



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: Jacy Jones, City Clerk, by: August 11, 2016

Transmittal Date: July 25, 2016 File No.: H-2016-0088

Hearing Date: August 18, 2016

Request: Public Hearing - Annexation and Zoning of 5.15 acres of land with an R-4 zoning district  
and Preliminary Plat approval consisting of 17 building lots and 2 common lots on 5.15 acres of  
land in the R-4 zoning district for Knightsbridge Subdivision

By: Schultz Development

Location of Property or Project: 3870 E. Victory 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
- 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: August 18, 2016

File No.: H-2016-0088

Project Name: Knightsbridge Subdivision-AZ, PP

Request: (AZ): Request for annexation and zoning of 5.15 acres of land with an R-4 zoning district, by Schultz Development.

(PP): Request for preliminary plat consisting of 17 building lots and 2 common lots on 5.15 acres of land in the R-4 zoning district, Schultz Development.

Location: The site is located at 3870 E. Victory Road., in the SW ¼ of Section 21, Township 3N., Range 1E.

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Planning Division  
DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:  
Project name: Knightsbridge Subdivision  
File number(s): H-2016-0088  
Assigned Planner: \_\_\_\_\_ 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 checked="" type="checkbox"/> Preliminary Plat  |
| <input type="checkbox"/> Alternative Compliance             | <input type="checkbox"/> Private Street               |
| <input checked="" 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 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: Schultz Development Phone: (208) 880-1695  
Applicant address: PO Box 1115 Email: Schultzdevelopment@yahoo.com  
City: Meridian State: ID Zip: 83680

Applicant's interest in property:  Own  Rent  Optioned  Other

Owner name: Julie Lyon & Samuel Grayson Phone: (208) 631-2153  
Owner address: 3870 E. Victory Rd Email: Sgrayson86@gmail.com  
City: Meridian State: ID Zip: 83642

Agent/Contact name (e.g., architect, engineer, developer, representative): Matt Schultz  
Firm name: Schultz Development Phone: (208) 880-1695  
Agent address: PO Box 1115 Email: Schultzdevelopment@yahoo.com  
City: Meridian State: ID Zip: 83680

Primary contact is:  Applicant  Owner  Agent/Contact

Subject Property Information

Location/street address: 3870 E. Victory Rd Township, range, section: 3N, 1E, S. 21  
Assessor's parcel number(s): 51121336840 Total acreage: 5.15 Zoning district: RUT

Project/subdivision name: Knightsbridge Subdivision  
 General description of proposed project/request: 17 building lots and 2 common lots on 5.15 acres in proposed R-4 zone  
 Proposed zoning district(s): R-4  
 Acres of each zone proposed: 5.15  
 Type of use proposed (check all that apply):  
 Residential  Office  Commercial  Employment  Industrial  Other \_\_\_\_\_  
 Who will own & maintain the pressurized irrigation system in this development? NMID  
 Which irrigation district does this property lie within? NMID  
 Primary irrigation source: NMID Secondary: City  
 Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 25,614 SF

**Residential Project Summary (if applicable)**

Number of residential units: 17 Number of building lots: 17  
 Number of common lots: 2 Number of other lots: N/A  
 Proposed number of dwelling units (for multi-family developments only): N/A  
 1 bedroom: \_\_\_\_\_ 2-3 bedrooms: \_\_\_\_\_ 4 or more bedrooms: \_\_\_\_\_  
 Minimum square footage of structure (excl. garage): ~~1,600 SF~~ 1,600 SF Maximum building height: 35 ft  
 Minimum property size (s.f.): 8,028 SF Average property size (s.f.): 9,218 SF  
 Gross density (Per UDC 11-1A-1): 3.30 DU/Ac Net density (Per UDC 11-1A-1): 4.73 DU/Ac  
 Acreage of qualified open space: 0.53 ac Percentage of qualified open space: 10.2%  
 Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): 2 common lots minus 1/2 of 25' buffer plus park strips  
 Amenities provided with this development (if applicable): Contribution to Sutherland Farm  
 Type of dwelling(s) proposed:  Single-family Detached  Single-family Attached  Townhouse  
 Duplex  Multi-family  Vertically Integrated  Other \_\_\_\_\_

**Non-residential Project Summary (if applicable) N/A**

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: Matt Schultz  
 Applicant signature: [Signature] Date: 2/2/16

July 7, 2016

City of Meridian  
Planning and Zoning Commission and City Council  
c/o City of Meridian Planning Department  
33 E. Broadway Avenue  
Meridian, ID 83642

**RE: Knightsbridge Subdivision  
Annexation, Rezone, and Preliminary Plat Applications**

Dear Commissioners and City Council Members:

On behalf of Schultz Development, LLC please accept these applications for annexation, rezone, and preliminary plat for the Knightsbridge Subdivision located at 3870 E. Victory Avenue. We are requesting annexation and rezone from County RUT to R-4 and a preliminary plat for 17 building lots and 2 common lots on 5.15 acres.

