



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: Jaycee Holman, City Clerk, by: March 31, 2016

Transmittal Date: March 8, 2016 File No.: H-2016-0028

Hearing Date: April 7, 2016

Request: Public Hearing - Annexation and zoning of 10.71 acres of land  
with a C-C zoning district for Saint Ignatius School

By: Roman Catholic Diocese of Boise

Location of Property or Project: 6180 N. Meridian Road

- |  |  |
|--|--|
| <input type="checkbox"/> Ryan Fitzgerald (No FP) | <input type="checkbox"/> Meridian School District                |
| <input type="checkbox"/> Gregory Wilson (No FP)  | <input type="checkbox"/> Meridian Post Office                    |
| <input type="checkbox"/> Steven Yearsley (No FP) | <input type="checkbox"/> Ada County Highway District             |
| <input type="checkbox"/> Patrick Oliver (No FP)  | <input type="checkbox"/> Ada County Development Services         |
| <input type="checkbox"/> Rhonda McCarvel (No FP) | <input type="checkbox"/> Central District Health                 |
| <input type="checkbox"/> Tammy de Weerd, Mayor   | <input type="checkbox"/> COMPASS                                 |
| <input type="checkbox"/> City Council            | <input type="checkbox"/> Nampa Meridian Irrig. District          |
| <input type="checkbox"/> Sanitary Services       | <input type="checkbox"/> Settlers Irrig. District                |
| <input type="checkbox"/> Building Department     | <input type="checkbox"/> Idaho Power Company                     |
| <input type="checkbox"/> Fire Department         | <input type="checkbox"/> Qwest                                   |
| <input type="checkbox"/> Police Department       | <input type="checkbox"/> Intermountain Gas Co.                   |
| <input type="checkbox"/> City Attorney           | <input type="checkbox"/> Idaho Transportation Dept.              |
| <input type="checkbox"/> City Public Works       | <input type="checkbox"/> Ada County Ass. Land Records            |
| <input type="checkbox"/> City Planner            | <input type="checkbox"/> Downtown Projects:                      |
| <input type="checkbox"/> Parks Department        | <input type="checkbox"/> Meridian Development Corp.              |
| <input type="checkbox"/> Economic Dev.           | <input type="checkbox"/> Historical Preservation Comm.           |
|  | <input type="checkbox"/> South of RR / SW Meridian:              |
|  | <input type="checkbox"/> NW Pipeline                             |
|  | <input type="checkbox"/> New York Irrigation District            |
|  | <input type="checkbox"/> Boise-Kuna Irrigation District          |
|  | <input type="checkbox"/> Boise Project Board of Control/Tim Page |

**Hearing Date: April 7, 2016**

File No.: H-2016-0028

Project Name: Saint Ignatius School

Request: Request for annexation and zoning of 10.71 acres of land with a C-C zoning district, by Roman Catholic Diocese of Boise.

Location: The site is located at 6180 N. Meridian Road, in the NW ¼ of Section 30, Township 4 N., Range 1 E.

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Planning Division

DEVELOPMENT REVIEW APPLICATION

Hearing Date: 4-7-16

**STAFF USE ONLY:**  
 Project name: Saint Ignatius School  
 File number(s): H-2016-0028  
 Assigned Planner: Sonya Waters 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 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: Roman Catholic Diocese of Boise Phone: 208.342.1311  
 Applicant address: 1501 S. Federal Way, Suite 400 Email: clarence@RCDB.org  
 City: Boise State: ID Zip: 83705

Applicant's interest in property:  Own  Rent  Optioned  Other \_\_\_\_\_  
 Owner name: same as above Phone: \_\_\_\_\_  
 Owner address: \_\_\_\_\_ Email: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Agent/Contact name (e.g., architect, engineer, developer, representative): \_\_\_\_\_  
 Firm name: The Land Group, Inc. Phone: 208.939.4041  
 Agent address: 462 E. Shore Drive, Suite 100 Email: tamara@thelandgroupinc.com  
 City: Eagle State: ID Zip: 83712

Primary contact is:  Applicant  Owner  Agent/Contact

Subject Property Information

Location/street address: 6180 N. Meridian Road Township, range, section: 4N 1E 30  
 Assessor's parcel number(s): S0530223155 (partial) Total acreage: 10.37 Zoning district: RUT  
10.71 w/RAO

Project/subdivision name: Saint Ignatius School

General description of proposed project/request: Annex and zone the southern portion of the Holy Apostle church property for a K-8th grade private school

Proposed zoning district(s): C-C

Acres of each zone proposed: 10.37

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? Irrig district

Which irrigation district does this property lie within? Settlers Irrigation District

Primary irrigation source: PI Secondary: city

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 177,030.06 SF

**Residential Project Summary (if applicable) N/A**

Number of residential units: \_\_\_\_\_ Number of building lots: \_\_\_\_\_

Number of common lots: \_\_\_\_\_ Number of other lots: \_\_\_\_\_

Proposed number of dwelling units (for multi-family developments only):

1 bedroom: \_\_\_\_\_ 2-3 bedrooms: \_\_\_\_\_ 4 or more bedrooms: \_\_\_\_\_

Minimum square footage of structure (excl. garage): \_\_\_\_\_ Maximum building height: \_\_\_\_\_

Minimum property size (s.f.): \_\_\_\_\_ Average property size (s.f.): \_\_\_\_\_

Gross density (Per UDC 11-1A-1): \_\_\_\_\_ Net density (Per UDC 11-1A-1): \_\_\_\_\_

Acreage of qualified open space: \_\_\_\_\_ Percentage of qualified open space: \_\_\_\_\_

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): \_\_\_\_\_

Amenities provided with this development (if applicable): \_\_\_\_\_

Type of dwelling(s) proposed:  Single-family Detached  Single-family Attached  Townhouse

Duplex  Multi-family  Vertically Integrated  Other \_\_\_\_\_

**Non-residential Project Summary (if applicable)**

Number of building lots: 1 Common lots: 0 Other lots: 0

Gross floor area proposed: 54,464 SF Existing (if applicable): 0

Hours of operation (days and hours): 6am-11pm, 7 days/week Building height: 42 feet

Total number of parking spaces provided: 60 new + Number of compact spaces provided: 0  
shared w/ church

**Authorization**

Print applicant name: Tamara Thompson, The Land Group, Inc.

Applicant signature:  Date: 03.03.16



THE LAND GROUP, INC.

