



TO: BOARD OF ADA COUNTY COMMISSIONERS

HEARING DATE: April 9, 2014

STAFF: Brent Danielson, Associate Planner

PROJECT NO.: 201301908 ZC-DA-OTD-V

APPLICANT: Eldene L. Alexander

INTRODUCTION

A zoning ordinance map amendment to rezone approximately 14.467 acres from the RR District to the RUT District with a development agreement. Also, a one time division of the subject parcel into two (2) parcels along with a variance to grant relief from a development standard for roadway frontage in the RUT District; specifically to allow for one of the resultant parcels to have 230 feet of roadway frontage instead of 250 feet. The property is located at 1752 N. Can Ada Road in Section 6, T. 4N, R. 1W.

EXECUTIVE SUMMARY

The applicant would like to split her property in order for her daughter to be able to build a house on the resultant parcel. The property contains 14.467 acres and is currently zoned Rural Residential (RR), which requires a minimum lot size of ten (10) acres. In order for the property to be divided both resultant parcels of the one time division need to comply with the minimum parcel size in which the properties are located. Therefore, for the one time division to occur the property needs to be rezoned to the Rural-Urban Transition (RUT) District, which allows for a minimum parcel size of 5.0 acres.

In addition, the applicant is also requesting a variance for relief from the development standard for roadway frontage in the Rural-Urban Transition (RUT) District; specifically to allow for one of the resultant parcels of the one time division to have 230 feet of roadway frontage instead of 250 feet. The variance is needed to relieve an undue hardship due to characteristics of the site because of the existing alfalfa field and the location of the existing barn on the property. The applicant has stated in her detailed letter (Exhibit #7) that if the variance is not allowed there is no place on the property for her daughter to build a house without tearing up the alfalfa field. In addition, the existing barn needs to maintain a 25 foot side yard setback, which requires for the property line between resultant Parcel "1" and resultant Parcel "2" to be in the proposed location.

Due to the Middleton Canal being the northern boundary of the property the septic system for the proposed dwelling on resultant Parcel 1 needs to be a certain distance away from the canal. This

STAFF REPORT

Project #201301908 ZC-DA-OTD-V
Eldene L. Alexander

necessitates for the septic system of Parcel 1 to be encroach onto Parcel 2. The Central District Health Department stated in Exhibit #22 that if the five (5) acre Parcel 1 will have the septic system on Parcel 2 then the septic drainfield easement needs to be in place. Condition #5 addresses this situation by requiring a septic drainfield easement to be in place if Parcel 1's septic system is on Parcel 2.

At the time the staff report was written the following agencies have responded. The Ada County Development Services Building Division replied in Exhibit #18 that they have no objection to the proposed land use. The Ada County Development Services Engineering/Surveying Division provided comments related to easements in Exhibits #19 and #34. The Ada County Highway District responded in Exhibit #21 that the development is estimated to generate nine (9) additional vehicle trips per day. The Idaho Transportation Department (ITD) replied in Exhibit #28 that they do not object to this application or require any mitigation. The Central District Health Department initially responded in Exhibit #20 that they have no objection to the parcel split as long as the existing septic system is completely on the parcel with the existing dwelling. Staff noticed that the resultant Parcel "2" had a septic system easement for the proposed single-family dwelling to be located on resultant Parcel "1". Staff followed up with the Central District Health Department on their response. The Central District Health Department later stated in Exhibit #22 that it is preferred that the septic system for each parcel is on its own parcel. However, if the septic system for Parcel 1 will be on Parcel 2 (or vice versa) then they need to have an easement in place. So, if the five (5) acre Parcel 1 will have the septic system on Parcel 2 then the septic drainfield easement needs to be in place. The Middleton Irrigation Association replied in Exhibit #31 that the property is within their service area and at this time it does not appear that the request will have any effect on their ditches. The Middleton Irrigation Association attorney (Sawtooth Law Offices, PLLC) stated in Exhibit #35 that there are ditches and easements that runs through or abuts this property. The easements are 25 feet each side from the top of the bank. The attorney also stated that the owner must contact the Ditch Companies and their attorneys, Sawtooth Law Offices, PLLC, for approval before any encroachment, change of easement, or drainage discharge into Ditch Companies facilities occurs. The Star Fire District replied in Exhibit #32 that they are okay with the split.

RECOMMENDATION

Based upon Staff's review of the application, staff concludes that this application complies with the Ada County Code and recommends approval to the Commission as set out in the proposed Findings of Fact and Conclusions of Law attached hereto.

On February 12, 2014 after considering the evidence and testimony presented during the public hearing the Commission voted to recommend approval of Project #201301908 ZC-DA-OTD-V.

The Board should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application.

EXHIBIT LIST – PROJECT NO.: 201301908 ZC-DA-OTD-V

- 1 Preapplication Conference Notes. 4 pages.
- 2 Master Application Form. 2 pages.

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Eldene L. Alexander

- 3 Zoning Ordinance Map Amendment Checklist. 1 page.
- 4 Development Agreement Checklist. 1 page.
- 5 One Time Division Checklist. 1 page.
- 6 Variance Checklist. 1 page.
- 7 Detailed Letter. 2 pages.
- 8 Site Plan. 2 pages.
- 9 Neighborhood Meeting Certification. 2 pages.
- 10 Deed. 2 pages.
- 11 Legal Description. 3 pages.
- 12 Vicinity Map. 1 page.
- 13 Aerial Photography. 1 page.
- 14 Submittal Letter dated December 11, 2013. 1 page.
- 15 Agency Transmittal. 2 pages.
- 16 E-mail from Brent Danielson to Tony Almeida dated December 11, 2013. 3 pages.
- 17 Canyon County Mailing List. 5 pages.
- 18 Memorandum from the Ada County Development Services Building Division dated December 16, 2013. 1 page.
- 19 Memorandum from the Ada County Development Services Engineering/Surveying Division dated December 16, 2013. 1 page.
- 20 Agency Response from the Central District Health Department dated December 16, 2013. 1 page.
- 21 Agency Response from the Ada County Highway District dated January 3, 2014. 4 pages.
- 22 Follow-up correspondence with the Central District Health Department dated January 6, 2014. 3 pages.
- 23 Radius Map. 1 page.
- 24 Ada County Radius Notice Report. 3 pages.
- 25 Ada County Mailing List. 1 page.
- 26 Radius Notice. 1 page.
- 27 Legal Notice of Public Hearing published on January 28, 2014. 1 page.
- 28 Agency Response from the Idaho Transportation Department dated January 30, 2014. 1 page.
- 29 Sign Posting Certification Form and Photos received on February 3, 2014. 5 pages.

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- 30 Agency Transmittal. 2 pages.
- 31 Agency Response from the Middleton Irrigation Association, Inc/ Middleton Mill Ditch Co. dated February 18, 2014. 5 pages.
- 32 Agency Response from the Star Fire District dated February 18, 2014. 1 page.
- 33 Action Letter dated February 19, 2014. 1 page.
- 34 Memorandum from the Ada County Development Services Engineering/Surveying Division dated February 19, 2014. 1 page.
- 35 Letter from Sawtooth Law Offices dated February 20, 2014. 2 pages.
- 36 Agency Response from the Central District Health Department dated February 28, 2014. 1 page.
- 37 Radius Map. 1 page.
- 38 Canyon County Mailing List. 2 pages.
- 39 Ada County Mailing List. 1 page.
- 40 Radius Notice. 1 page.
- 41 Sign Posting Certification Form and Photos received on March 19, 2014. 4 pages.
- 42 Legal Notice of Public Hearing published on March 25, 2014. 1 page.



ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201300076 - PREAP - A

Status: Active

Date Received: 8/6/2013

Date Closed:

Meeting Date: 8/15/2013 Date Assigned: 8/6/2013

Project Description:

Applicant's Name:
TANCY ALEXANDER

Wanting to discuss a possible rezone and subdivision
process. Has been recommended not to annex by city of
Star.

Development Services Staff Assigned To Meeting:

No. of Lots/Units: 0 Total Acres: 14.350

Staff Name: Attended Meeting?

Unique Features:

BRENT DANIELSON



Sewer/Septic:

RICHARD BECK



Water/Well:

General Property Location:

North of W Floating Feather / West of N Munger

Parcel Info:

Parcel Num:
S0406336300

Street Address:
1752 N CAN ADA RD

City/State/Zip:
Star, ID 83669-0000

Zone Info:

Zone Type: Zone:
Existing Zone RR

Twon / Rng / Sec Info:

Twon: Rng: Sec: Qtr:
4N 1W 6

Overlay Areas Info:

Comp Plan:

Star

Agencies To Contact:

Agency Name:

ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170

Contact Person:

WALLACE MINDY

Comments:

CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517

RENO MIKE

Comments:

IDAHO POWER COMPANY - (208)-388-2699

PHILLIPS RACHAEL

Comments:

Proposed Allowed Uses:

Dwelling, single-family detached

RECEIVED

DEC 09 2013

ADA COUNTY
DEVELOPMENT SERVICES

Required Applications:

App Type:

Descriptive Name:

DA

DEVELOPMENT AGREEMENT

8/15/2013



ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

S PRELIMINARY PLAT
ZC ZONING ORDINANCE MAP AMENDMENT

Notes:

The property is currently zoned Rural Residential (RR) and is located in Star's Area of Impact.

The minimum property size for the Rural Residential (RR) District is 10 acres.

The property consists of approximately 14 acres.