**Master Plan and Zoning**

The property is shown as Medium Density Residential on the Meridian Comprehensive Plan and Future Land Use Map. The property is adjacent to the Sutherland Farm Subdivision to the north (R-4) and County R-1 and RUT properties to the west, east, and south.

To more closely blend with the existing Sutherland Farm Subdivision that has a 3.1 dwelling unit per acre density, we have opted for the R-4 zoning designation (Low Density) and a density of 3.3 dwelling units per acre.

**Sewer Service**

The Knightsbridge Subdivision will be serviced by an existing 8-inch sewer main in Proud Way in Sutherland Farm at the northeast corner of the site. A utility easement has been requested from the adjacent property to the east to maintain the standard sewer corridor for the site.

**Water Service**

The Knightsbridge Subdivision will be serviced by an existing 12-inch water main in Proud Way in Sutherland Farm at the northeast corner of the site. The 12-inch main will be extended through the site to Victory Road and for the full length of the Victory Road frontage.

**Pressure Irrigation**

Primary pressure irrigation will be provided by Nampa-Meridian Irrigation District (NMID) via an existing pump station for the Sutherland Farm Subdivision and existing mains along the north boundary of the property adjacent to the site.

### **Roadways and Storm Drainage**

The site is immediately accessible by S. Proud Way to the north and E. Victory Road to the south. Interior roadways will have a 33' back to back of curb road section with 5' detached sidewalks behind 8' parkstrips. Stub streets will be provided to the west and east properties for future vehicular and pedestrian connectivity.

Storm drainage will be mitigated by an underground seepage bed in accordance with ACHD design criteria located in the northern part of the site. The attached geotechnical evaluation indicates groundwater below 10 feet and well-drained soils suited for this stormwater disposal application.

### **Architecture and Amenity**

The builder for the site has not been determined at this time. We have included photos of existing high-quality homes in the vicinity that we will adhere to for future home construction in the Knightsbridge Subdivision. As such, we have requested annexation into the Sutherland Farm Subdivision HOA and are proposing to be subject to the minimum square footage of 1,600 SF (single-story) or 2,000 SF (two-story) and also architectural control committee review from Sutherland Farm. In addition, we are proposing to contribute to a future large amenity in the existing 6 acre park within the 116 acre Sutherland Farm Subdivision less 800 feet north of the site in lieu of construction a small amenity in the 5.1 acre Knightsbridge subdivision.

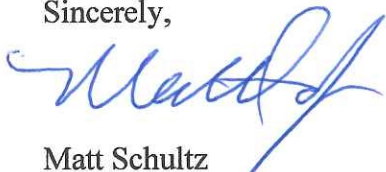
### **Variances**

The site design for the Knightsbridge Subdivision exceeds the minimum requirements of the R-4 zoning ordinance and no variances are requested with this application.

