



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

Attn: Jaycee Holman, City Clerk, by: April 19, 2016

Transmittal Date: March 25, 2016 File No.: H-2016-0033

Hearing Date: April 26, 2016

Request: Public Hearing - Amend the recorded Development Agreement (Inst. #106034786) amended as Instr #111010393 to allow right out only access to N. Ten Mile Rd for office

lots approved with the Volterra South Subdivision

By: Bridgetower Investments, LLC

Location of Property or Project: n/side of W. McMillan Rd between N. Black Cat & N. Ten Mile Rd

- ___ 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: April 26, 2016

Project Name: Volterra Subdivision

File No(s): H-2016-0033

Request: (MDA): Request to amend the recorded development agreement (DA) (Instrument #106034786, amended as Instrument No. 111010393) to allow right out only access to N. Ten Mile Road for the office lots approved with the Volterra South Subdivision, by Bridgetower Investments, LLC.

Location: North side of W. McMillan Road between N. Black Cat Road and N. Ten Mile Road in the S $\frac{1}{2}$ of Section 27, T.4N.R.1W. AND southwest corner of W. McMillan Road and N. Ten Mile Road in the NE $\frac{1}{4}$ of Section 34, T. 4N.1W.



RECEIVED
MAR 11 2016
BY: lym

Planning Division
DEVELOPMENT REVIEW APPLICATION

Hearing Date: 4-26-16

STAFF USE ONLY:

Project name: Volterra Subdivision

File number(s): H-2016-0033

Assigned Planner: Josh Beach Related files: _____

Type of Review Requested (check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Accessory Use | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Private Street |
| <input type="checkbox"/> Annexation and Zoning | <input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Certificate of Zoning Compliance | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Time Extension: |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | Director/ Commission/Council (circle one) |
| <input 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 checked="" 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: Bridgetower Investments, LLC Mike McCollum Phone: 415.747.6882

Applicant address: 2228 Piazza Dr. Email: _____

City: Meridian State: Id Zip: 83646

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

Owner name: Same Phone: _____

Owner address: _____ Email: _____

City: _____ State: _____ Zip: _____

Agent/Contact name (e.g., architect, engineer, developer, representative): Matt M Munger

Firm name: WHPacific, Inc. Phone: 208.275.8704

Agent address: 2141 W. Airport Way, Ste. 104 Email: mmunger@whpacific.com

City: Boise State: Id Zip: 83705

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: Ten Mile Road Township, range, section: 4N, 1W S34

Assessor's parcel number(s): S0434112300 Total acreage: 3.01 Zoning district: L-O

Project/subdivision name: Volterra Mixed Use

General description of proposed project/request: Request Modification of Development Agreement Inst. #111010393 to allow for a Right-out onto Ten Mile Road

Proposed zoning district(s): N/A

Acres of each zone proposed: N/A

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? Home owner Association

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

Primary irrigation source: Surface Water Rights Secondary: Subsurface Water Rights

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

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) Unknown at this time

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: Justin Blackstock

Applicant signature: [Signature] Date: 3-9-16

March 9, 2016

Honorable Mayor and Meridian City Council
City of Meridian
33 E. Broadway Ave. St. 210
Meridian, Idaho 83642

RE: Development Agreement Modification Application-Volterra Subdivision

Dear Honorable Mayor and City Council Members;

On behalf of Bridgetower Development, LLC, please accept this Development Agreement Modification application for Volterra Subdivision. The development agreement was created with the Volterra Subdivision Preliminary Plat, which included both Volterra North and Volterra South Subdivisions. The project included land on the north and south sides of McMillan Road between 10 Mile Road and Blackcat Road. The details associated with this request are outlined below:

1. Bews Family Limited Partnership and Primeland Investment Group, LLC are the current owners of the property which is being affected by the proposed modification. They are the successors to the original parties to the agreement.
2. The Original Development Agreement was approved by the City of Meridian on 17 February 2006 and was recorded on March 7, 2006 as Instrument number 106034786.
3. The "Second Amendment to Development Agreement" was approved by the Meridian City Council on May 26, 2010 and recorded on June 3, 2010 as instrument number 110051282. The Second Amendment to Development Agreement removed approximately 111 acres from the Original Development Agreement and created a new development agreement for this area.
4. Addendum to Development Agreement was approved by the Meridian City Council on December 7, 2010 and recorded February 2, 2011 as Instrument #111010392.