March 2, 2016

Bill Parsons  
Planning Supervisor  
City of Meridian – Planning Division  
33 E. Broadway Ave, Suite 102  
Meridian, ID 83642

**RE: Annexation/Rezone Application – Saint Ignatius School – 6180 N. Meridian Road**

Dear Mr. Parsons:

We are pleased to submit the enclosed Annexation and Rezone application for the Saint Ignatius School planned to the south of the existing Holy Apostle Church. This application includes portions of the following parcels to total 10.37 acres:

Parcel	Address:	Size	Current Zoning	Meridian FLUM
S0530223155	6300 N. Meridian Road	24 acres	RUT in Ada County	MU-C
S0530223400	6210 N. Meridian Road	1 acre	RUT in Ada County	MU-C

Both properties are owned by the Roman Catholic Diocese of Boise and both have been confirmed to be original parcels of record. A Property Boundary Adjustment (PBA) application is being processed with Ada County to separate the school to its own parcel. We anticipate the PBA to be finalized prior to our first City of Meridian public hearing.

The resulting parcels of the PBA will be:

1. North parcel of approximately 14.63 acres which includes the existing house and church structures. This parcel will remain in Ada County in the short-term.
2. South parcel of approximately 10.37 acres on which the new school will be developed. This parcel is included in the annexation and rezone application.

Approximate location of south parcel to be annexed:



The properties are currently zoned RUT in Ada County. The properties are in the Meridian Impact Area and have a future land use designation of MU-C (Mixed Use Commercial). We propose to annex the 10.37 south parcel to the City of Meridian with a C-C (Community Commercial) zoning designation. Due to budget concerns and the critical timeline of the school needing to open for students by the fall of 2017, we are separating the portion of the property with the church improvements from this annexation application. We anticipate submitting the northern church parcel for annexation in the near future.

The property is bounded by Meridian Road to the west; Hacienda Subdivision, zoned R-8 to the south; an undeveloped 10-acre parcel recently approved by the Meridian City Council for a residential subdivision and a Zamzows retail store to the east; and the existing Holy Apostle Church and site improvements to the north.

The proposed school will be accessed via direct access to Meridian Road and cross access to the church parcel. A secondary access via a stub road from the Hacienda Subdivision to the south will be utilized for vehicles and pedestrians.

ACHD has confirmed that a traffic study is required. The traffic study is underway and will be submitted to ACHD by mid-March.

As mentioned above, the existing structures and site improvements on the north parcel will remain. The irrigation canal will be tiled through the project.

The building design approach of this project is to create a quality school design which compliments the design of the existing church, utilizing similar construction materials and colors. Conceptual elevations and perspectives are included in the application package. The specific design and materials will be finalized with staff during the design review process.

The design team has been mindful of the proximity to the residential neighbors. The building is setback approximately 56' from the south property line. Exterior lighting will be directed away from the residences. Vehicular traffic and parking is oriented away from the residences on the north and west portions of the site.

The project intends to comply with the Meridian UDC. However, a waiver for a second access to Meridian Road is requested. The traffic analysis will provide more information regarding this request. Because the days of the week and main hours of operation are different between the church and school, parking is intended to be shared.

Thank you in advance for your consideration and support. We look forward to working with City staff to plan a quality project of which we can all be proud.

Sincerely,

A handwritten signature in blue ink that reads "Tamara Thompson". The signature is fluid and cursive, with the first name being more prominent.

Tamara Thompson  
The Land Group, Inc.

ADA COUNTY RECORDER  
J. DAVID NAVARRO  
BOISE, IDAHO

RECORDED - REQUEST OF

*Sgt* FEE *0* DEPUTY *Morgan*

2000 DE 21 PM 12:18

*Peru* 00102258

Ada County Highway District

**This sheet has been added to document  
to accommodate recording information.**

RE-RECORD TO CORRECT  
LEGAL DESCRIPTION

ADA COUNTY RECORDER  
J. DAVID NAVARRO  
BOISE, IDAHO

2000 SP 25 / PH 2: 32

RECORDED - REQUEST OF

FEE 12- DEPUTY [Signature]

100076380

ALLIANCE TITLE

IFA 89-99

*Handwritten notes:*  
Noted  
Noted  
Noted

WARRANTY DEED

THIS INDENTURE, made this 9th day of June, 2000, ROMAN CATHOLIC DIOCESE OF BOISE, A Single Director Idaho Corporation, the "GRANTOR". and ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho, the "GRANTEE";

WITNESSETH:

FOR VALUE RECEIVED, the GRANTOR has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the GRANTEE and its successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described on Exhibit "A" and Exhibit "B" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises");

SUBJECT TO general taxes for the current year, easements of record or obvious on a physical inspection of the Premises, any recorded reservation of oil and/or mineral rights and covenants of record.

Subject to those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by the GRANTEE: (a) the GRANTOR covenants to the GRANTEE, its successors and assigns, that the GRANTEE shall enjoy the quiet and peaceful possession of the Premises; and (b) GRANTOR warrants to the GRANTEE, its successors and assigns, that GRANTOR is the owner of said Premises in fee simple and has the right and authority to convey the same to GRANTEE, and GRANTOR will defend the GRANTEE's title from all lawful claims whatsoever.

The current address of the GRANTEE is:

Ada County Highway District  
318 East 37th Street  
Boise, Idaho 83714-6499

IN WITNESS WHEREOF, this WARRANTY DEED has been duly executed by and on behalf of the GRANTOR, the day, month and year herein first above written.

Roman Catholic Diocese of Boise

Roman Catholic Diocese of Boise  
A single Director Idaho Corporation

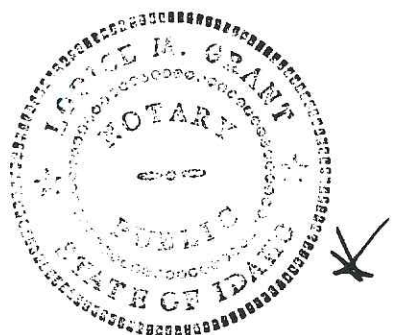
Dennis G. Falk, V.G.  
Monsignor Dennis G. Falk  
Vicar General

\_\_\_\_\_  
Most Rev. Michael P. Driscoll

State of Idaho        )  
                                  ) ss.  
County of Ada        )

On this 9th day of June, 2000, before me, Rodice M. Grant, a Notary Public in and for the State of Idaho, personally appeared ~~Most Rev. Michael P. Driscoll~~ DENNIS G. FALK, V.G. known or identified to me to be the Member of the Corporation that executed this instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Rodice M Grant  
Notary Public for the State of Idaho  
Residing at Nampa Idaho  
My Commission expires 2-7-2000

**Exhibit A  
Right-of-Way Dedication**

A 23 foot wide parcel of land for the purposes of a dedicated right-of-way being in Government Lot 1 of Section 30, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho and located in a parcel of land as shown in Record of Survey No. 4386 as recorded in Ada County, Idaho and described as follows.