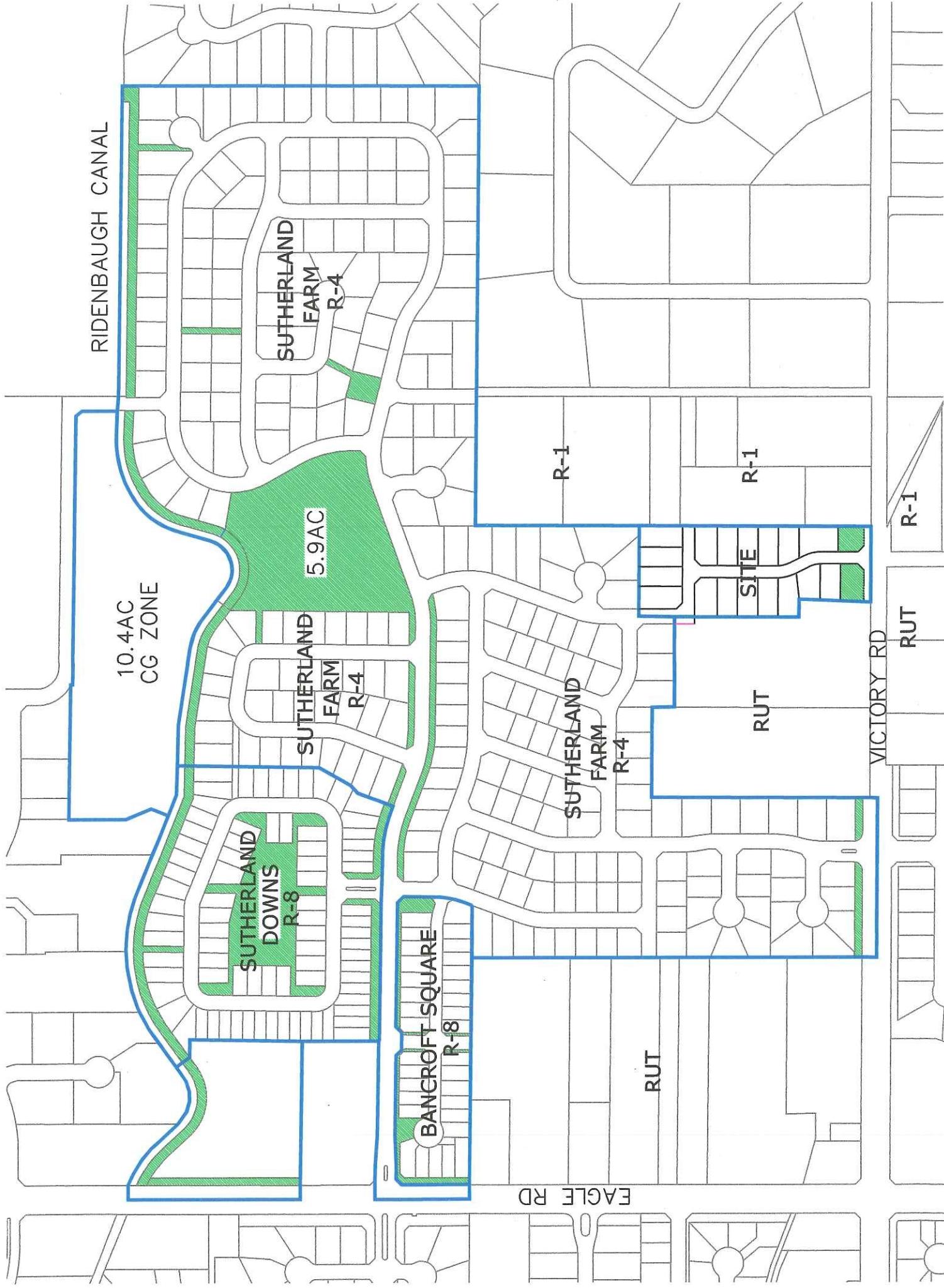
### **Summary**

The proposed annexation, rezone, and preliminary plat applications for the Knightsbridge Subdivision carefully considered all aspects of the Meridian Zoning Ordinance, the Meridian Comprehensive Plan, site location, surrounding neighborhoods, and the housing market in Meridian to develop a high-quality residential development that exceeds the minimum development standards and provides compatible design characteristics with the surrounding neighborhood. We respectfully request your approval of these applications.

Sincerely,



Matt Schultz  
Schultz Development LLC



RIDENBAUGH CANAL

10.4AC  
CG ZONE

SUTHERLAND  
FARM  
R-4

5.9AC

SUTHERLAND  
FARM  
R-4

SUTHERLAND  
DOWNS  
R-8

BANCROFT SQUARE  
R-8

R-1

SITE

R-1

RUT

SUTHERLAND  
FARM  
R-4

RUT

R-1

RUT

VICTORY RD

EAGLE RD

**DESCRIPTION FOR  
ANNEXATION AND REZONE  
KNIGHTSBRIDGE SUBDIVISION**

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 21, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the SW corner of said Section 21, from which the S1/4 corner of said Section 21 bears South 89°48'04" East, 2657.22 feet,

thence along the South boundary line of said Section 21 South 89°48'04" East, 1978.15 feet to the **REAL POINT OF BEGINNING**;

thence leaving said South boundary line North 00°11'56" East, 25.00 feet;

thence North 03°31'12" East, 145.33 feet;

thence North 00°01'56" East, 93.03 feet;

thence North 89°48'04" West, 58.72 feet;

thence North 00°01'56" East, 533.15 feet to an angle point in the exterior boundary line of Sutherland Farm Subdivision No. 1 as filed in Book 86 of Plats at Pages 9806 through 9808, records of Ada County, Idaho;

thence along said exterior boundary line South 89°48'02" East, 299.87 feet;

thence leaving said exterior boundary line South 00°01'56" West, 796.27 feet to a point on the South boundary line of said Section 21;

thence along said South boundary line North 89°48'04" West, 250.07 feet to the **REAL POINT OF BEGINNING**. Containing 5.15 acres, more or less.



SUTHERLAND FARM SUBDIVISION NO. 1  
BLOCK 4

SUTHERLAND FARM  
SUBDIVISION NO. 1  
BLOCK 3

S. PROUD WAY

S89°48'02"E 299.87'

5.15 ACRES

UNPLATTED

N0°01'56"E 533.15'

S0°01'56"W 796.27'

UNPLATTED

N89°48'04"W  
58.72'

N0°01'56"E  
93.03'

UNPLATTED

N3°31'12"E  
145.33'

N0°11'56"E  
25.00'

REAL POINT  
OF BEGINNING

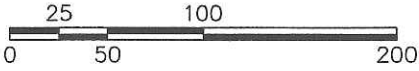
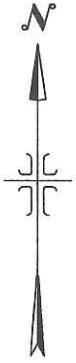
20 21  
29 28

1978.15'

N89°48'04"W 250.07'

429.00' 1/4 S 21  
S 28

E. VICTORY ROAD  
BASIS OF BEARING  
N89°48'04"W 2657.22'



SCALE: 1" = 100'