The applicant is requesting to modify Development Agreement, Instrument #111010393 Section 6; 6.1 to add;

9. One "Right Out" access point will be permitted south of the spine road onto Ten Mile Road for future egress from the adjacent commercial lots.

Thank you for your consideration of this matter.

Sincerely,
WHPacific, Inc.



Cara Duskey
Development coordinator



111045310

A1093922ST/LSD SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, PRIMELAND INVESTMENT GROUP, LLC, an Idaho limited liability company, (the "Grantor"), does hereby grant, bargain, sell and convey unto BRIDGETOWER INVESTMENTS, LLC, an Idaho limited liability company, or assigns (the "Grantee"), whose address is 40 Tappan Road, San Anselmo, California, 94960, the described real property situate in Ada County, Idaho, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH all and singular easements, licenses, permits, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, the remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to the said property as well as law as in equity of the Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the Grantee, and Grantee's heirs and assigns. EXCEPT those to which this conveyance is expressly made subject as set forth below, those exceptions from coverage set forth in Schedule B of the ALTA Commitment known as File No. A1093922 dated May 16, 2011, issued by Fidelity National Title Insurance Company which is by this reference incorporated herein as if set forth, (except that title exceptions 7, 25, 37, and 48 shall be deleted at closing) and those made, suffered or done by the Grantee or Grantor's predecessors in title, easements of record or use, covenants of record, and except general taxes and assessments (including irrigation and utility assessments, if any) for the current year.

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

IN WITNESS WHEREOF, Grantor hereto has set its hand this 3rd day of June, 2011.

PRIMELAND INVESTMENT GROUP, LLC

By: Mary Gail Floyd
Mary Gail Floyd, Manager

EXHIBIT "A"

PROPERTY DESCRIPTION

Parcel 6:

A parcel of land located in the Northeast quarter of the Northeast quarter of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Idaho, being more particularly described as follows:

Commencing at the corner common to Sections 26 and 35, and the said Sections 27 and 34, from which the quarter corner common to said Sections 27 and 34 bears North 88°55'55" West, 2654.57 feet; thence along the East line of said Section 34

South 00°53'19" West 25.00 feet; thence

North 88°55'55" West 25.00 feet to the Real Point of Beginning; thence along the West right-of-way of Ten Mile Road

South 00°53'19" West 1290.65 feet to a point on the South line of the North half of the Northeast quarter; thence

North 89°05'58" West 457.58 feet; thence

North 00°52'09" East 357.69 feet to a point on a curve; thence 767.32 feet along the arc of a non-tangent curve to the right, having a radius of 545.00 feet, a delta angle of 80°40'05", and a long chord bearing North 39°15'58" West, 705.49 feet to a point of tangency; thence

North 01°04'04" East 190.65 feet; thence

North 07°34'19" West 99.73 feet; thence

North 01°04'04" East 107.27 feet to a point on the South right-of-way of McMillan Road; thence along said right-of-way

South 88°55'55" East 926.38 feet to the Point of Beginning.

Excepting therefrom:

A parcel of land being a portion of a tract of land recorded as Warranty Deed, Instrument No. 106099040, Ada County records, situated in the Northeast quarter of the Northeast quarter of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Idaho, being more particularly described as follows:

Commencing at the section corner common to Sections 26, 27, 34 and 35 of said township and range; thence along the section line common to said Sections 34 and 35

South 00°52'46" West 25.00 feet; thence

EXHIBIT "A"