Commencing at a Brass Cap Monument marking the NW corner of said Section 30, thence along the North line of said Section 30 N89°44'11"E a distance of 25.00 feet to a point, thence leaving said North line and parallel with the West line of said Section 30 S00°00'00"E a distance of 40.00 feet to a point on the South right-of-way of U.S. Highway 20-26, said point being the NW corner of a parcel of land as shown in said Record of Survey and the POINT OF BEGINNING:

Thence along said right-of-way of U.S. Highway 20-26 and parallel with said North line N89°44'11"E a distance of 23.00 feet to a point;

Thence leaving said right-of-way and parallel with said West line S0°00'00"E a distance of 529.88 feet to a point;

Thence S87°54'58"W a distance of 23.02 feet to a point on the East right-of-way of Meridian Road;

Thence along said right-of-way of Meridian Road and parallel with the said West line of Section 30 N0°00'00"E a distance of 530.61 feet to the POINT OF BEGINNING.

Said parcel contains 0.28 acres more or less and is subject to all rights-of-ways and easements on record or implied.

98613/98613rowesmnt.doc/st/1/6/00



**Exhibit B  
South Right-of-Way Dedication**

A 23 foot wide parcel of land for the purposes of a dedicated right-of-way being in Government Lot 1 of Section 30, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho and located in a parcel of land as shown in Record of Survey No. 4386 as recorded in Ada County, Idaho and described as follows:

Commencing at a Brass Cap Monument marking the NW corner of said Section 30, thence easterly along the North line of said Section 30 a distance of 25.00 feet to a point, thence leaving said North line and parallel with the West line of said Section 30  $S00^{\circ}00'00''E$  a distance of 768.61 feet to the POINT OF BEGINNING:

Thence  $N87^{\circ}54'58''E$  a distance of 23.02 feet to a point;

Thence  $S0^{\circ}00'00''E$  a distance of 301.59 feet to a point on the South line of a parcel of land as shown in said Record of Survey;

Thence along said South line  $S89^{\circ}42'10''W$  a distance of 23.00 feet to a point on the easterly right-of-way of Meridian Road and the SW corner of said parcel as shown in said Record of Survey;

Thence along said easterly right-of-way and parallel with said West line of Section 30  $N0^{\circ}00'00''E$  a distance of 300.87 feet to the POINT OF BEGINNING.

Said parcel contains 0.16 acres more or less and is subject to all right-of-ways and easements on record or implied.

98613/98613Southrowesmnt doc/KNS  
2/23/00





A Pioneer Company

PIONEER TITLE COMPANY  
OF ADA COUNTY

821 West State Street / Boise, Idaho 83702-5836 / Telephone (208) 336-6700

P 161769 SO

Read and Approved;

**WARRANTY DEED**  
(INDIVIDUAL)

*D.G.F.*

FOR VALUE RECEIVED RUTH H. GRAHAM REVOCABLE LIVING TRUST

Grantor, does hereby grant, bargain, sell and convey unto ROMAN CATHOLIC DIOCESE OF BOISE, A Single Director Idaho Corporation

the Grantee, whose current address is: 303 Federal Way, Boise, ID 83705 the following described real property in Ada County, State of Idaho, more particulary described as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF, BY REFERENCE, AND WHICH IS COMPRISED OF ONE (1) PAGE.

97095041

ADA CO. RECORDER  
J. DAVID NAVARRO  
BOISE ID

PIONEER TITLE

'97 NOV 14 PM 3 24

FEE *Leos* DEP *Ameller*  
RECORDED AT THE REQUEST OF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, and Grantee heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, the Grantor is the owner in fee simple of said premises; that said premises 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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (includes irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: November 11, 1997

Ruth H. Graham Revocable Living Trust

*James Norton Graham, Trustee*  
James Norton Graham, Trustee

**ACKNOWLEDGMENT - Fiduciary/Official**

STATE OF Idaho, County of Ada, ss.

On this 14th day of November, in the year of 1997, before me Sharlot Oien, a notary public

personally appeared James Norton Graham, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee and acknowledged to me that he executed the same as such

Ruth H. Graham Revocable Living Trust



Notary Public: *Sharlot Oien*

Residing at: Boise, ID

My Commission Expires: 6/23/2001

**EXHIBIT A**

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF SECTION 30, IN TOWNSHIP 4 NORTH OF RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, STATE OF IDAHO, THENCE NORTH ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 1, 15.82 RODS TO THE PLACE OF BEGINNING; THENCE DUE EAST TO THE EASTERN BOUNDARY OF LINE OF SAID LOT 1; THENCE

NORTH ALONG THE EASTERN BOUNDARY LINE OF SAID LOT 1 TO THE NORTH LINE OF SAID SECTION 30, THE NORTHEAST CORNER OF SAID LOT 1, THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 30 TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE

SOUTH ALONG THE WESTERN LINE OF SAID SECTION 30, BEING THE WESTERN LINE OF SAID LOT 1 TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY;

COMMENCING AT A POINT 15.82 RODS NORTH OF SOUTHWEST CORNER OF SAID LOT 1, SECTION 30, TOWNSHIP 4 NORTH OF RANGE 1 EAST OF BOISE MERIDIAN, ADA COUNTY, STATE OF IDAHO; THENCE

NORTH ON THE WEST BOUNDARY LINE OF SAID LOT 1, 301 FEET TO A POINT IN A CENTER OF THE ROAD, THENCE

EAST 25 FEET TO A POST SET IN THE GROUND AND PLACE OF BEGINNING; THENCE

EAST 220 FEET TO A POINT 8 FEET NORTH OF PLACE OF BEGINNING, THENCE

NORTH 198 FEET TO A POINT, THENCE IN A WESTERLY DIRECTION 220 FEET TO A POINT, THENCE

SOUTH 198 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM THE DESCRIPTION CONTAINED IN THE RIGHT OF WAY DEED TO THE STATE OF IDAHO, RECORDED SEPTEMBER 9, 1939 UNDER INSTRUMENT NO. 192440, RECORDS OF ADA COUNTY, IDAHO.

**END OF LEGAL DESCRIPTION**

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO )
)
COUNTY OF ADA )

I, FR. LEONARD MACMILLAN, 6300 MERIDIAN
(name) (address)
MERIDIAN, IDAHO
(city) (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:

The Land Group, Inc. 462 E. Shore Drive, Ste 100, Eagle, ID 83616
(name) (address)

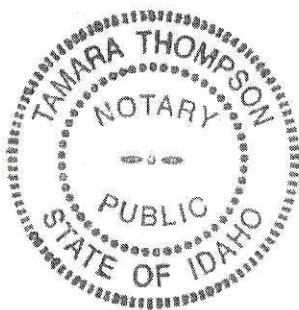
to submit the accompanying application(s) pertaining to that property.

- 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 9th day of FEB, 2016

[Handwritten Signature]
(Signature)

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



[Handwritten Signature]
(Notary Public for Idaho)

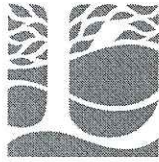
Residing at: Boise, Idaho

My Commission Expires: February 28, 2020

# Vicinity Map

6180 N. Meridian Rd., Meridian, ID





THE LAND GROUP, INC.