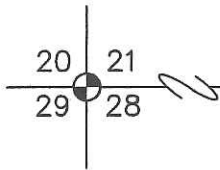
LEGEND



BRASS CAP MONUMENT

--- BOUNDARY LINE

--- SECTION LINE



**IDAHO**  
**SURVEY**  
**GROUP, P.C.**

1450 E. WATERTOWER ST.  
SUITE 130  
MERIDIAN, IDAHO 83642  
(208) 846-8570

EXHIBIT DRAWING FOR  
ANNEXATION AND REZONE  
KNIGHTSBRIDGE SUBDIVISION

LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 21, T.3N., R.1E., B.M.,  
ADA COUNTY, BOISE, IDAHO

JOB NO.  
16-126

SHEET NO.  
1

DWG. DATE  
7/7/2016



IDAHO  
SURVEY  
GROUP

1450 East Watertower St.  
Suite 130  
Meridian, Idaho 83642

Phone (208) 846-8570  
Fax (208) 884-5399

July 7, 2016

**CLOSURE SHEET FOR  
KNIGHTSBRIDGE SUBDIVISION  
ANNEXATION AND REZONE DESCRIPTION**

Course: North 00°11'56" East	Distance: 25.00 feet;
Course: North 03°31'12" East	Distance: 145.33 feet;
Course: North 00°01'56" East	Distance: 93.03 feet;
Course: North 89°48'04" West	Distance: 58.72 feet;
Course: North 00°01'56" East	Distance: 533.15 feet;
Course: South 89°48'02" East	Distance: 299.87 feet;
Course: South 00°01'56" West	Distance: 796.27 feet;
Course: North 89°48'04" West	Distance: 250.07 feet;

Perimeter: 2,201.43'

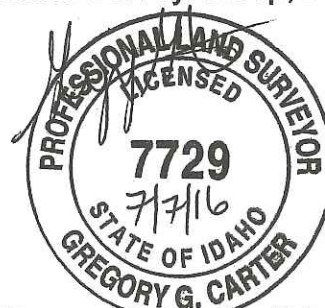
Area: 224,190 s.f. 5.15 acres

Mathematical Closure - (Uses Survey Units)

Error of Closure: 0.0087 Course: South 43°55'07" West

Precision 1: 253,038

Prepared by:  
Idaho Survey Group, P.C.



Gregory G. Carter, P.L.S.



Pioneer

ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 11/29/06 02:37 PM  
DEPUTY Vicki Allen  
RECORDED - REQUEST OF  
Pioneer

AMOUNT 6.00

2 2



106186556

8151 W. Rifleman Ave. / Boise, Idaho 83704 / (208) 377-2700

277409  
KCL/PP

**QUITCLAIM DEED**

For Value Received

Julie D. Lyon M.D. as her separate estate

do hereby convey, release, remise and forever quit claim unto

Julie D. Lyon and Samuel S. Grayson, wife and husband

whose address is 3870 E. Victory Rd., Meridian, Id. 83642 ,

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

It is the purpose of this Deed to comply with lender's instructions as to names of grantors on security instrument

together with their appurtenances.

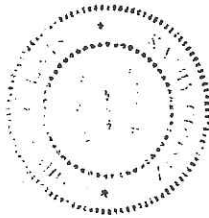
Dated: November 21, 2006


  
Julie D. Lyon, M.D.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF Id, County of Ada, ss.

On this 24th day of November, in the year of 2006, before me the undersigned, notary public personally appeared Julie D. Lyon, M.D. known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.





Kathy Coopitz  
Notary Public of Id  
Residing at Boise  
Commission expires: August 15, 2009

## EXHIBIT A

1.  
1.

A parcel of land located in the South half of the Southwest quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, said parcel being more particularly described as follows: Commencing at a brass cap monumenting the South quarter corner of said Section 21 from which the Section corner common to Sections 20, 21, 28, and 29 bears North 89°48'04" West 2,657.22 feet; Thence North 89°48'04" West 679.07 feet along the Southerly boundary of said Section 21 and the centerline of Victory Road to a found 5/8 inch rebar with plastic cap PE/LS 3260 said rebar marking the REAL POINT OF BEGINNING;

Thence leaving said section line and centerline North 00°11'56" East 25.00 feet parallel with the Easterly boundary of said Southwest quarter of Section 21 to a found 5/8 inch rebar with plastic cap PE/LS 3260, said point lying on the Northerly right-of-way line of said Victory Road;

Thence leaving said right-of-way North 03°31'12" East 145.33 feet to a found 5/8 inch rebar with plastic cap PE/LS 3260;

Thence North 00°01'56" East 93.03 feet to a found lead plug and washer PE/LS 3260;

Thence North 89°48'04" West 58.72 feet to a found lead plug and washer PE/LS 3260;

Thence North 00°01'56" East 533.15 feet to a set 5/8 inch rebar with plastic cap PE/LS 3260;

Thence South 89°48'02" East 299.87 feet parallel with said Southerly boundary of Section 21 to a set 5/8 inch rebar with plastic cap PE/LS 3260;

Thence South 00°01'56" West 796.27 feet parallel with the Easterly boundary of the Southwest quarter of said Section 21, to a found 5/8 inch rebar with plastic cap PE/LS said point lying on the Southerly boundary of said Section 21 and the centerline of Victory Road;

Thence along said section and centerline North 89°48'04" West 250.07 feet to the REAL POINT OF BEGINNING.