PROPERTY DESCRIPTION

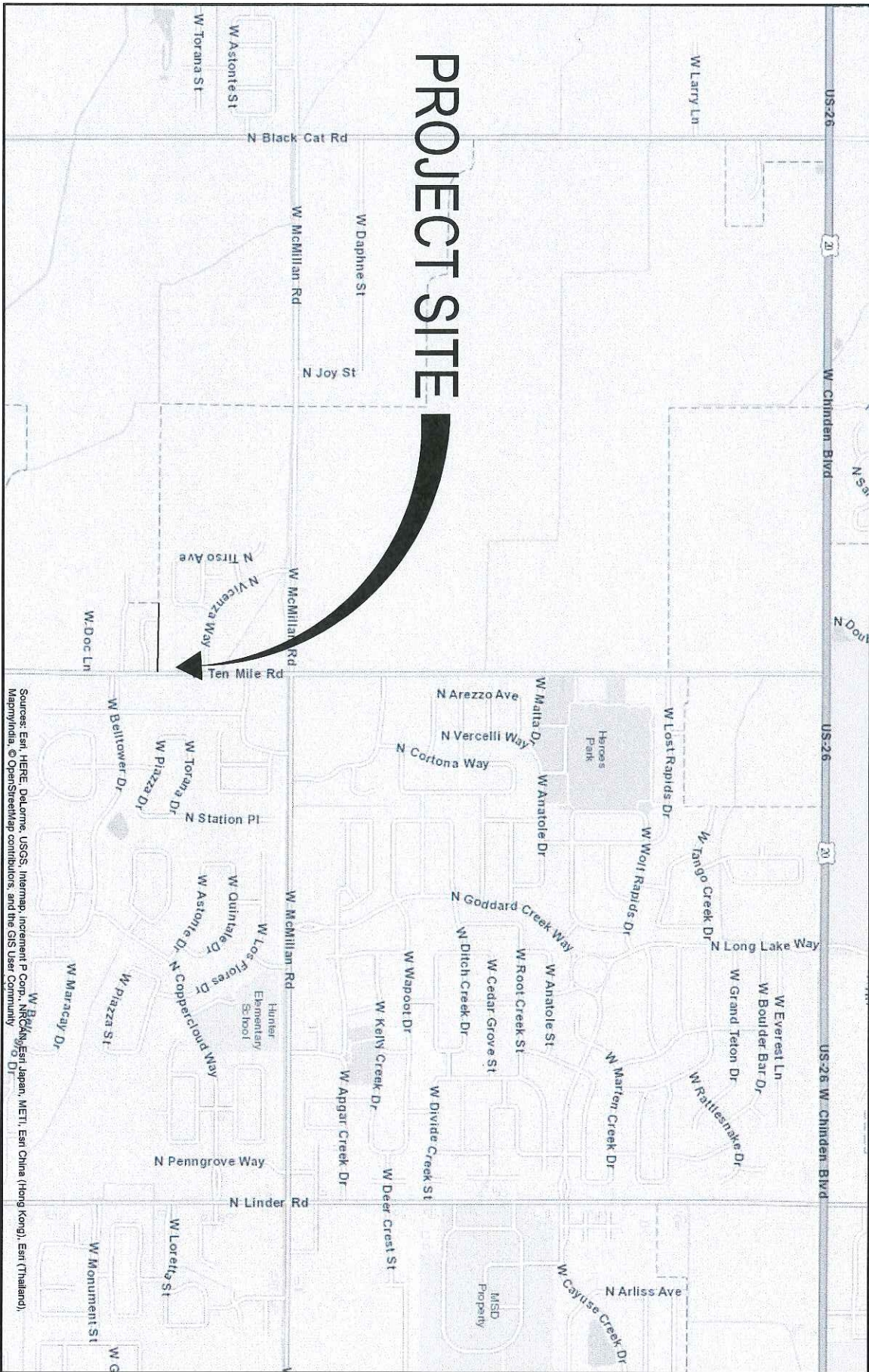
(Continued)

North 88°56'29" West 25.00 feet to the Point of Beginning; thence
South 00°52'46" West 1144.11 feet along a line parallel with and 25.00 feet West of the section line common to
said Sections 34 and 35; thence leaving said parallel line
North 89°07'14" West 21.00 feet; thence
North 00°52'46" East 1107.80 feet along a line parallel with and 46.00 feet West of the section line common to
said Sections 34 and 35; thence leaving said parallel line; thence
North 52°49'13" West 61.70 feet; thence
South 88°56'29" East 70.73 feet along a line parallel with and 25.00 feet South of the section line common to
said Sections 27 and 34 to the Point of Beginning.