March 3, 2016  
Project No. 115210

**ANNEXATION PARCEL**

Roman Catholic Diocese of Boise  
Holy Apostles Catholic Church

A parcel of land situated in a portion of Government Lot 1 of Section 30, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the Northwest Section Corner of said Section 30, marked by a brass cap monument; thence on the west section line of said Section 30, South 00°25'09" West, 769.42 feet, to a point, said point being the POINT OF BEGINNING;

Thence leaving said west section line, North 88°20'02" East, 217.97 feet;  
Thence North 44°08'46" East, 39.13 feet;  
Thence South 89°52'46" East, 494.67 feet;  
Thence North 00°29'32" East, 290.00 feet;  
Thence South 89°52'46" East, 361.45 feet, to a point on the easterly line of aforementioned Government Lot 1;  
Thence on said easterly line, South 00°29'32" West, 625.02 feet, to the northeasterly corner of Hacienda Subdivision, Book 96, Page 11825, as recorded in official records of Ada County;  
Thence on the northerly line of said Hacienda Subdivision, North 89°52'46" West, 1100.56 feet, to a point on the aforementioned west section line, from which the West One Quarter Corner of said Section 30 bears South 00°25'09" West, 1591.61 feet;  
Thence on said west section line North 00°25'09" East, 300.08 feet, to the POINT OF BEGINNING.

The above described parcel of land contains 10.71 acres more or less, subject to all existing easements and rights-of-way of record.

PREPARED BY:  
THE LAND GROUP, INC.  
462 E. SHORE DRIVE, SUITE 100  
EAGLE, IDAHO 83616  
208-939-4041  
208-939-4445(fax)

Michael S. Femenia




03/03/2016

No guarantee is made for information contained herein unless the reader is advised to the contrary by a separate note. The user assumes all responsibility for any use of this information. Unsanitized documents or construction sets are prohibited by copyright law.

Idaho

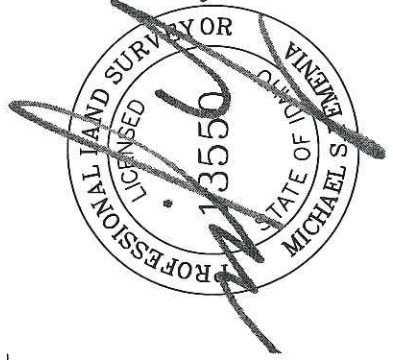
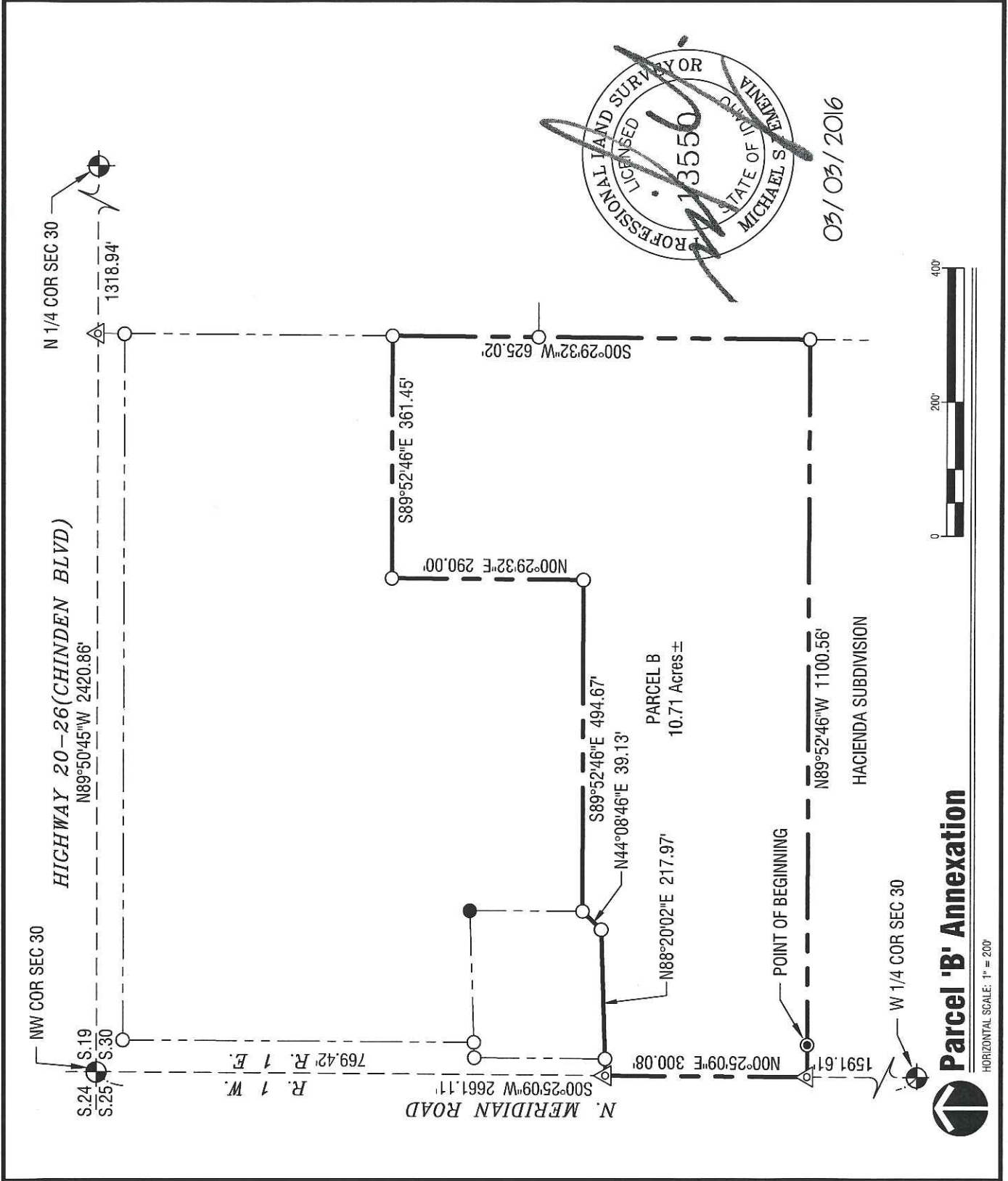
# Roamn Catholic Diocese of Boise Holy Apostles Catholic Church Exhibit 'B'

Meridian  
 Sheet Title:

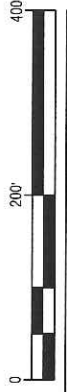


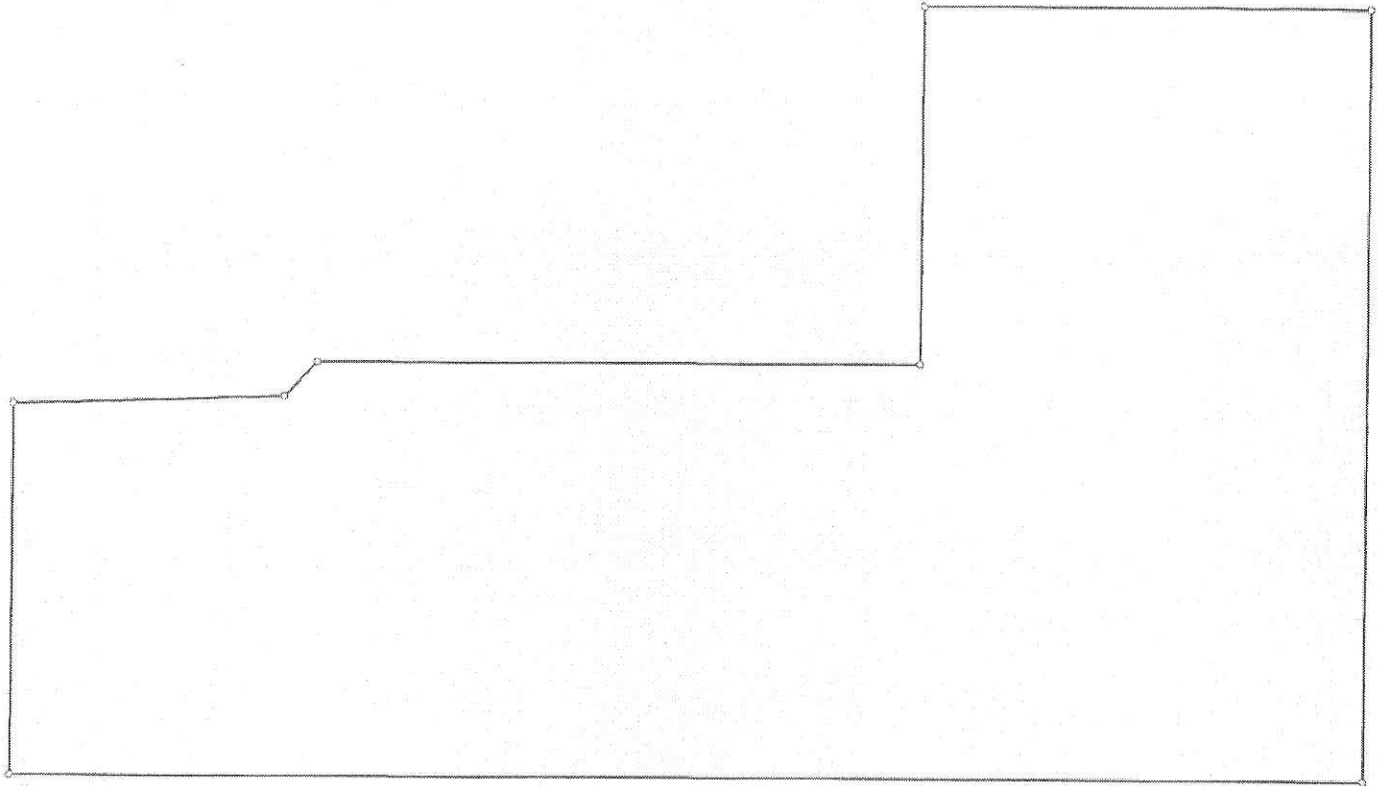
**THE LAND GROUP**  
 INCORPORATED  
 462 East Shore Drive, Suite 100  
 P.O. Box 208,333-4041 | Fax: 208.839.4445  
 www.thelandgroupinc.com

Project No.:	18210
Date of Issuance:	3/3/2016
Designed by:	MSF
Checked by:	SWAT
Sheet No.:	1



03 / 03 / 2016





Title: Roman Catholic Diocese of Boise Parcel 'B' Annexation		Date: 03-03-2016
Scale: 1 inch = 150 feet	File:	
Tract 1: 10.706 Acres: 466340 Sq Feet: Closure = n59.2217w 0.01 Feet: Precision = 1/317465: Perimeter = 3429 Feet		
001=n88.2002e 217.97	004=n00.2932e 290.00	007=n89.5246w 1100.56
002=n44.0846e 39.13	005=s89.5246e 361.45	008=n00.2509e 300.08
003=s89.5246e 494.67	006=s00.2932w 625.02	



THE LAND GROUP, INC.

February 17, 2016  
Project No. 115210

**Parcel B**

Roman Catholic Diocese of Boise  
Holy Apostles Catholic Church

A parcel of land situated in a portion of Government Lot 1 of Section 30, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the Northwest Section Corner of said Section 30, marked by a brass cap monument; thence on the west section line of said Section 30, South 00°25'09" West, 1069.50 feet, to a point, from which the West One Quarter Corner of said Section 30 bears South 00°25'09" West, 1591.61 feet; thence leaving said west section line, South 89°52'46" East, 48.00 feet to a point on the easterly Right-of-Way line of North Meridian Road, said point being the POINT OF BEGINNING;

Thence on said Right-of-Way line North 00°25'09" East, 301.58 feet;  
Thence leaving said Right-of-Way line North 88°20'02" East, 169.93 feet;  
Thence North 44°08'46" East, 39.13 feet;  
Thence South 89°52'46" East, 494.67 feet;  
Thence North 00°29'32" East, 290.00 feet;  
Thence South 89°52'46" East, 361.45 feet, to a point on the easterly line of aforementioned Government Lot 1;  
Thence on said easterly line, South 00°29'32" West, 625.02 feet, to the northeasterly corner of Hacienda Subdivision, Book 96, Page 11825, as recorded in official records of Ada County;  
Thence on the northerly line of said Hacienda Subdivision, North 89°52'46" West, 1052.56 feet, to the , to the POINT OF BEGINNING.

The above described parcel of land contains 10.37 acres more or less, subject to all existing easements and rights-of-way of record.