See Article 8-4B of the Ada County Code for information on One Time Divisions. A property would be eligible for a one-time division if it is a parcel of land that was of record in the Ada County Recorder's Office prior to January 1, 1985, the boundaries of which shall not have changed except for one or more of the following:

- A. The parcel of record was reduced by governmental action as specified in Section 8-4A-19 of this chapter; and/or
- B. The parcel of record was reduced by the conveyance of property to a public utility for the purpose of constructing a public infrastructure facility; and/or
- C. The parcel of record received approval for a property boundary adjustment as specified in article C of this chapter, and where the parcel of record met both the following standards:
 1. The parcel of record had sufficient acreage to accomplish the one time division prior to completion of the property boundary adjustment; and
 2. The property boundary adjustment did not diminish the size of the parcel of record such that it no longer has sufficient acreage to accomplish the one time division.

A subdivision application will require a public hearing in front of the Planning & Zoning Commission where they will make a recommendation to the Board. A second public hearing will be heard by the Board of County Commissioners where they will make the decision.

If the applicant chooses to do a subdivision to split the property. Then an application for a zoning ordinance map amendment (rezone) will also need to be applied for.

See Chapter 8-6 of the Ada County Code for Subdivision Regulations.

See Section 8-6-3D of the Ada County Code for information on Natural Features Analysis.

See Article 8-6A of the Ada County Code for Subdivision Design Standards.

See Article 8-6B of the Ada County Code for Subdivision Required Improvements.

See Section 8-7-3 of the Ada County Code for information on Zoning Ordinance Amendments.

Depending on how small the lots are they may be required to hook-up to Urban Public Facilities (Municipal Sewer & Water). See Section 8-4A-22 for more information on Urban Public Facilities.

A neighborhood meeting will be required for a subdivision and rezone. Neighbors within a 300-foot radius of the property as well as any registered neighborhood associations must be invited. The County can provide you with the mailing labels for the neighborhood meeting. There is \$26.50 fee for these labels. The neighborhood meeting needs to occur prior to application submittal. See Section 8-7A-3 of the Ada County Code for information on neighborhood meetings.

For a subdivision and rezone applicants will be required to post the property for the public hearing. The property will need to be posted at least ten (10) days prior to the public hearing and the signed certification form and dated photos will



ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

be required to be submitted at least seven (7) days before the public hearing. See Subsection 8-7A-5F of the Ada County Code for information on Signposting Requirements.

A second preapplication conference is required to go over technical aspects of the preliminary plat with the County Surveyor.

APPLICABLE CODE SECTIONS:

Article 8-2B ~ Residential Base Districts
Article 8-4B ~ One-Time Divisions
Section 8-4A-22 ~ Urban Public Facilities
Chapter 8-6 ~ Subdivision Regulations
Section 8-6-3D ~ Natural Features Analysis
Article 8-6A ~ Subdivision Design Standards
Article 8-6B ~ Subdivision Required Improvements
Section 8-7-3 ~ Zoning Ordinance Map Amendments
Section 8-7A-3 ~ Neighborhood Meetings
Subsection 8-7A-5F ~ Signposting Requirements

Additional Preap Conference: Required

Neighborhood Meeting Required? Yes

Cross References:

ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201300076 - PREAP - A

Status: Active

Date Received: 8/6/2013

Date Closed:

Meeting Date: 8/15/2013

Date Assigned: 8/6/2013

Project Description:

Applicant's Name:
process.

Wanting to discuss a possible rezone and subdivision

Has been recommended not to annex by city of Star.

TANCY ALEXANDER

No. of Lots/Units: 0

Total Acres: 14.350

Development Services Staff Assigned To Meeting:

Staff Name:
BRENT DANIELSON

Attended Meeting?

Unique Features:

Sewer/Septic:

Water/Well:

RICHARD BECK

General Property Location:

North of W Floating Feather / West of N Munger

Parcel Info:

Parcel Num:
S0406336300

Street Address:
1752 N CAN ADA RD

City/State/Zip:
Star, ID 83669-0000

Zone Info:

Twon / Rng / Sec Info:

Overlay Areas Info:

Comp Plan:

Agencies To Contact:

Agency Name:
ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170

Comments:
CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517

Comments:
IDAHO POWER COMPANY - (208)-388-2699

Comments:

Contact Person:
WALLACE MINDY

RENO MIKE *

PHILLIPS RACHAEL

Proposed Allowed Uses:

Dwelling, single-family detached

Required Applications:

Notes:

Additional Preap Conference: Not Recommended

Neighborhood Meeting Required? No

Cross References:

8/6/2013

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EXHIBIT 1
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*All Dist
Print by me prior
to first meet*



MASTER APPLICATION/PETITION REQUEST

ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, Idaho 83702. www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909

TYPE OF ADMINISTRATIVE APPLICATION:

- ACCESSORY USE*
- FARM DEVELOPMENT RIGHT
- FLOODPLAIN PERMIT
- HILLSIDE DEVELOPMENT*
- HIDDEN SPRINGS ADMINISTRATIVE
- HIDDEN SPRINGS SPECIAL EVENT
- MASTER SITE PLAN*
- NONCONFORMING USE EXPANSION
- ONE TIME DIVISION
- PRIVATE ROAD
- PROPERTY BOUNDARY ADJUSTMENT
- SIGN PLAN
- TEMPORARY USE*

TYPE OF HEARING LEVEL APPLICATION:

- CONDITIONAL USE
- DEVELOPMENT AGREEMENT
- PLANNED COMMUNITIES*
- SUBDIVISION, SKETCH PLAT*
- SUBDIVISION, PRELIMINARY*
- VACATION
- VARIANCE
- ZONING MAP AMENDMENT
- ZONING TEXT AMENDMENT

TYPE OF HEARING LEVEL PETITION:

- COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

TYPE OF ADDENDA:

- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

REQUIRED SUBMITTALS:

- CHECKLIST for applicable application(s). If multiple applications, do not duplicate submittals.
- *SUPPLEMENTAL WORKSHEET REQUIRED

SITE INFORMATION:

Section: 6 Township: 4N Range: 1W Total Acres: 14.467
 Subdivision Name: _____ Lot: _____ Block: _____
 Site Address: 1752 Can-Ada Rd City: Star
 Tax Parcel Number(s): 50406336300
 Existing Zoning: RR Proposed Zoning: _____ Area of City Impact: Star Overlay _____
 District(s): _____



OFFICE USE ONLY

Project #: <u>201301908-ZC,DA,V,OTD</u>	Planning Fees/GIS: <u>2296.68</u>	Engineering Fees: _____
Received By: <u>[Signature]</u> Date: <u>12/9/13</u> Stamped <input checked="" type="checkbox"/>		

ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702. www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909



ZONING ORDINANCE MAP AMENDMENT CHECKLIST (ACC 8-7-3)

Zoning Ordinance Map Amendment request require a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
	One paper copy and one electronic copy of all required submittals.	
	Completed and signed Master Application	✓
✓	DETAILED LETTER by the applicant fully describing the request or project and address the following:	✓
	Reason for request	
	Explain compliance with the appropriate Comprehensive Plan.	TJ
	Existing Zoning: <u>RR</u>	
	Proposed Zoning:	
	Total acreage to be re-zoned:	
	NEIGHBORHOOD MEETING CERTIFICATION	RR zoning
	PRE-APPLICATION CONFERENCE NOTES	✓
	METES AND BOUNDS LEGAL DESCRIPTION of the property to be subdivided including a Microsoft Word® electronic Word document.	Summary ✓
	DEVELOPMENT AGREEMENT CHECKLIST - why people why	min. split ✓
	DEED or evidence of proprietary interest.	✓
	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net $859^{00} + (21.467 \times 40.00) = 178.68$	103768

look at compar
min.
RR1
1 acre
RUT =
Sacro

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.

who attend

Brent will scan in document that are not e-mailed. Now way to scan 9/30/13 1:00 PM

Check one time division 20 this for now.



EXHIBIT 3
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Project # 20130401 20-11-010-V

1037.68

ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702 www.adaweb.net phone: (208)287-7900 fax: (208)287-7909



DEVELOPMENT AGREEMENT CHECKLIST

A Development Agreement request requires a public hearing.

GENERAL INFORMATION:

Applicant:		
Applicant (✓)	DESCRIPTION	Staff (✓)
✓	Completed and signed Master Application	
	DETAILED LETTER by the applicant fully describing the request or project and address the following:	✓
	List of any proposed modifications to the standards imposed by other regulations of the zoning ordinance.	
NA	The form and name of the organization proposed to own and maintain any dedicated open space.	
	Substance of the covenants, grants, easements, or other restrictions proposed to be imposed upon the use of property and structures including any proposed easements for public utilities.	
✓	List Specific uses proposed.	
	Other terms and conditions related to the proposed project.	
	Proposed water system: <u>Private Well</u>	
	Proposed Sewer system: <u>CDP #2: 11/5/07 after test hole</u>	
	Proposed storm water management:	
NA	FINANCING PROPOSAL OF PUBLIC FACILITIES (If applicable)	
✓	NEIGHBORHOOD MEETING CERTIFICATION	✓
✓	PRE-APPLICATION CONFERENCE NOTES	✓
✓	LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE DEVELOPMENT AGREEMENT	✓
✓	AFFIDAVIT by property owner agreeing to the submission of the Development Agreement	
NA	PHASING PLAN MAP & SCHEDULE (If applicable)	
	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED. THIS APPLICATION SHALL NOT BE CONSIDERED COMPLETE (NOR WILL A PUBLIC HEARING BE SET) UNTIL STAFF HAS RECEIVED ALL REQUIRED INFORMATION.