**AFFIDAVIT OF LEGAL INTEREST**

STATE OF IDAHO )  
 )  
COUNTY OF ADA )

I, Samuel S. Grayson, 3870 E. Victory Rd  
(name) (address)  
Meridian, Idaho 83642  
(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:

Matt Schultz, PO Box 1115, Meridian, ID 83680  
(name) (address)

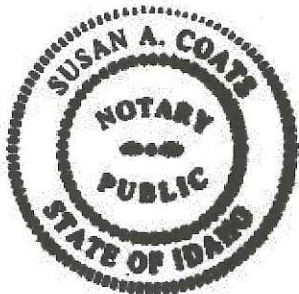
to submit the accompanying application(s) pertaining to that property.

- 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 26 day of May, 2016

Samuel S. Grayson  
(Signature)

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



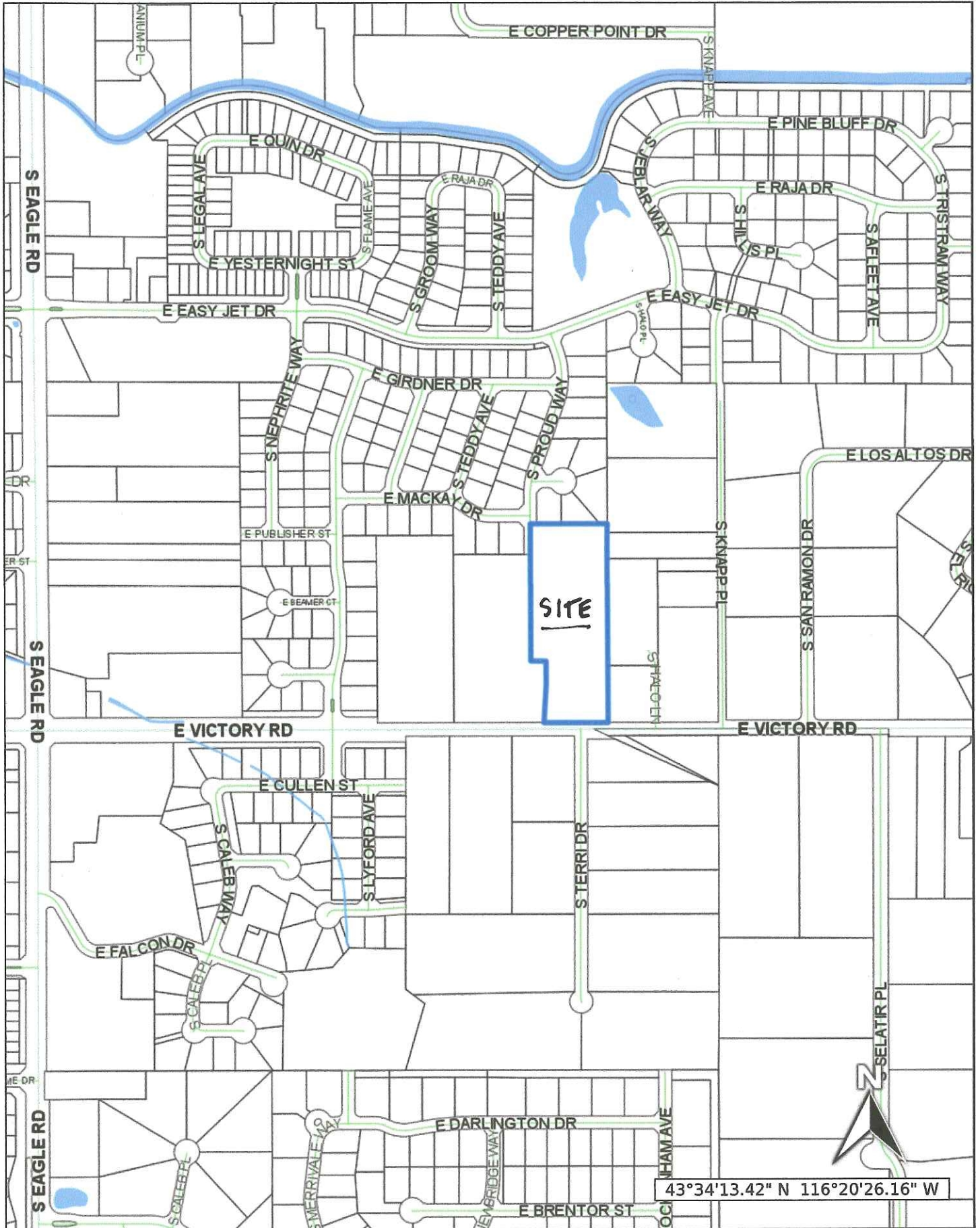
Susan A. Coats  
(Notary Public for Idaho)

Residing at: Ada County

My Commission Expires: 4.26.2019

# Vicinity Map

## Knightsbridge Subdivision-5.15 Acres



## CITY OF MERIDIAN PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: 3870 E. Victory Rd.

Date: 5/24/16

Applicant(s)/Contact(s): Matt Schultz,

City Staff: Sonya,

Location: 3870 E. Victory Rd.