PREPARED BY:  
THE LAND GROUP, INC.  
462 E. SHORE DRIVE, SUITE 100  
EAGLE, IDAHO 83616  
208-939-4041  
208-939-4445(fax)

Michael S. Femenia



02/18/2016

## CITY OF MERIDIAN PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Holy Apostle School Date: 1/14/16  
 Applicant(s)/Contact(s): Tamara Thompson, Zach Higgins, Matt Adams, Trevor Wright, Eric Cronin  
 City Staff: Sonya, Bill, Perry, Steve  
 Location: SEC of N. Meridian Rd. & Chinden Blvd. Size of Property: 24 acres  
 Comprehensive Plan FLUM Designation: MU-C  
 Design Guidelines Development Context:  Urban  Urban/Suburban  Suburban  Rural  
 Existing Use: Church Existing Zoning: RUT  
 Proposed Use: school addition Proposed Zoning: C-C  
 Surrounding Uses: Residential, commercial (Zamzow's)  
 Street Buffer(s) and/or Land Use Buffer(s): 35' buffer along Meridian Rd.; 25' buffer to residential uses  
 Open Space/Amenities/Pathways: NA  
 Access/Stub Streets/Street System: \_\_\_\_\_  
 Sewer & water: Sewer & water is required to be extended to the east boundary of the site; routing can be done through the school parcel – coordinate with Engineering.  
 Waterways/ Floodplain/Topography/Hazards: Canal runs through site  
 History: Staff has verified by deed/legal descriptions there are 2 orig. parcels of record: house & church property.  
 Additional Meeting Notes:  
 • Annex property with a C-C zoning district  
 • Comply with specific use standards for education institutions listed in UDC 11-4-3-14  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*Note: A Traffic Impact Study (TIS) will be required by ACHD for large commercial projects and any residential development with over 100 units. To avoid unnecessary delays & expedite the hearing process, applicants are encouraged to submit the TIS to ACHD prior to submitting their application to the City. Not having ACHD comments and/or conditions on large projects may delay hearing(s) at the City. Please contact Mindy Wallace at 387-6178 or Christy Little at 387-6144 at ACHD for information in regard to a TIS, conditions, impact fees and process.*

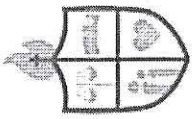
**Other Agencies/Departments to Contact:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Ada County Highway Dist. (ACHD)    | <input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input type="checkbox"/> Public Works Department |
| <input type="checkbox"/> Idaho Transportation Dept. (ITD)   | <input type="checkbox"/> Settler's Irrigation District          | <input type="checkbox"/> Building Department     |
| <input type="checkbox"/> Republic Services                  | <input type="checkbox"/> Police Department                      | <input type="checkbox"/> Parks Department        |
| <input type="checkbox"/> Central District Health Department | <input type="checkbox"/> Fire Department                        | <input type="checkbox"/> Other: _____            |

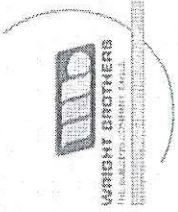
**Application(s) Required:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Administrative Design Review        | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input type="checkbox"/> Rezone                   |
| <input type="checkbox"/> Alternative Compliance              | <input type="checkbox"/> Development Agreement Modification           | <input type="checkbox"/> Short Plat               |
| X Annexation   | <input type="checkbox"/> Final Plat                                   | <input type="checkbox"/> Time Extension – Council |
| <input type="checkbox"/> City Council Review                 | <input type="checkbox"/> Final Plat Modification                      | <input type="checkbox"/> UDC Text Amendment       |
| <input type="checkbox"/> Comprehensive Plan Amendment – Map  | <input type="checkbox"/> Planned Unit Development                     | <input type="checkbox"/> Vacation                 |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | <input type="checkbox"/> Preliminary Plat                             | <input type="checkbox"/> Variance                 |
| <input 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.



St. Ignatius  
Catholic School



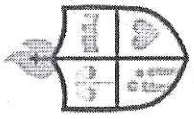
ARCHITECTS ENGINEERS

**NEIGHBORHOOD MEETING ATTENDANCE RECORD**

Project: St. Ignatius Catholic School | PN: 115210

Meeting Date, Time & Location: January, 27, 2016 from 6:00 – 7:00 PM, Holy Apostle Church, 6300 N. Meridian Road

Print Name	Address	Email/Phone
Virginia Emsberger	La Merida	ginsmitr@yahoo.com
Geri Fenn	211 E Rio Colinas Dr.	gfenn22@yahoo.com
Lisa Broderick	235 E. Rio Colinas Dr.	brodsaid@aol.com
Ruby Bull	256 Echolla Hills St	rltorrod48@g.com
Vince Murphy	150 E. Rio Colinas Dr.	(208) 344-1511 VINCE@MURPHYWORKS.COM
Heidi Wilfong	222 E Rio Colinas Dr	heidi.wilfong@gmail.com
Jon Waddle, Bright	17001 W. Explorer Dr Boise ID	jwaddle@brightoncorp.com
Andrew W. Johnson	2302 N. 30th St.	Ca.johnson@comcast.net



St. Ignatius  
Catholic School

NEIGHBORHOOD MEETING ATTENDANCE RECORD

Project:

St. Ignatius Catholic School | PN: 115210

Meeting Date, Time & Location:

January, 27, 2016 from 6:00 – 7:00 PM, Holy Apostle Church, 6300 N. Meridian Road



WRIGHT BROTHERS  
INC. BUILDING CONSTRUCTION



THE LAND GROUP, INC.



ARCHITECTS ENGINEERS

Print Name	Address	Email/Phone
ELAINE POWELL	136 RIO COLINAS DR.	888-7468
Robert & Karen Brodesser	5901 N. Beaham Ave	804-1384
Thomas & Joanne Rieck	200 E. Rio Colinas Dr	585-1930
Michaela Herman	124 E Rio Colinas Dr.	ppwete.cs.com/8980474
Jack Maen	206 E. Rio Colinas Dr	229-269-8161 JACK.MAEN@HOTMAIL.COM
Caitlin Yates	2011 W Bella Street	208.484.6549

## 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



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: **3/2/16**

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

Project Name: **St. Ignatius**

Parcel Numbers: **S0530223155 (23.998 Acres)**  
**S0530223400 (1 Acre)**

T/R/S: **4N 1E 30**

Property Owner: **Roman Catholic Diocese of Boise**  
**1501 S. Federal Way, #400**  
**Boise, ID 83705**