Development Agreement - January 2013

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 EXHIBIT 4
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 Project # 2080108 21-1A-010-V

300⁰⁰

ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702. www.adaweb.net phone: (208)287-7900 fax: (208)287-7909



ONE TIME DIVISION CHECKLIST (ACC 8-4B)

A One Time Division request is a staff level application.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
	One paper copy and one electronic copy of all required submittals.	
	Completed and signed Master Application	✓
	DETAILED LETTER by the applicant fully describing the request or project and addressing the following:	✓
	Size of proposed parcel #1 in acres or square feet.	
	Size of proposed parcel #2 in acres or square feet.	
	Was the parcel of land, of record in the Ada County recorder's office prior to January 1, 1985, without a change as allowed in ACC 8-4B2? YES (✓) NO ()	
	Was the lot created prior to September 29, 1959? YES (✓) NO ()	
	Is there an existing private road to be widened and paved due to frontage and/or access to more than four properties? YES () NO (✓)	
Stant	SITE PLAN showing all existing and proposed easements, and existing and proposed property lines drawn to scale on 8 1/2" X 11" paper.	✓
	COPY OF RECORDED DEED OR INSTRUMENT NUMBER PRIOR TO 1985.	
	DEED or evidence of proprietary interest.	✓
	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORMS ARE SUBMITTED.



EXHIBIT 5
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 Project # 20130101 21-01-010-V

409.00

ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702. www.adaweb.net phone: (208)287-7900 fax: (208)287-7909



VARIANCE CHECKLIST (ACC 8-7-4)

A Variance request requires a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
	One paper copy and one electronic copy of all required submittals.	
	Completed and signed Master Application	✓
✓	DETAILED LETTER by the applicant fully describing the request or project and address the following:	✓
✓	Reason for the variance. Be specific.	
	Explain how the variance does not grant a right or special privilege that is not otherwise allowed in the base district.	
✓	Explain how the variance relieves an undue hardship due to the characteristics of the site.	
✓	Explain how the variance is not detrimental to the public health, safety, and welfare.	
✓	What is the hardship if the variance is denied?	
	Are there characteristics of the property that are unusual and make it necessary to obtain the variance?	
	Were you aware of this hardship prior to purchasing or developing your property?	
	How does the request comply with Idaho Code 67-6516?	
	CURRENT SITE PLAN One reduced copy to 8 1/2 X 11.	✓
	DEED or evidence of proprietary interest.	✓
	NEIGHBORHOOD MEETING CERTIFICATION	✓
	PRE-APPLICATION CONFERENCE NOTES	✓
	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.



EXHIBIT 6
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 Project # 201301909 ZC-BA-OTD-V

550.00

REVISED

ADA COUNTY DEVELOPMENT SERVICE
ZONING ORDINANCE/ ONE TIME DIVISION

It is my hope that this letter will answer all of your questions about the request to rezone the property located at 1752 Can-Ada Rd.

The purpose of the RUT zone is so 5 acres can be split from the 14.467 acres. This will be used by my daughter to build a house. With the passing of my husband I need her help to keep up the farm. It has become increasingly difficult for her to maintain both her place and the fields here.

The current zone is an RR zone this only allows for acreage to be split in ten acre parcels; Thus the reason for the zone changes.

It is my understanding the property is in Star's impact area. The comprehensive plan for Star is no more than four houses per acre. The property will still be used for agriculture purpose and will not violate any of the comprehensive plans.

As you will see by the site plan the size of parcel one is 5.001 acres leaving the remaining 9.466 acres as parcel two. My place has been recorded with Ada County prior to my husband and I purchasing it in 1965. If I understand the title search right the lot was created when Canyon County was separated from Ada County.

The development of the new property will include a house between 1800 -1900 square feet. The well will be a private single family well. The septic will be in accordance with the Central District Health Department. If you refer to the site map you will see an easement marked for drain lines. This will keep the lines two hundred feet from the slough the required distance according to Mike Reno. In a letter, from Mr. Danielson, he mentions concerns over the easement for the septic system. I took the site plan in and met with MR. Reno there is not a problem with the easement.

Mr. Danielson informed me that I would need to file a variance request due to the fact that there is only 230 feet of frontage on Can-Ada RD. The reason for the property division to be as it is, on the site plan is to allow for plenty of pasture for the stock and so there is no change in the farm acreage. If the variance is not allowed there is no place for my daughter to put a house on the place with out tearing up the alfalfa field. This would defeat some of the reason I want her to move on to the place.

Mr. Danielson had concerns over the photo taken at an earlier date and the buildings north of the hog shed. The grain silo will be moved and the old milk barn will be torn down.

Eldene Alexander



EXHIBIT 7
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ADA COUNTY DEVELOPMENT SERVICE
ZONING ORDINANCE/ ONE TIME DIVISION

It is my hope that this letter will answer all of your questions about the request to rezone the property located at 1752 Can-Ada Rd.

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Thank you for your time.
Eldene L. Alexander



EXHIBIT 7
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Project # 201301901 2C-DB-070-V

REVISED

RECORD OF SURVEY

A PORTION OF GOVERNMENT LOT 7 OF SECTION 6,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
ADA COUNTY, IDAHO

ROS No. _____

1/4 Corner
Section 6
CP&PR Inst. No. 2
106123344, 6529643 (Ada County)
1998-000031, 1998-012263, 1998-012264 (Canyon County)

1/4 Corner
Section 6

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NUMBER: _____ FEE _____

STATE OF IDAHO } S.S.
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SKINNER LAND SURVEY Co., Inc. AT _____ MINUTES PAST _____ O'CLOCK _____ M. THIS _____ DAY OF _____ 20____.

EX-OFFICIO RECORDER _____ DEPUTY _____

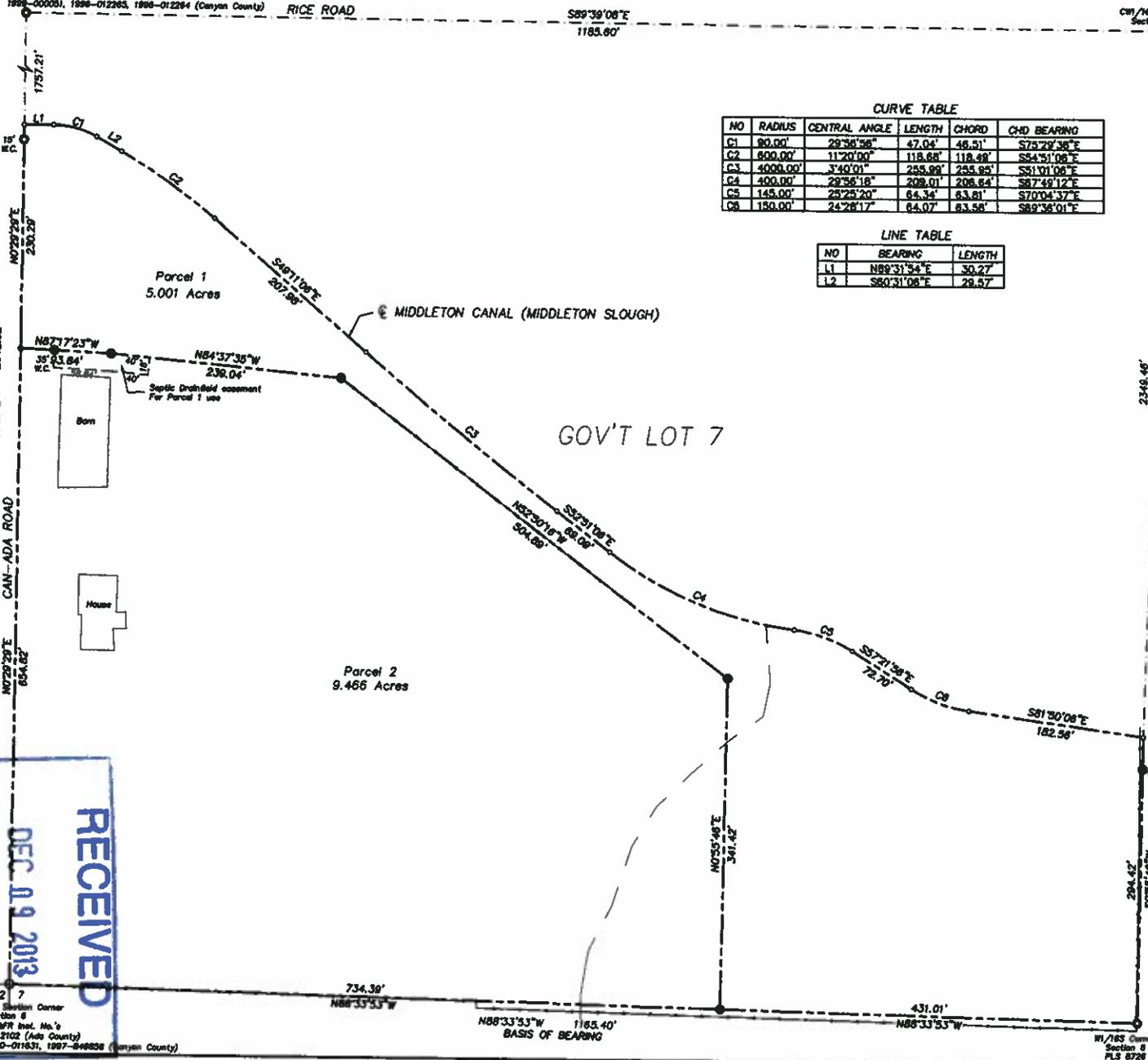


CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHD BEARING
C1	80.00'	29°36'36"	47.04'	46.51'	S75°29'38"E
C2	600.00'	11°20'00"	118.68'	118.49'	S84°51'08"E
C3	4000.00'	3°40'01"	255.89'	255.85'	S81°01'06"E
C4	400.00'	29°56'18"	208.01'	206.64'	S87°49'12"E
C5	145.00'	25°25'20"	64.34'	63.61'	S70°04'37"E
C6	150.00'	24°26'17"	64.07'	63.58'	S89°36'01"E

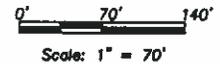
LINE TABLE

NO	BEARING	LENGTH
L1	N89°31'54"E	30.27'
L2	S60°31'08"E	29.57'



Reference Surveys:
Inst. No. 106183689 (ROS 7666)
Inst. No. 105125378 (ROS 7027)

Reference Deeds:
Inst. No. 98067265



LEGEND

- ⊙ ALUMINUM CAP MONUMENT - FOUND
- ⊙ 5/8" REBAR - FOUND
- ⊙ 5/8" x 30" REBAR - SET
- 1/2" REBAR - FOUND
- ⊙ GIN SPIKE & ALUMINUM WASHER - SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- - - SECTION/ALIQUOT PART LINE
- FENCE LINE
- M.C. WITNESS CORNER

CERTIFICATION

I, Thomas J. Welford, 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 direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.