Parcel 7:

A parcel of land being a portion of existing right-of-way of West McMillan Road situated in the Northeast quarter
of the Northeast quarter of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian,
Idaho, being more particularly described as follows:

Commencing at the section corner common to Sections 26, 27, 34 and 35 of said township and range; thence
along the section line common to said Sections 27 and 34
North 88°56'29" West 198.96 feet; thence
South 01°03'31" West 25.00 feet to the Point of Beginning; thence
North 88°56'29" West 752.34 feet along a line parallel with and 25.00 feet South of the section line common to
said Sections 27 and 34; thence leaving said parallel line
North 01°03'31" East 11.00 feet; thence
South 88°56'29" East 664.34 feet along a line parallel with and 14.00 feet South of the section line common to
said Sections 27 and 34; thence leaving said parallel line
South 81°48'59" East 88.68 feet to the Point of Beginning.



PROJECT SITE

VICINITY MAP

NOT TO SCALE

Source: Esri, HERE, DeLorme, USGS, Imagery, Intermap, iPCorp, Swatch, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Swatch, Esri, HERE, DeLorme, USGS, Imagery, Intermap, iPCorp, Swatch, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Mapbox, OpenStreetMap contributors, and the GIS User Community

SHEET NUMBER 1 of 2	VOLTERRA SUBDIVISION D A MODIFICATION	
	VICINITY MAP	
	BRIDGETOWER INVESTMENTS	
	TEN MILE AND MCMILLAN IMPROVEMENTS	

DRAWING INFO		SHEET INFO	
9937W		DRAWN	MMM
P0011838W-C-CS01		CHECKED	###
NTS		LAST EDIT	3/8/2016
		PLOT DATE	3/8/2016

WHPacific

2141 W Airport Way, Ste 104
Boise, ID 83705
208-342-5400 Fax 208-342-5353
www.whpacific.com

CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Volterra Mixed Use _____ Date: 2/29/2016

Applicant(s)/Contact(s): Cara Duskey _____

City Staff: Josh, Bill _____

Location: _____ Size of Property: _____

Comprehensive Plan FLUM Designation: MDR, MU-C

Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural

Existing Use: AG, SFR _____ Existing Zoning: C-G, L-O, R-8, R-4

Proposed Use: _____ Proposed Zoning: _____

Surrounding Uses: SFR, Commercial, office _____

Street Buffer(s) and/or Land Use Buffer(s): _____

Open Space/Amenities/Pathways: _____

Access/Stub Streets/Street System: _____

Sewer & Water Service: _____

Waterways/ Floodplain/Topography/Hazards: _____

History: AZ-05-040; Instrument Number (DA) 106034786; MDA-10-009; RZ-10-004; PP-10-004; PP-10-005; RZ-08-004; MDA-08-002; CPA-08-003;

Additional Meeting Notes: _____

** Submit a concept plan for the development*
** get comments from ACHD on the right-of-way, right-out.*

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

Volterra South Neighborhood Meeting

Cottonwood Development, LLC

Date: March 3, 2016

Location: Development Site.

Time: 5pm

	Name	Phone Number	Address	Email Address
1	SCOTT LAING	949-3141	3295 W. GRAND RAPIDS DR.	-
2	MIKE WAGNER	8950794	3356 W GRAND RAPIDS DR	-
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
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23				

COMMITMENT OF PROPERTY POSTING

Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.