ST. IGNATIUS SCHOOL  
 HOLY APOSTLES CATHOLIC CHURCH  
 MERIDIAN, IDAHO



CONSTRUCTION  
 ANNEXATION  
 REZONE  
 11.2016 ALL RIGHTS RESERVED  
 11.2016  
 11.2016  
 11.2016

Site Plan

C2.00

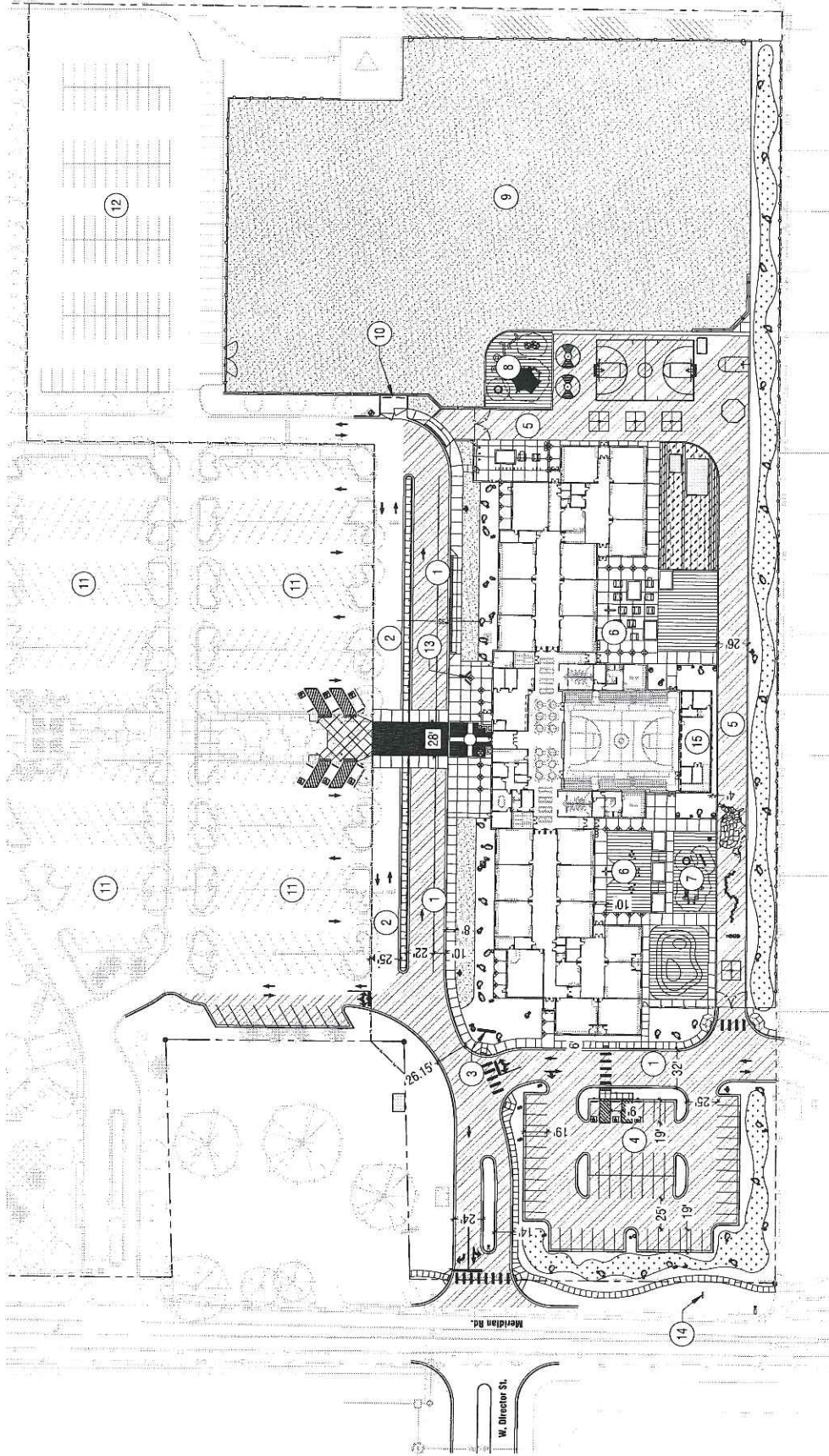
NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

Keynotes Notes:

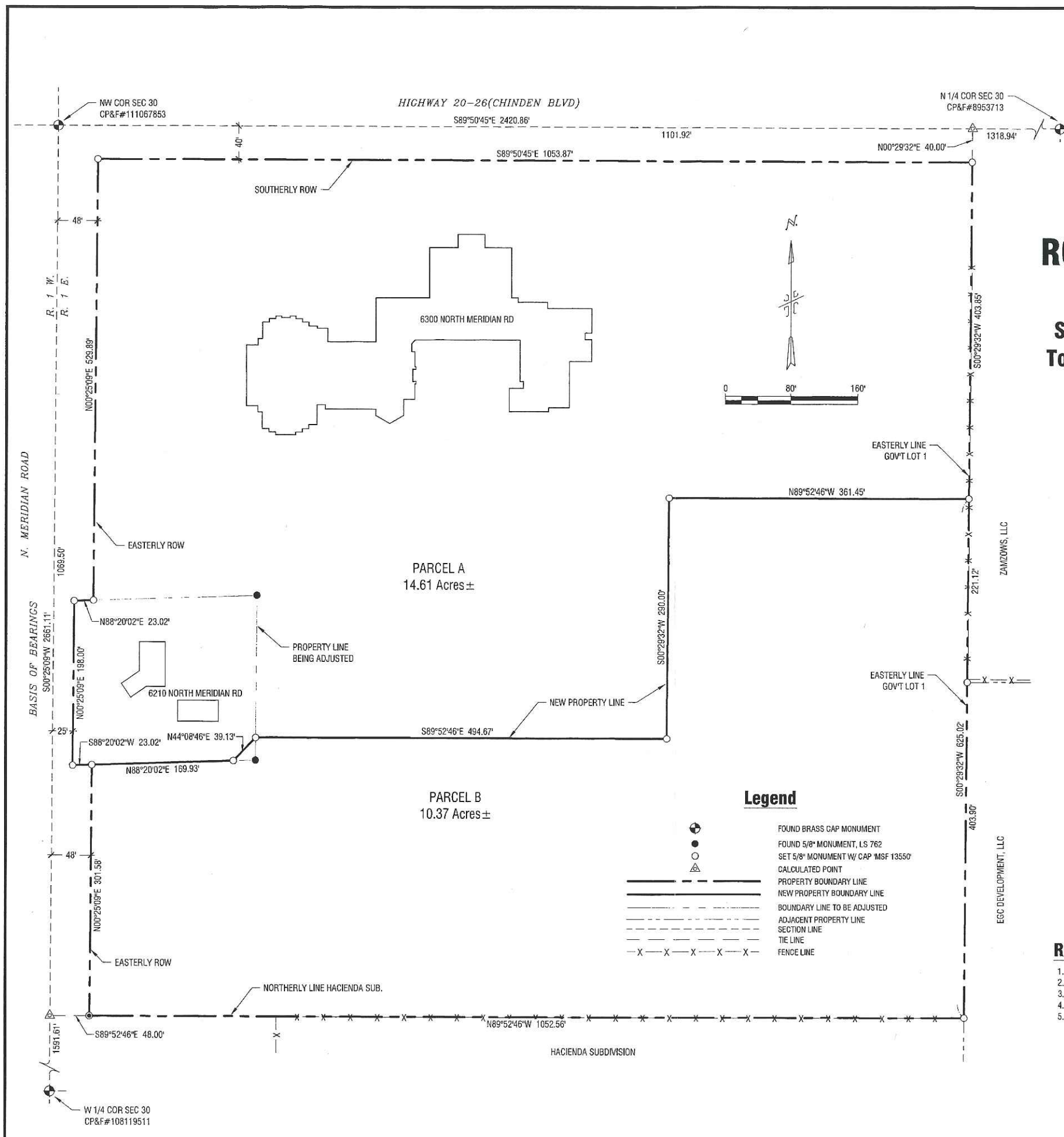
1. PRIMARY DRIVE (IN LANE)
2. EXISTING CURB/PARKING
3. EXISTING SIDEWALK
4. EXISTING DRIVEWAY
5. EXISTING DRIVEWAY
6. EXISTING DRIVEWAY
7. EXISTING DRIVEWAY
8. EXISTING DRIVEWAY
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24. EXISTING DRIVEWAY
25. EXISTING DRIVEWAY
26. EXISTING DRIVEWAY
27. EXISTING DRIVEWAY
28. EXISTING DRIVEWAY