INDEX No. 414-08-3-3-0-00-00

SURVEY FOR:
TANCY ALEXANDER

Drawn By: T.J.W.
Date: Nov. 5, 2013
Surveyed By: T.J.W.
Job No. AU0713

Skinner Land Survey Co. Inc.
312 W. South Street
Grangeville, Idaho 83630
Nampa/Caldwell Grangeville
(208)-464-0633 (208)-963-2617
WWW.SKINNERLANDSURVEY.COM

RECEIVED
 DEC. 19 2013
 ADA COUNTY
 DEVELOPMENT SERVICES

RECORD OF SURVEY

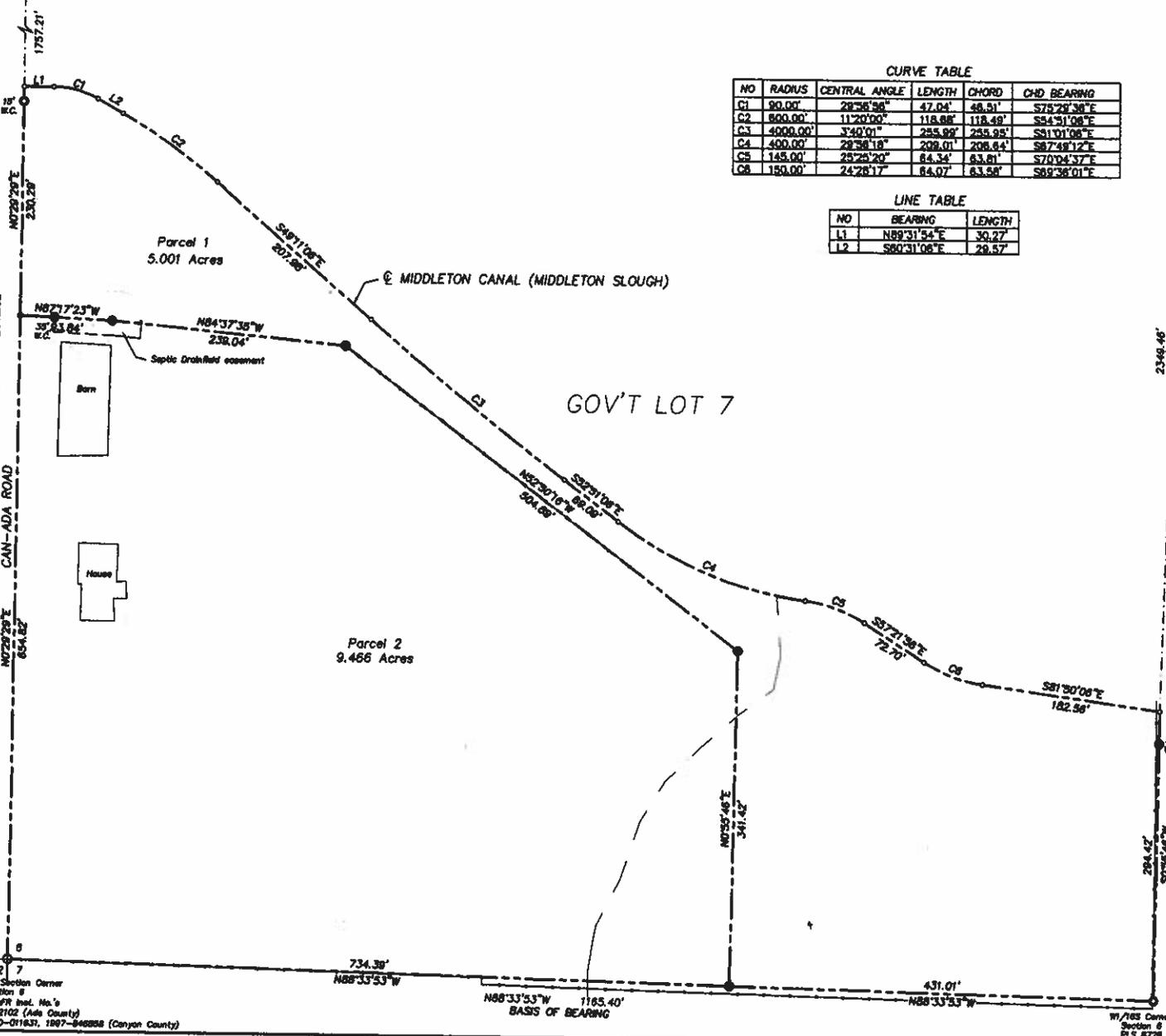
ROS No. _____

A PORTION OF GOVERNMENT LOT 7 OF SECTION 6,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
ADA COUNTY, IDAHO

W 1/4 Corner
Section 6
CP&PR Inst. No.'s
106183344, 8828943 (Ada County)
1989-000051, 1989-012265, 1989-012284 (Canyon County)

SW 1/4 Corner
Section 6

RICE ROAD
S89°39'08"E
1185.60'



CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHD BEARING
C1	90.00'	28°36'58"	47.04'	46.51'	S75°29'38"E
C2	800.00'	11°20'00"	118.88'	118.48'	S84°31'08"E
C3	4000.00'	3°40'01"	285.89'	285.95'	S81°01'08"E
C4	400.00'	28°38'18"	209.01'	206.64'	S87°48'12"E
C5	145.00'	25°25'20"	84.34'	83.81'	S70°04'37"E
C6	150.00'	24°28'17"	84.07'	83.58'	S69°36'01"E

LINE TABLE

NO	BEARING	LENGTH
L1	N89°31'54"E	30.27'
L2	S80°31'08"E	28.57'

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NUMBER: _____ FEE _____

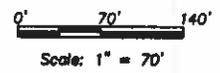
STATE OF IDAHO } S.S.
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SKINNER LAND SURVEY Co., Inc. AT _____ MINUTES PAST _____ O'CLOCK _____ M. THIS _____ DAY OF _____ 20____.

EX-OFFICIO RECORDER _____ DEPUTY _____

Reference Surveys:
Inst. No. 106183689 (ROS 7668)
Inst. No. 105125378 (ROS 7027)

Reference Deed:
Inst. No. 98067265



- LEGEND**
- ⊙ ALUMINUM CAP MONUMENT - FOUND
 - 5/8" REBAR - FOUND
 - 5/8" x 30" REBAR - SET
 - 1/2" REBAR - FOUND
 - GRN SPIKE & ALUMINUM WASHER - SET
 - CALCULATED POINT
 - PROPERTY BOUNDARY LINE
 - - - SECTION/ALLOTMENT PART LINE
 - FENCE LINE
 - W.C. WITNESS CORNER

CERTIFICATION

I, Thomas J. Wetland, 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 direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1801 through 55-1812.



INDEX No. 414-06-3-3-0-00-00
SURVEY FOR
TANCY ALEXANDER

Drawn By: T.J.W.
Date: Nov. 5, 2013
Surveyed By: T.J.W.
Job No. AU0713

**Skinner Land
Survey Co., Inc.**

312 W. South Street
Grangeville, Idaho 83630
Nampa/Caldwell Grangeville
(208)-454-0883 (208)-963-2517
WWW.SKINNERLANDSURVEY.COM

SW Section Corner
Section 6
CP&PR Inst. No.'s
8412102 (Ada County)
1980-011631, 1987-848858 (Canyon County)

W 1/8 Corner
Section 6
PLS 8728

Neighborhood Meeting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W. Front Street, Boise, Idaho 83702

www.adaweb.net (208) 287-7900

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Ada County Code or ask one of our planners for more information on neighborhood meetings.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes all involved Neighborhood Associations and property owners within 300, 1,000, or 2,640 feet of the subject property boundary need to be invited to your meeting. See ACC 8-7A-5C (1) & (2) for uses and districts requiring the 1000' or 2,640' notification.

Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Description of proposed project: Rezone
Date and time of neighborhood meeting: 9/29/13 2:00 pm
Location of neighborhood meeting: 1752 Can-Ada Rd

SITE INFORMATION:

Location: Quarter: _____ Section: L0 Township: 4N Range: 1W Total Acres: 141.467
Subdivision Name: _____ Lot: 7 Block: _____

Site Address: 1752 Can-Ada Rd Tax Parcel Number(s): 504/06336300

APPLICANT:

Name: Eldene Alexander
Address: 1752 Can-Ada Rd
City: Star State: ID Zip: 83669
Telephone: 284-7566 Fax: _____
Email: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Ada County Code.



Eldene Alexander 9-29-2013
Signature: (Applicant) Date

OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

8/4/11

EXHIBIT 9
Page 1 of 2
Project # 201301909 CC-DA-07B-V

Please sign

(Little) House Properties, P. Cheryl Waldschmidt
(General Partner.