Size of Property: 5.15

Comprehensive Plan FLUM Designation: MDR (3-8 units/acre)

Existing Use: Rural residential

Existing Zoning: RUT

Proposed Use: SFR

Proposed Zoning: R-4

Surrounding Uses: SFR/Rural residential

Street Buffer(s) and/or Land Use Buffer(s): 25' buffer req. along Victory

Open Space/Amenities/Pathways: Min. 10% qualified open space & 1 site amenity is required per UDC 11-3G-3 ; 5' detached

Access/Stub Streets/Street System: Access via Victory in alignment w/S. Terri Dr.; extend S. Proud Way from north

Waterways/ Floodplain/Topography/Hazards: NA

History: None

Additional Meeting Notes:

- Annex w/R-4 zoning and develop with 3-8 units/acre consistent with MDR FLUM designation; or, request a bump
- Comply with dimensional standards of the R-4 district in UDC Table 11-2A-5

*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 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               |
| X Annexion   | <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 | X Preliminary Plat  | <input type="checkbox"/> Variance                 |
| <input 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.



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: 5-24-2016

Project/Subdivision Name:

Applicant(s)/Contact(s):

Community Development Staff: Bruce Freckleton

Sanitary Sewer Service: Applicant will be responsible for the extension of a 10" dia sanitary sewer main in Victory Road from its current point of terminus at S. Bay Star Way.

Mapping Provided: [X] Y [ ] N

Domestic Water Service: Applicant will be responsible for the extension of a 12" dia water main in Victory Road from its current point of terminus just east of S. Bay Star Way, unless fine flow can be accomplished via the existing stub to Southward from to the north.

Mapping Provided: [X] Y [ ] N

Reuse Water Service: NA

Mapping Provided: [ ] Y [ ] N

Waterways/ Floodplain/Topography/Hazards: None known

Mapping Provided: [X] Y [ ] N

Gravity/Pressurized Irrigation:

District

Street Lighting: Please contact Austin Petersen in Public Works with any specific questions or concerns.

Reqs. Provided: [X] 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: Water and Sewer modeling should be done to determine the extents of off site extensions. Matt Schultz states that the property grades to the north, and therefore can't understand why the Sewer Masterplan shows this property draining to the south (Victory Road.)

NEIGHBORHOOD MEETING

KNIGHTSBRIDGE SUBDIVISION ANNEXATION, REZONE AND  
PRELIMINARY PLAT

CITY HALL, CONFERENCE ROOM B

JUNE 1, 2016 at 6:00 PM

<u>Name</u>	<u>Address</u>	<u>Phone #</u>	<u>E-mail</u>
1. Matt Schultz	PO Box 1115 Meridian	880-1695	schultzdevelopment@yahoo.com
2. Elaine Anderson	2898 S. Taddy Lane Meridian	794-1397	reknanderson@msn.com
3. Sue Seaver	3516 E. Victory Rd	808-482-4181	rdseaver@outlook.com
4. ROBERT SEEVER	3516 E. Victory Rd	" "	" "
5. Mindy Bergeman			
6. Mark F. Bergeman			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			

## 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

2/2/16  
Date



Community Development  
Department

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

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## Parcel Verification

Date: **5/27/16**

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

Project Name: **Knightsbridge Subdivision**

Parcel Number: **S1121336840**

Acres: **5.147**

T/R/S: **3N 1E 21**

Property Owners: **Julie Lyon & Samuel Grayson  
3870 E. Victory Rd.  
Meridian, ID 83642**

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**Subject:** Knightsbridge Sub Name Reservation

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**From:** Sub Name Mail (subnamemail@adaweb.net)

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**To:** schultzdevelopment@yahoo.com;

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**Date:** Wednesday, May 25, 2016 11:49 AM

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May 25, 2016

Matt Schultz  
Schultz Development, LLC

RE: Subdivision Name Reservation: "Knightsbridge Subdivision" SW 1/4 Sec. 21, T3N, R1E, BM

At your request, I will reserve the name "Knightsbridge Subdivision" for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,  
[logo]

Jerry L. Hastings, PLS 5359  
County Surveyor  
Deputy Clerk Recorder  
Ada County Development Services  
200 W. Front St., Boise, ID 83702  
(208) 287-7912 office  
(208) 287-7909 fax

-  
From: Matt Schultz [mailto:[schultzdevelopment@yahoo.com](mailto:schultzdevelopment@yahoo.com)]  
Sent: Monday, May 23, 2016 9:12 PM  
To: Sub Name Mail  
Subject: Re: Sub Name Reservation

Glen,

Can you reserve the name "Knightsbridge" for Schultz Development LLC please on this? thanks!