Material Legend

- 1. 2" ORGANIC FINISH
- 2. 2" ORGANIC FINISH
- 3. 2" ORGANIC FINISH
- 4. 2" ORGANIC FINISH
- 5. 2" ORGANIC FINISH
- 6. 2" ORGANIC FINISH
- 7. 2" ORGANIC FINISH
- 8. 2" ORGANIC FINISH
- 9. 2" ORGANIC FINISH
- 10. 2" ORGANIC FINISH
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- 22. 2" ORGANIC FINISH
- 23. 2" ORGANIC FINISH
- 24. 2" ORGANIC FINISH
- 25. 2" ORGANIC FINISH
- 26. 2" ORGANIC FINISH
- 27. 2" ORGANIC FINISH
- 28. 2" ORGANIC FINISH



Site Plan  
 HORIZONTAL SCALE 1" = 40'



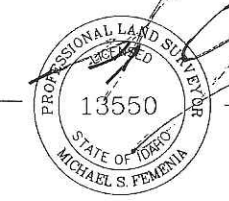
**Record of Survey**  
**Property Boundary Adjustment**  
 for  
**ROMAN CATHOLIC DIOCESE OF**  
**BOISE**  
 Situated in a portion Gov't Lot 1 of Section 30,  
 Township 4 North, Range 1 East, Boise Meridian  
 Ada County, Idaho  
 2016

**Certificate of Ada County Recorder**

STATE OF IDAHO) ss  
 COUNTY OF ADA)  
 INSTRUMENT NUMBER \_\_\_\_\_  
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED AT THE REQUEST OF \_\_\_\_\_  
 AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS  
 DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, IN MY OFFICE AND WAS DULY  
 RECORDED.  
 FEE: \_\_\_\_\_  
 DEPUTY \_\_\_\_\_ EX-OFFICIO RECORDER

**Certificate of Surveyor**

I, MICHAEL S. FEMENIA, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

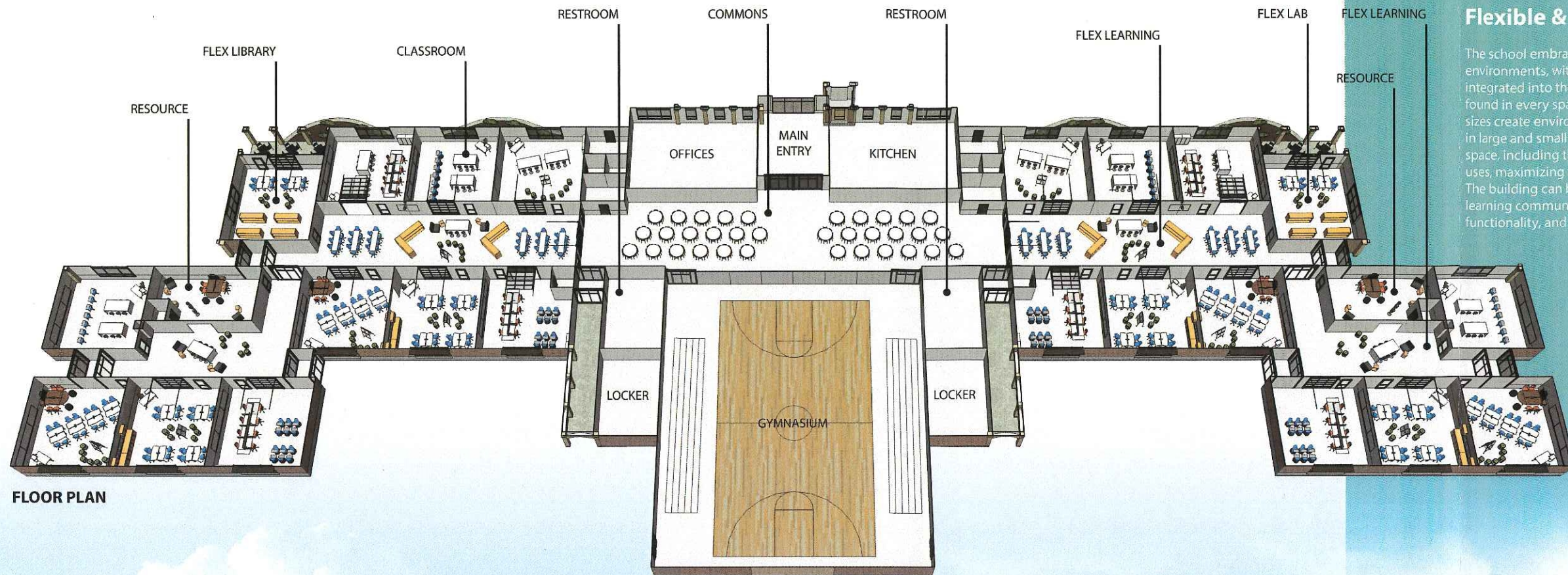


**References**

1. Record of Survey, Instrument No.98088288, Records of Ada County
2. Hacienda Subdivision, Book 96, Page 11825, Records of Ada County
3. Warranty Deed, Instrument No.100102258, Records of Ada County
4. Warranty Deed, Instrument No.97095041, Records of Ada County
5. Warranty Deed, Instrument No.108095892, Records of Ada County



462 East Shore Drive, Suite 100  
 Eagle, Idaho 83616  
 Ph. 208.939.4041 Fax.208.939.4445  
 www.thelandgroupinc.com



FLOOR PLAN

### Flexible & Future Focused

The school embraces twenty first century learning environments, with flexibility, agility and adaptability integrated into the design. Technology can be found in every space. Suites of varying shapes and sizes create environments where students can work in large and small groups, and individually. Every space, including the corridors can have multiple uses, maximizing the utilization of every square foot. The building can be easily subdivided into small learning communities, which promotes good safety, functionality, and acoustics.



**SAINT IGNATIUS  
ELEMENTARY SCHOOL**

EXTERIOR PERSPECTIVE



\*CONCEPTUAL - SUBJECT TO CHANGE