6359 Quenzer Lane Star, Idaho

Dea At in DEAN H. PRICE

6273 Quenzer Lane Star, Idaho

Herbert Quenzer Herbert Quenzer

7846686

2

THIS INDENTURE, Made this 20th day of July

in the year of our Lord one thousand nine hundred and sixty-five, between

W. LELAND CHITWOOD and BARBARA A. CHITWOOD, husband and wife, of Caldwell, County of Canyon, State of Idaho,

the parties of the first part, and JOHN ALEXANDER and ELDENE L. ALEXANDER, husband and wife, 1714 Skoshone Basin Idaho

of Ada, County of Ada, State of Idaho,

the parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of ---TEN and NO/100----- DOLLARS, lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all of the following described real estate, situated in the County of Ada, State of Idaho, to-wit:

All the land lying South of the middle line of the Middleton Slough in Lot 7 of Section 6, Township 4 North, Range 1 West, B.M., in Ada County, State of Idaho. Including 40 shares of stock in the Middleton Irrigation Association, Inc., for use in the irrigation of said lands.



TOGETHER, With all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances, unto the parties of the second part, and to their heirs and assigns forever, and the said parties of the first part, and their heirs, the said premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against the said parties of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same shall and will WARRANT and by these presents forever DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of

W. Leland Chitwood (Seal)
Barbara A. Chitwood (Seal)

_____ (Seal)

STATE OF IDAHO

County of Canyon

} ss.

On this 20th day of July in the year 1965, before me,
the undersigned, a Notary Public in and for

said State, personally appeared W. Leland Chitwood and Barbara A. Chitwood,
husband and wife,

known to me to be the persons whose names are subscribed to the within instrument, and
acknowledged to me that they 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.

Richard L. Riordan

Notary Public for the State of Idaho,
Residing at Nampa, Idaho



WARRANTY DEED

No. _____

— TO —

Dated _____, 19____

STATE OF IDAHO,

County of Ada

} ss.

I hereby certify that this instrument was filed

for record at request of PIONEER TITLE CO.

at 25 minutes past 8

o'clock A. M., this 31st day

of August, A. D. 1978

In my office, and duly recorded in Book _____

of _____ at page _____

CLARENCE A. PLANTING

Ex-Officio Recorder,

By Clarence A. Planting Deputy.

Fees, \$ 2.00

Mall to _____

Richard L. Riordan
Attorney at Law
312-13th Ave. 1 So.
Nampa, Idaho.....

September 4, 2013

Legal Description for
Tancy Alexander
Job No. AU0713

Boundary

This parcel is a portion of Government Lot 7 of Section 6, Township 4 North, Range 1 West of the Boise Meridian, Ada County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of Government Lot 7 (SW Section Corner, Section 6), a found aluminum cap monument;

thence North $00^{\circ} 29' 29''$ East along the west boundary of Government Lot 7 a distance of 885.11 feet to a point on the centerline of the Middleton Canal (AKA Middleton Slough);

thence traversing said centerline as follows:

North $89^{\circ} 31' 54''$ East a distance of 30.27 feet;

Southeasterly 47.04 feet along the arc of a curve to the Right having a radius of 90.00 feet and a central angle of $29^{\circ} 56' 56''$ and a long chord which bears South $75^{\circ} 29' 36''$ East a distance of 46.51 feet;

South $60^{\circ} 31' 06''$ East a distance of 29.57 feet;

Southeasterly 118.68 feet along the arc of a curve to the Right having a radius of 600.00 feet and a central angle of $11^{\circ} 20' 00''$ and a long chord which bears South $54^{\circ} 51' 06''$ East a distance of 118.49 feet;

South $49^{\circ} 11' 06''$ East a distance of 207.98 feet;

Southeasterly 255.99 feet along the arc of a curve to the Left having a radius of 4000.00 feet and a central angle of $03^{\circ} 40' 01''$ and a long chord which bears South $51^{\circ} 01' 06''$ East a distance of 255.95 feet;

South $52^{\circ} 51' 06''$ East a distance of 69.09 feet;

Southeasterly 209.01 feet along the arc of a curve to the Left having a radius of 400.00 feet and a central angle of $29^{\circ} 56' 18''$ and a long chord which bears South $67^{\circ} 49' 12''$ East a distance of 206.64 feet;





Greg L. Skinner, PLS
Thomas J. Wellard, PLS
Rodney Kahle-Clark, PE

Alexander Legal Description
Boundary, Page 2 of 2

Southeasterly 64.34 feet along the arc of a curve to the Right having a radius of 145.00 feet and a central angle of 25° 25' 20" and a long chord which bears South 70° 04' 37" East a distance of 63.81 feet;

South 57° 21' 56" East a distance of 72.70 feet;

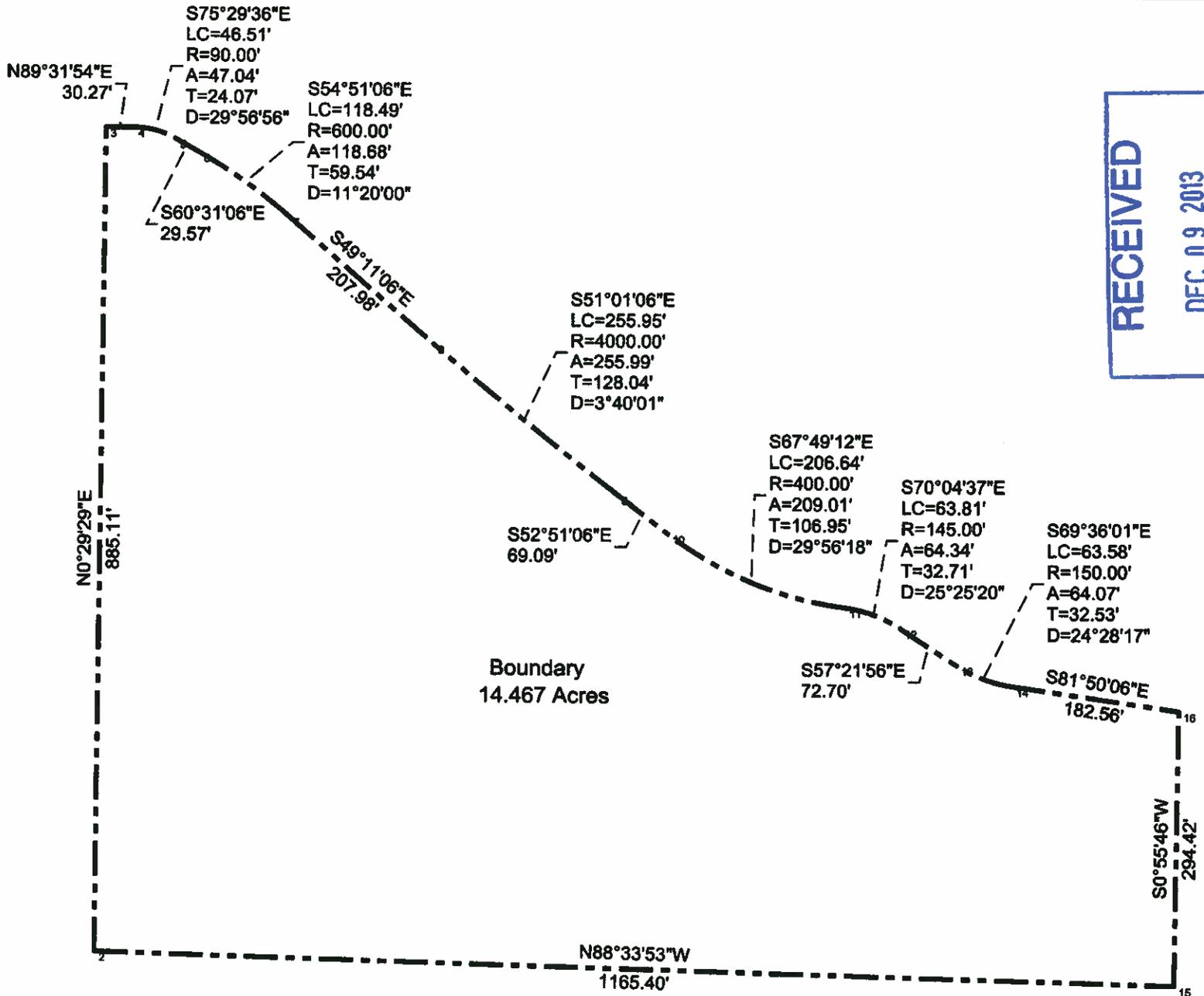
Southeasterly 64.07 feet along the arc of a curve to the Left having a radius of 150.00 feet and a central angle of 24° 28' 17" and a long chord which bears South 69° 36' 01" East a distance of 63.58 feet;

South 81° 50' 06" East a distance of 182.56 feet to a point on the east boundary of Government Lot 7;