Matt Schultz, PE  
Schultz Development LLC  
(208) 880-1695

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From: Sub Name Mail <[subnamemail@adaweb.net](mailto:subnamemail@adaweb.net)<mailto:subnamemail@adaweb.net>>  
To: Matt Schultz <[schultzdevelopment@yahoo.com](mailto:schultzdevelopment@yahoo.com)<mailto:schultzdevelopment@yahoo.com>>



Mr. Matt Schultz  
Schultz Development  
Post Office Box 1115  
Meridian, Idaho 83680

May 23, 2016  
Page 1 of 2  
File #16019A

Re: Groundwater Research  
Proposed Knightsbridge Subdivision  
3870 East Victory Road  
Meridian, Idaho

Matt:

As per your request, I have researched the groundwater for the referenced property. Your property consists of a single, 5.15 acre, parcel, #S1121336840, located north side of Victory Road, 2000 feet east of Eagle Road in Meridian, Idaho. The property is located in township 3 north, range 1 east, section 21. Well logs for this section were reviewed on the Idaho Department of Water Resources website. The attached well log for the adjacent property to the east at 3077 Halo Drive was located. This well was drilled in January 2014 and the well log indicates that the static water level is 50 feet below the ground surface. It is safe to assume this is the depth to groundwater on your property.

We look forward to assisting with your geotechnical needs should this project become viable and proceed to the design phase. Should you have any questions or require additional information, please contact our office at your convenience.

Respectfully submitted;  
Bob J. Arnold, PE  
SITE Consulting, LLC





103

Form 238-7  
6/07

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0066088

Drilling Permit No. 91A9410-871005

Water right or injection well # \_\_\_\_\_

2. OWNER:

Name Eric Eisenberg

Address 3890 E Victory Rd.

City Meridian State ID Zip 83642

3. WELL LOCATION:

Twp. 3 North  or South  Rge. 1 East  or West

Sec. 21 1/4 SE 1/4 SW 1/4

Gov't Lot \_\_\_\_\_ County Ada

Lat. 43 34.612 (Deg. and Decimal minutes)

Long. 116 20.728 (Deg. and Decimal minutes)

Address of Well Site 3077 Halo Dr.

City Meridian

Lot \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

4. USE:

Domestic  Municipal  Monitor  Irrigation  Thermal  Injection

Other \_\_\_\_\_

5. TYPE OF WORK:

New well  Replacement well  Modify existing well

Abandonment  Other \_\_\_\_\_

6. DRILL METHOD:

Air Rotary  Mud Rotary  Cable  Other \_\_\_\_\_

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method/procedure
3/8 bentonite	0	42	1100lbs	dry pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing Liner	Threaded	Welder
6"	+2	129	.250	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	125	130	.258	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used?  Y  N Shoe Depth(s) 129ft

9. PERFORATIONS/SCREENS:

Perforations  Y  N Method \_\_\_\_\_

Manufactured screen  Y  N Type Johnson

Method of installation pull-back

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
130	135	020	---	5"	stainless	

Length of Headpipe 5ft Length of Tailpipe \_\_\_\_\_

Packer  Y  N Type double wiper

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method

11. FLOWING ARTESIAN:

Flowing Artesian?  Y  N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 50ft Static water level (ft) 50ft

Water temp. (°F) 58degF Bottom hole temp. (°F) \_\_\_\_\_

Describe access port well cap

Well test:	Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method:			
				Pump	Bailer	Air	Flowing
	60gpm	120minutes		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: \_\_\_\_\_

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10"	0	1	top soil		X
"	1	4	hard brown clay		X
"	4	42	gravel and sand		X
6"	42	65	gravel and sand	X	
"	65	73	coarse sand with some gravel	X	
"	73	89	gravel and sand	X	
"	89	107	coarse sand	X	
"	107	120	gravel and sand	X	
"	120	130	coarse sand with some gravel	X	
"	130	135	gravel and sand	X	

RECEIVED  
JAN 31 2014  
WATER RESOURCES  
WESTERN REGION

Completed Depth (Measurable) 135ft

Date Started: Jan 15, 2014 Date Completed: Jan 18, 2014

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Coonse Well Drilling Co. No. 409

\*Principal Driller [Signature] Date Jan 27, 2014

\*Driller [Signature] Date Jan 27, 2014

\*Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I \_\_\_\_\_ Date \_\_\_\_\_

\* Signature of Principal Driller and rig operator are required.

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**Subject:** RE: no TIS confirmation - Knightsbridge Subdivision

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**From:** Christy Little (Clittle@achdidaho.org)

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**To:** schultzdevelopment@yahoo.com;

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**Date:** Wednesday, July 6, 2016 7:50 AM

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Matt – No TIS required.

