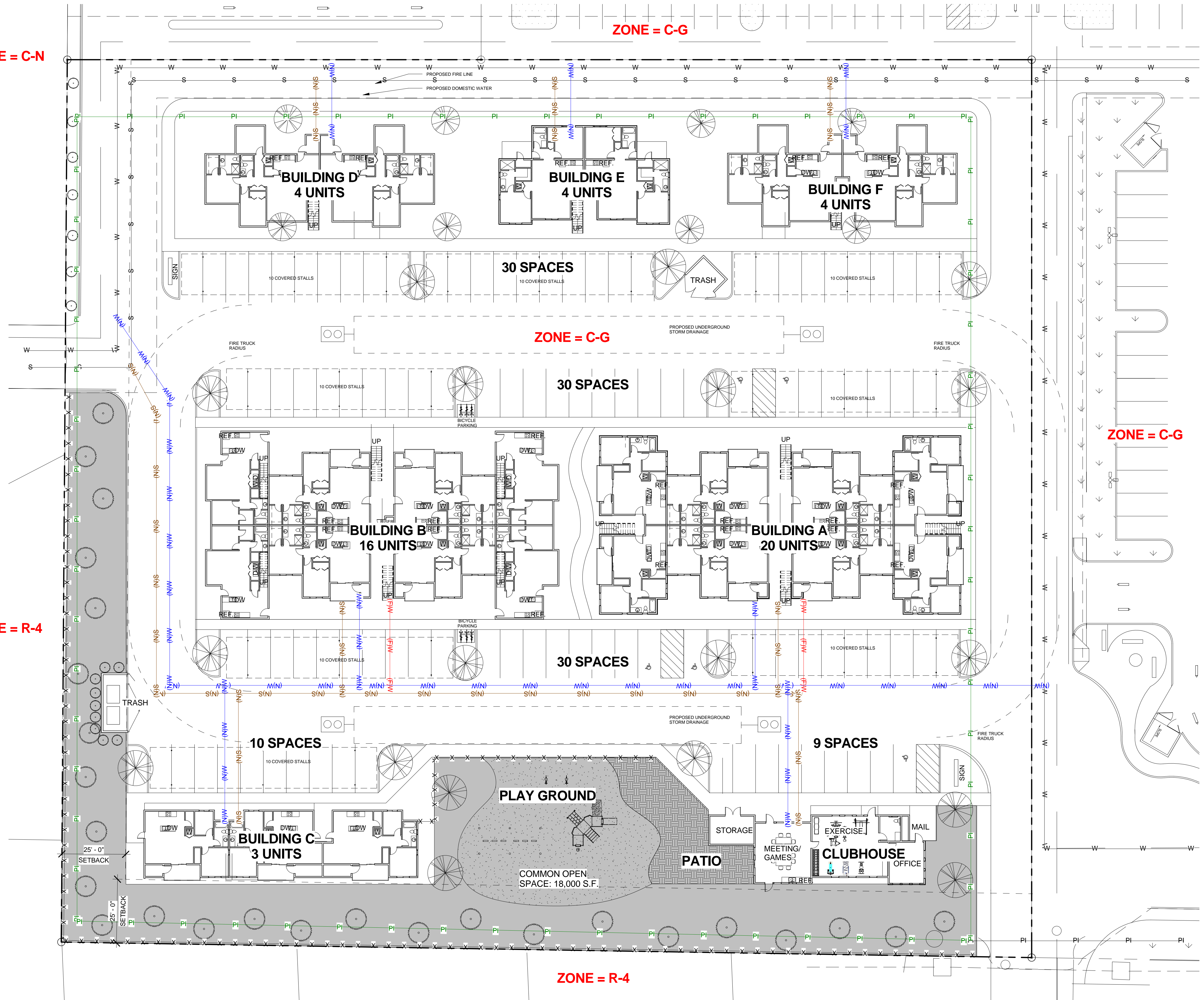
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 Category 1: CLUBHOUSE+ EXERCISE
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LEGEND

- PI — PI — PI — PI EXISTING PRESSURIZED IRRIGATION MAIN.
- (N)PI — (N)PI — (N)PI — (N)PI PROPOSED PRESSURIZED IRRIGATION MAIN LINE WITHIN THE PROPERTY.
- S — S — S — S EXISTING SEWER MAIN.
- (N)S — (N)S — (N)S — (N)S PROPOSED SEWER LINE WITHIN THE PROPERTY.
- W — W — W — W EXISTING WATER MAIN.
- (N)W — (N)W — (N)W — (N)W PROPOSED DOMESTIC WATER LINE WITHIN THE PROPERTY.
- (F)W — (F)W — (F)W — (F)W PROPOSED FIRE SPRINKLER LINE.
- AREA OF QUALIFIED COMMON OPEN SPACE.
- CONIFEROUS SCREENING TREE.
- DECIDUOUS SHADE TREE.
- STORM DRAINAGE - PROPOSED SAND/OIL SEPARATOR AND UNDERGROUND SEEPAGE BED.

ZONE = C-N

ZONE = R-4



A SITE PLAN
 1" = 20'-0"

REVISIONS:

jgt architecture
 1212 12th avenue south · nampa, idaho 83651
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 email: jgt@jgt-architecture.com



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KNIGHTHILL APARTMENT COMPLEX
 FOR
RENNY WYLIE
 MERIDIAN, IDAHO

DRAWN BY: JPW DATE: 11/24/15
 CHECKED: JPW JOB NO.: 1571

SITE PLAN

D-1.0
 SHEET
 1 OF 2