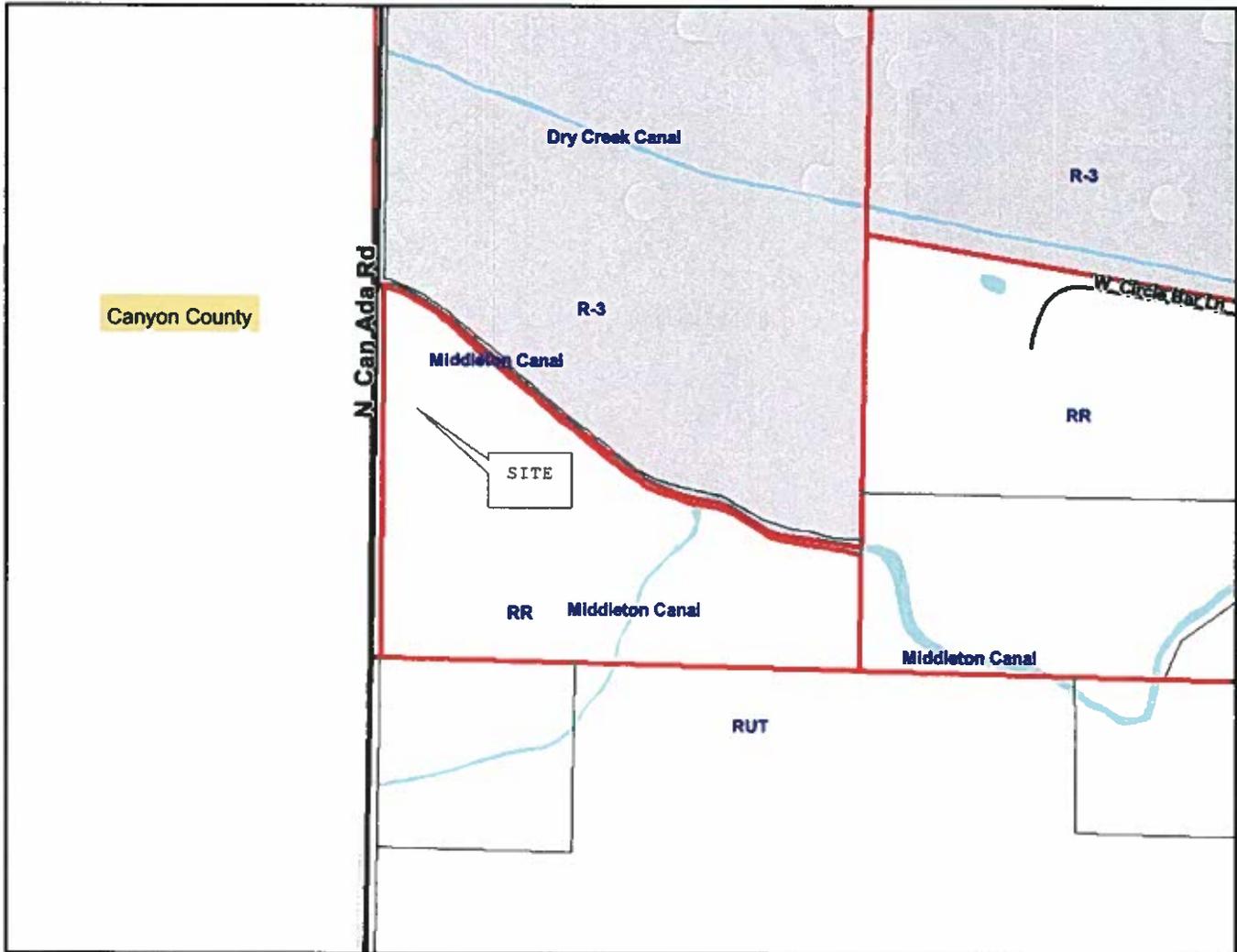
thence South 00° 55' 46" West along the east boundary of Government Lot 7 a distance of 294.42 feet to the southeast corner of Government Lot 7;

thence North 88° 33' 53" West along the south boundary of Government Lot 7 a distance of 1165.40 feet to the **POINT OF BEGINNING**, containing 14.47 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.

RECEIVED
 DEC 09 2013
 ADA COUNTY
 DEVELOPMENT SERVICES



Boundary
14.467 Acres



Canyon County

Legend

- ⚡ Railroads
- Major Streets
 - Minor Arterial
 - Collector
 - SECTION
 - PRINCIPAL Arterial
 - INTERSTATE
 - Other
- Minor Streets
 - LOCAL
 - PARKS
 - PRIVATE
 - RESIDENTIAL
 - Other
- Street Names (minor)
- Zoning
- Parcels
- Water
- Parks
- City Limits
 - Kuna
 - Boise
 - Garden City
 - Eagle
 - Star
 - Meridian

Scale: 1:4,815



Map center: 43° 42' 26.3" N, 116° 30' 37.3" W

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Ada County Development Services Map



Legend

- Railroads
- Major Streets**
- Minor Arterial
- Collector
- SECTION**
- PRINCIPAL Arterial
- INTERSTATE
- Other
- Minor Streets**
- LOCAL
- PARKS
- PRIVATE
- RESIDENTIAL
- Other
- Street Names (minor)**
- Parcels
- Parks
- City Limits**
- Kuna
- Boise
- Garden City
- Eagle
- Star
- Meridian
- Ada-OQ2013



Map center: 43° 42' 26.2" N, 116° 30' 38.7" W



Scale: 1:3,600

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

ADA COUNTY
DEVELOPMENT SERVICES



200 W. FRONT STREET, BOISE, IDAHO 83702-7300

PHONE (208) 287-7900
FAX (208) 287-7909

BUILDING • ENGINEERING • PLANNING • ZONING

December 11, 2013

Eldene L. Alexander
1752 Can-Ada Road
Star, ID 83669

RE: PROJECT #201301908 ZC-DA-OTD-V; ELDENE ALEXANDER

Dear Ms. Alexander;

This is to notify you that your application has been scheduled to be heard by the Ada County Planning and Zoning Commission on **February 13, 2014**. This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. I can be reached at 287-7913 or via e-mail at bdanielson@adaweb.net.

In accordance with State law, "Notice of Public Hearing" must be posted on the site. Ada County recently amended the code to require the applicant to post the sign.

The sign is required to be posted ten (10) days in advance of the hearing. If the property is not posted correctly or the certification form is not submitted to Development Services at least seven (7) days prior to the public hearing, the application will be tabled until the next available hearing date. The certification form is available to download on our website at www.adaweb.net/DevelopmentServices. The sign is required to be taken down no later than three (3) days after the final decision. If there are multiple hearings on the application, the sign does not need to be taken down between hearings. However, the sign will need to be updated with the new hearing dates as the application goes through the hearing process.

Sincerely,

Handwritten signature of Brent Danielson in black ink.

Brent Danielson
Associate Planner
Ada County Development Services, Planning & Zoning Division

Cc: Tancy C. Alexander, 22754 Duff Lane, Middleton, ID 83644
Skinner Land Survey, Inc. 312 W. South Street, Grangeville, ID 83530

Project #201301908 ZC-DA-OTD-V
Eldene L. Alexander

EXHIBIT 14
Page 1 of 1
Project # 201301908 ZC-DA-OTD-V

Brent Danielson

From: Brent Danielson
Sent: Wednesday, December 11, 2013 8:54 AM
To: exline.eric@meridianschools.org; laurenboehlke@yahoo.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; cward@staridaho.org; gtiminsky@starfirerescue.org; bryce@sawtoothlaw.com; rward@idfg.idaho.gov; linda.clark@deq.idaho.gov; linda.clark@deq.idaho.gov; westerninfo@idwr.idaho.gov; mm_mi@juno.com; starcemetery@msn.com; swidrcd@idahorcd.org; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Brian Wilbur; cherylwright@cwidaho.cc; mdewalt@adalib.org; Mark Fern; Angela Gilman; Jerry Hastings; Kelly Woodworth; Jean Schaffer; Glenda Britz; Brent Danielson
Cc: Brent Danielson
Subject: Ada County Application Transmittal Notice.



Ada County Development Services Planning & Zoning Division Transmittal

File Number: <u>201301908-DA / OTD / V / ZC</u>	X-Reference: NONE
Description: A zoning ordinance map amendment to rezone approximately 14.467 acres from the RR District to the RUT District with a development agreement. Also, a one-time division of the subject parcel into two (2) parcels along with a variance to grant relief from a development standard for roadway frontage in the RUT District; specifically to allow for one of the resultant parcels to have 230 feet of roadway frontage instead of 250 feet.	
Reviewing Body: P AND Z	Hearing Date: 2/13/2014
Applicant: ALEXANDER ELDENE L	P&Z Recommendation:
Property: The property contains 14.350 acres and is located at 1752 N CAN ADA RD STAR 83669, Section 6 4N 1W.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 12/26/2013. When responding, please reference the file number identified above. If responding by email, please send comments to bdanielson@adaweb.net.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,
BRENT DANIELSON, ASSOCIATE PLANNER
200 W Front Street

Boise ID 83702
bdanielson@adaweb.net
(208) 287-7913

Brent Danielson

From: Tony Almeida <TAlmeida@canyonco.org>
Sent: Wednesday, December 11, 2013 10:22 AM
To: Brent Danielson
Subject: RE: Property Owner List Request for 1752 N. Can Ada Road
Attachments: Brent.shx; Brent.dbf; Brent.prj; Brent.sbn; Brent.sbx; Brent.shp

Here you go.

Tony.

From: Brent Danielson [<mailto:bdanielson@adaweb.net>]
Sent: Wednesday, December 11, 2013 10:15 AM
To: Tony Almeida
Subject: Property Owner List Request for 1752 N. Can Ada Road

Tony,

I have an application for a property that is on the County Line. I was wondering if I could a list of property owners and their mailing addresses within 1,000 feet of the subject property. The property is located at 1752 N. Can Ada Road, in Section 6 of T. 4N, R. 1W. The closest cross road on the Canyon County side is Quenzer Lane. Attached are a couple of maps depicting the location of the property.

If there is anything else that you need for this request please let me know. Thank you for your assistance on this.