Thanks,

Christy

**From:** Matt Schultz [mailto:schultzdevelopment@yahoo.com]  
**Sent:** Tuesday, July 05, 2016 11:37 PM  
**To:** Christy Little  
**Subject:** Fw: no TIS confirmation - Knightsbridge Subdivision

Hey Christy....can you respond to below email? Thanks!

Matt Schultz  
(208) 880-1695

On Tue, Jul 5, 2016 at 11:24 PM, Matt Schultz

<[schultzdevelopment@yahoo.com](mailto:schultzdevelopment@yahoo.com)> wrote:

Hi Mindy,

We are submitting that 17 lots at 3870 E Victory on 5 acres to Meridian this week...lining up with Terri Lane.  
Can you please confirm that a TIS is not required? thank you!

**Matt Schultz, PE**

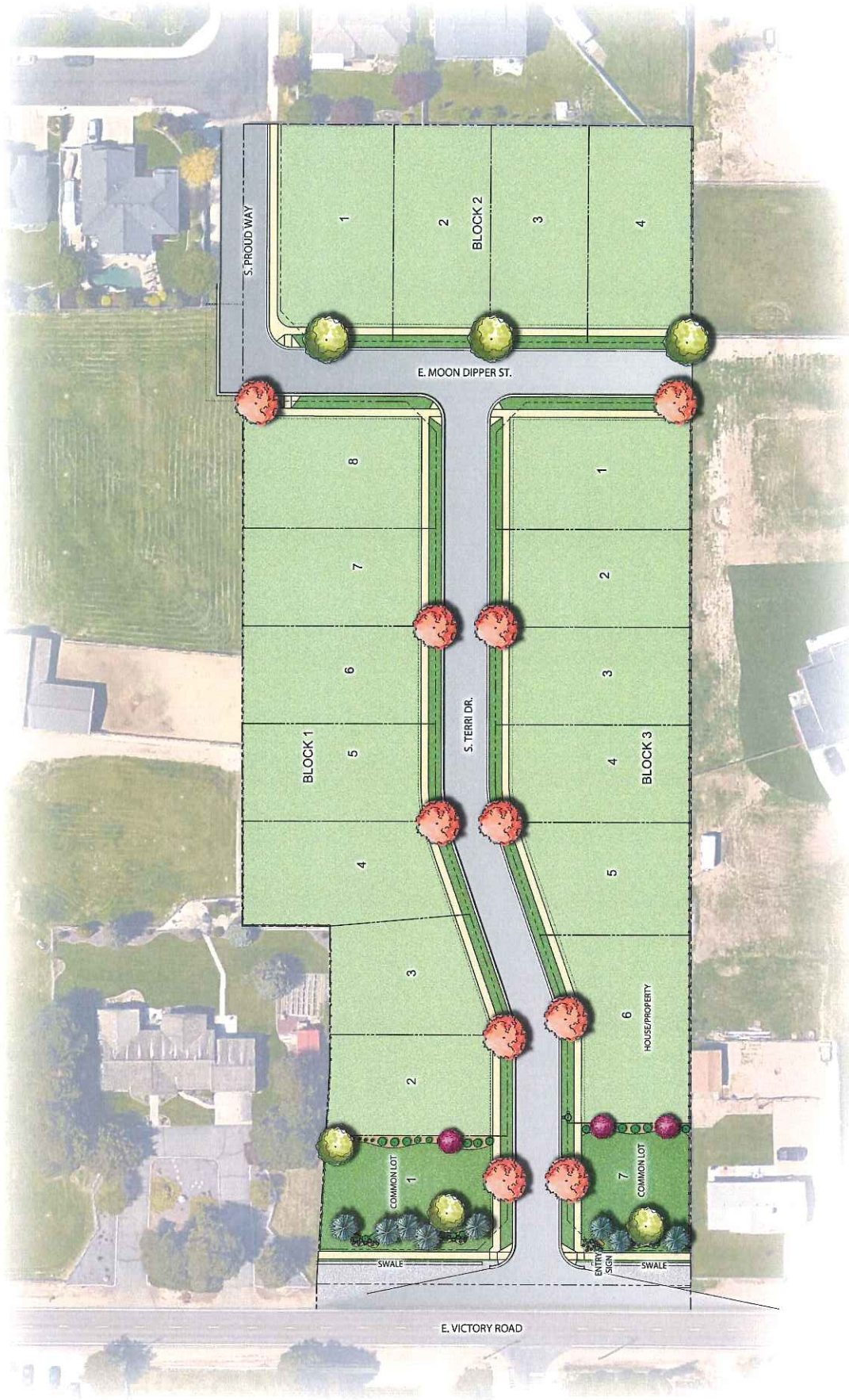
**Schultz Development LLC**

**(208) 880-1695**









Knightsbridge Subdivision  
Victory Rd. & S. Terri Dr.  
Meridian, Idaho 83642  
Scale: 1" = 30'-0"