Applicant/agent signature

3-9-16
Date



Community Development
Department

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

Parcel Verification

Date: 3/9/16

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

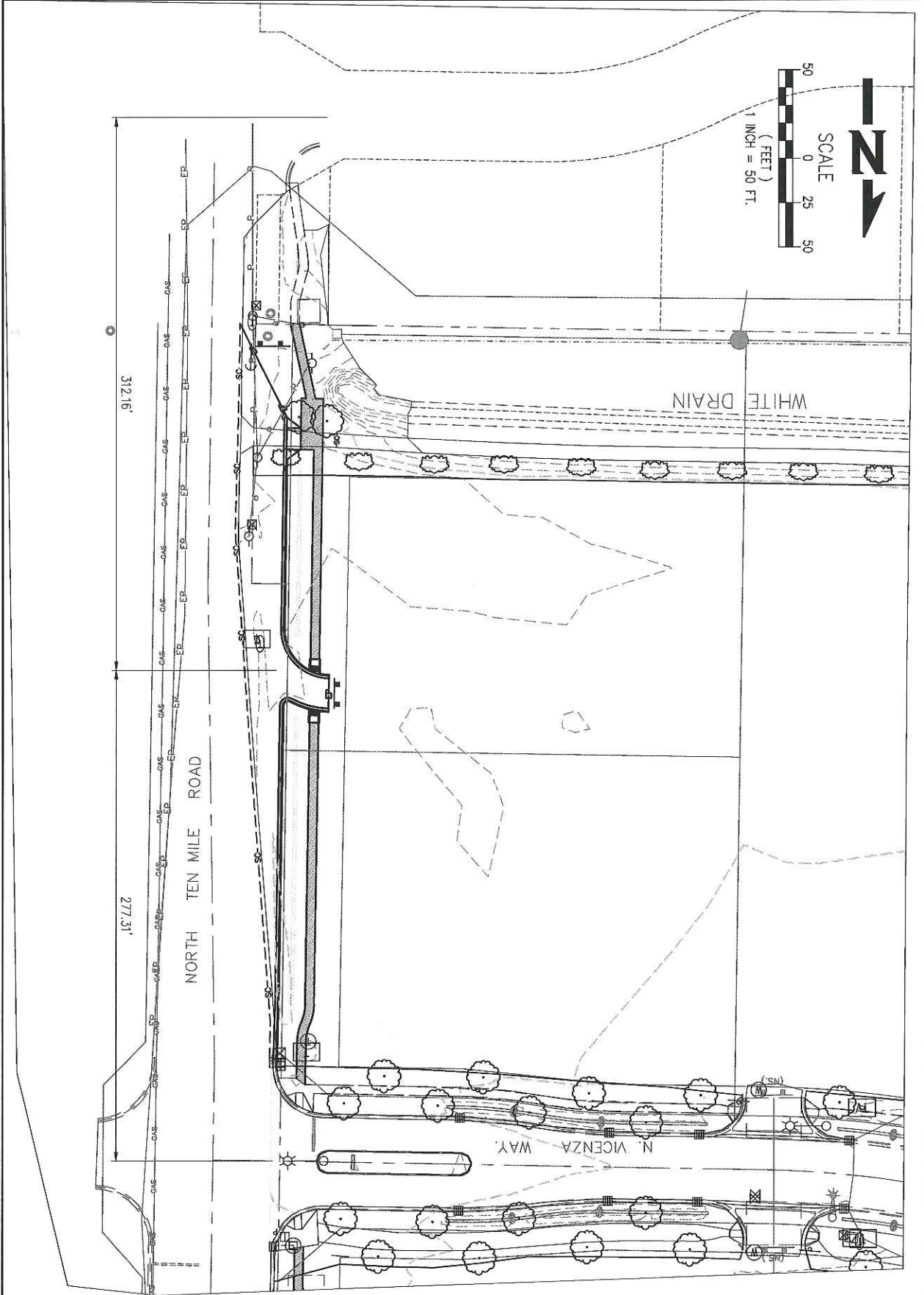
Project Name: **Volterra Subdivision**

Parcel Number: **S0434112300**

Acres: **3.01**

T/R/S: **4N 1W 34**

Property Owner: **Bridgetower Investments, LLC**
2450 Watson Ct.
Palo Alto, CA 94303



2 of 2

VOLTERRA SUBDIVISION D A MODIFICATION
 Entrance Exhibit
 BRIDGETOWER INVESTMENTS
 Ten Mile & McMillan Improvements

PROJECT NUMBER: P0011838W
 DRAWING FILE NAME: P0011838W-PLAN VIEW
 SCALE: AS NOTED

SHEET INFO		REVISIONS			
DESIGNED	MMM	NO.	BY	DATE	REMARKS
DRAWN	MMM				
CHECKED	MMM				
APPROVED	MMM				
LAST EDIT	3/8/2016				
PLOT DATE	3/8/2016				
SUBMITTAL					

WHPacific

2141 W Airport Way, Ste 104
 Boise, ID 83705
 208-342-5400 Fax 208-342-6353
 www.whpacific.com