1752 North Can-Ada Road, Star, ID



ns My places



an Ada Rd

59

Search nearby more



Maps Labs - Help

©2013 Google - Terms of Use - Privacy

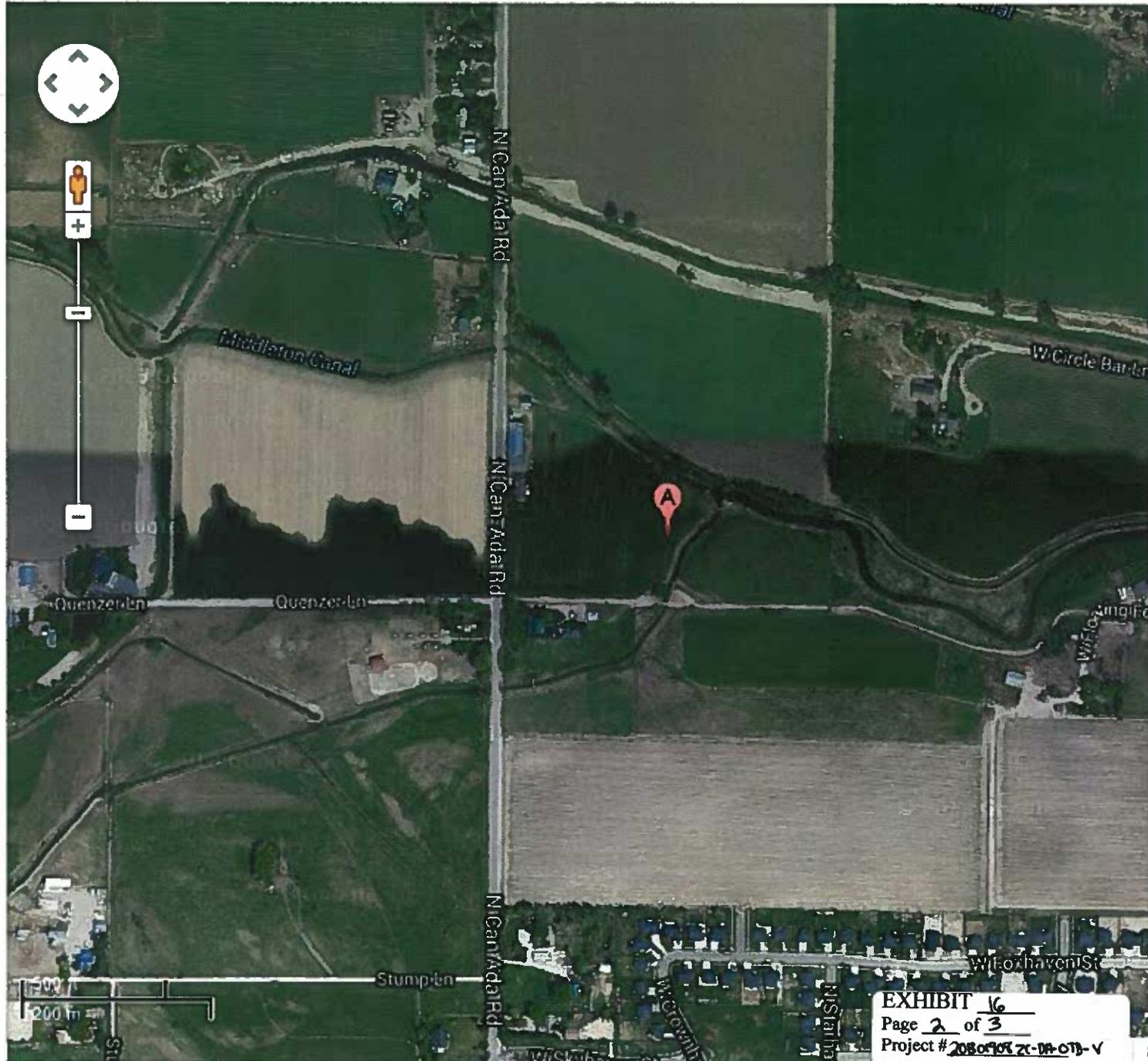
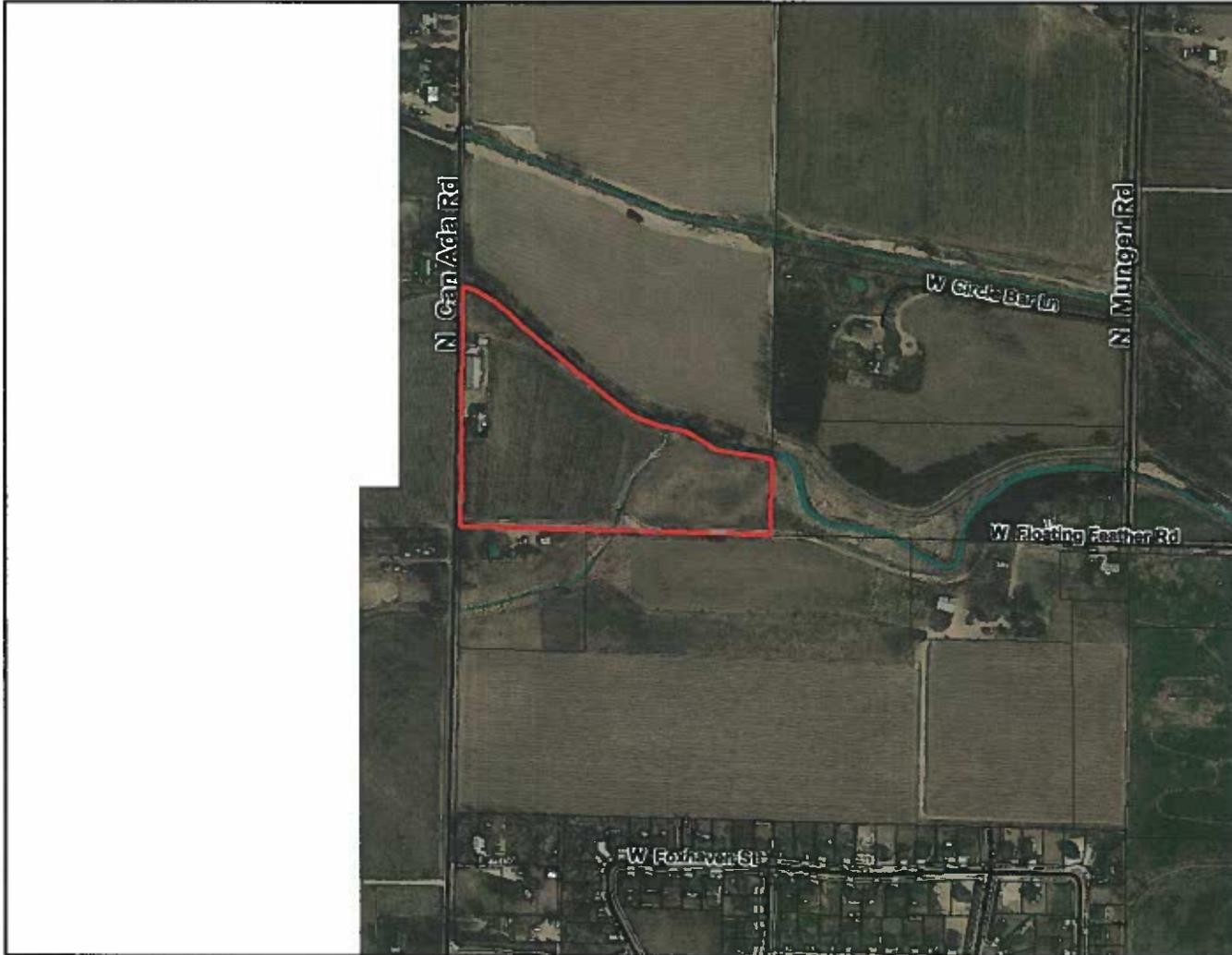


EXHIBIT 16
 Page 2 of 3
 Project # 2080105 21-1A-011-V

Ada County Development Services Map



Legend

- Railroads
- Major Streets
- Minor Arterial
- Collector
- SECTION
- PRINCIPAL Arterial
- INTERSTATE
- Other
- Minor Streets**
- LOCAL
- PARKS
- PRIVATE
- RESIDENTIAL
- Other
- Street Names (minor)**
- Parcels
- Water
- Parks
- Ada-OQ2013

Scale: 1:7,500



Map center: 43° 42' 23.8" N, 116° 30' 36.9" W

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

OwnerName	Address	City	State	ZipCode
3 K RANCH LLC	PO BOX 480	STAR	ID	83669
AKINS JEREMY	10460 W HAZELWOOD	STAR	ID	83669
AMSDEN MYRON E	23112 BLESSINGER RD	STAR	ID	83669
BAKER BRADLEY G	6023 SOMERSET LN	STAR	ID	83669
BEITIA ANDRES G	6630 SCHMIDT LN	STAR	ID	83669
BENDIXSEN JAN R	749 E BONITA CANYON ST	MERIDIAN	ID	83646
BENNETT FLORENCE IRENE	6848 FOOTHILL RD	STAR	ID	83669
BENT ALLEN WYLIE \$	6306 FOOTHILL RD	STAR	ID	83669
BIRGE KIRK G	6909 FOOTHILL RD	STAR	ID	83669
BODIFORD DON E	4284 N CAMAS CREEK	MERIDIAN	ID	83646
BONE HEATH A	23221 BLESSINGER RD	STAR	ID	83669
BRANNAN CHRISTINE M	23526 BLESSINGER RD	STAR	ID	83669
BRANNAN JERRY W	6802 FOOTHILL RD	STAR	ID	83669
BREAUX E HARVEY LIFE ESTATE IV	22902 BLESSINGER RD	STAR	ID	83669
BROMLEY PAUL AND WILMA J TRUST	6390 FOOTHILL RD	STAR	ID	83669
BROOMHALL PAUL W	22886 BLESSINGER RD	STAR	ID	83669
BROOMHALL STEVEN M	22844 BLESSINGER RD	STAR	ID	83669
BROWN GARY L	1509 N 26TH ST	BOISE	ID	83702
BUCHMANN GREG	23084 BLESSINGER LN	STAR	ID	83669
BURKEY RALPH L	23000 BLESSINGER RD	STAR	ID	83669
BURTCH LYNN	5752 E FAIRMONT ST	TUCSON	AZ	85712
CALHOUN GINGER	23729 CAN ADA RD	STAR	ID	83669
CAN-ADA PROPERTIES LLC	391 W STATE ST STE G	EAGLE	ID	83616
CANYON COUNTY	1115 ALBANY ST	CALDWELL	ID	83605
CHENEY EDWARD R	6852 HWY 44	STAR	ID	83669
CHERRY KIM N	22345 CAN ADA RD	STAR	ID	83669
CHOUTCHOURROU BERNARD	6020 SE 10TH AVE	CALDWELL	ID	83607
COLON ANTHONY	6344 FOOTHILL RD	STAR	ID	83669
COOPER JOSEPH J	7070 SOUTHERN VISTA CT	STAR	ID	83669
CORN SAMUEL E \$	6929 MOUNTAIN SPRINGS LN	STAR	ID	83669
COWAN FAITH ANN 1985 TRUST	1272 N MIRROR CREEK PL	MERIDIAN	ID	83642-4220
COX MARILYN L	23077 BLESSINGER RD	STAR	ID	83669
DAVENPORT EWIN JACK	6595 FOOTHILL RD	STAR	ID	83669

DAY NATHAN ROSS	22451 CAN ADA RD	STAR	ID	83669
DE COURSEY DIRK T	704 7TH AVE S	NAMPA	ID	83651
DECLARATION OF TRUST APRIL 11 2012	1933 AINSLEY RD	SAN DIEGO	CA	92123
DEVER LANNY R	23088 BLESSINGER RD	STAR	ID	83669
DKF INVESTMENTS INC	5275 N BROOKFIELD PL	BOISE	ID	83713
DONNELLY PATRICK F III	22924 BLESSINGER RD	STAR	ID	83669
DRAPER THOMAS J	7050 TOP RIM WAY	STAR	ID	83669
DUNLOP WILLIAM P	23435 CAN ADA RD	STAR	ID	83669
EAST CANYON LAND ACQUISITION CO LLC	480 N PLUMMER RD	STAR	ID	83669
EAST CANYON LAND ACQUISITION CO LLC	7760 W FOOTHILL RD	MIDDLETON	ID	83644
ELWOOD DELBERT L	6926 HWY 44	STAR	ID	83669
FAGUNDES BROTHERS LLC	PO BOX 2717	MERCED	CA	95344
FAULK BRANDEN D	23265 CAN ADA RD	STAR	ID	83669
FISCUS DEAN E	6209 FOOTHILL RD	STAR	ID	83669
FLAMM MICHAEL L	7063 TOP RIM WAY	STAR	ID	83669
FOLDESI MARGARET	3915 TEN MILE RD	MERIDIAN	ID	83642
FONTES R ROSS	22645 N CAN ADA RD	STAR	ID	83669
FOOTHILL CAPITAL GROUP LLC@@	101 S CAPITAL BLVD STE 300	BOISE	ID	83702
FOSTER PHYLLIS	3132 BOGUS BASIN RD	BOISE	ID	83703
FOSTER REBECCA	6498 HWY 44	STAR	ID	83669
FOSTER THOMAS F	PO BOX 156	STAR	ID	83669
FREEMAN BRYON L	23803 BLESSINGER LN	STAR	ID	83669
FROST DAVID E TRUST	6125 STUMP LN	STAR	ID	83669
FUNKHOUSER ALLEN R	23229 BLESSINGER RD	STAR	ID	83669
FUNKHOUSER ALLEN ROBERT	23229 BLESSINGER RD	STAR	ID	83669
GABLE LYNETTE W	23260 BLESSINGER RD	STAR	ID	83669
GANSCHOW JAMES A	23189 CAN ADA RD	STAR	ID	83669
GARNER MATTHEW R	22860 BLESSINGER RD	STAR	ID	83669
GARNER RAYMOND L	22854 BLESSINGER RD	STAR	ID	83669
GARRETT HOWARD	2505 IRENE ST	BOISE	ID	83702
GARRETT JAMES A	6775 FOOTHILL RD	STAR	ID	83669
GASTMAN DAVID L	23790 BLESSINGER RD	STAR	ID	83669
GEORGE MARTHA J	PO BOX 610	STAR	ID	83669
GIVENS GUY MARSHALL	2149 SHY BEAR WAY NW APT 402	ISSAQUAH	WA	98027

GIVENS ORIN \$	22357 CAN ADA RD	STAR	ID	83669
GIVENS ORIN AND GENEVIEVE FAMILY TRUST	22357 CAN ADA RD	STAR	ID	83669
GREINER WILLIAM C	6334 FOOTHILL RD	STAR	ID	83669
GULLEY RONALD L	PO BOX 140544	GARDEN CITY	ID	83714-0544
HACK DAVID M	PO BOX 293	STAR	ID	83669
HADFIELD JOSEPH OLIVER	22449 CAN ADA RD	STAR	ID	83669
HANSON JOHN A \$	6810 FOOTHILL RD	STAR	ID	83669
HANSON KIRK	2889 S PAJARO WAY	EAGLE	ID	83616
HAWKER RODNEY C	23700 BLESSINGER RD	STAR	ID	83669
HEIM MATTHEW R	6495 SCHMIDT LN	STAR	ID	83669
HELMICK DUSTIN WALTER	541 CALUMET WAY	HAILEY	ID	83333
HELMICK KEITH A	21995 BENT LN	STAR	ID	83669-5029
HERRMANN ERNST	2880 N EAGLE RD	EAGLE	ID	83616
HINES TERRY G	23113 BLESSINGER RD	STAR	ID	83669
HOBBS DARLENE F	7073 SOUTHERN VISTA CT	STAR	ID	83669
HORTON JACK	325 N LONGHORN ST	EAGLE	ID	83616
IDAHO POWER COMPANY	PO BOX 70	BOISE	ID	83707
IDAHO TRANS DEPT	PO BOX 8028	BOISE	ID	83707-2028
JACKSON MELVIN	6820 HWY 44	STAR	ID	83669
JO PROPERTIES LP	4042 N BROOKSBURG PL	MERIDIAN	ID	83646
JONES STEVEN L AND SHERI L TRUST	6743 SCHMIDT LN	STAR	ID	83669
JOWERS DOYLE M	23092 BLESSINGER RD	STAR	ID	83669
JZ INVESTMENTS LLC	3955 N COWBOY LN	STAR	ID	83669
KAUFMAN STEVEN FREDRICK	22840 BLESSINGER RD	STAR	ID	83669
KEELER KEVIN V	PO BOX 671	STAR	ID	83669-0671
KELLEY FAMILY REVOCABLE LIVING TRUST	2352 ELBURY CT	THOUSAND OAKS	CA	91361-5095
KERR JOHN D	PO BOX 117	STAR	ID	83669
KIRACOFE MONTE M	6173 STUMP LN	STAR	ID	83669
KLEY JAMES H	6841 FOOTHILL RD	STAR	ID	83669
KNAPP BETSY A	PO BOX 480	STAR	ID	83669
KNAPP LARRY D	PO BOX 480	STAR	ID	83669
LAMBROU VIOLET ELEEN	22482 BLESSINGER RD	STAR	ID	83669
LITTLE D KENT	3399 S CLOVERDALE RD	BOISE	ID	83709
LITTLE DERYL M	267 SADDLE RIDGE RD	WHITE BIRD	ID	83554

LITTLE HOUSE PROPERTIES LP	3399 S CLOVERDALE RD	BOISE	ID	83709
LIZASO CECIL D @ @ \$	23263 BLESSINGER RD	STAR	ID	83669
MC CARTY LEE R	22996 BLESSINGER RD	STAR	ID	83669
MC GOWAN MICHAEL E	6745 WILLIS RD	STAR	ID	83669
MC KENZIE DELBERT N	6061 FOOTHILL RD	STAR	ID	83669
MC KENZIE WENDELL R	23721 CAN ADA RD	STAR	ID	83669
MCHAIL WILLIAM A III	6290 HWY 44	STAR	ID	83669
MEEKS JANET L	6281 STUMP LN	STAR	ID	83669
OLSON GARY L	23307 CAN ADA RD	STAR	ID	83669
OLSON HELEN LIV TRUST	23355 CAN ADA RD	STAR	ID	83669
OWL I LLC	818 MULLAN AVE	COEUR D ALENE	ID	83814
PASCALE KAREN L	12272 W SKYHAVEN ST	STAR	ID	83669
PEREZ DARLA M	22850 BLESSINGER RD	STAR	ID	83669
PRICE DEAN	6359 QUENZER LN	STAR	ID	83669
QUENZER HERBERT	6236 QUENZER LN	STAR	ID	83669
REICH GARLAND W	6185 WINDMILL RIM DR	STAR	ID	83669
ROBERT JAY D	6995 MOUNTAIN SPRINGS LN	STAR	ID	83669
ROBERT RICHARD V	6795 MOUNTAIN SPRINGS LN	STAR	ID	83669
ROCHNOWSKI EDWARD W	6750 SCHMIDT LN	STAR	ID	83669
ROUNDS TYLER STANTON	2717 WINTERCREST ST	CALDWELL	ID	83607
RUGGLES CURT	6171 FOOTHILL RD	STAR	ID	83669
SANDERS TODD	7029 TOP RIM WAY	STAR	ID	83669
SCARBROUGH ROBERT A	22289 CAN ADA RD	STAR	ID	83669
SCHULTZ DAVID F	6155 WINDMILL RIM DR	STAR	ID	83669
SCOTT MICHAEL B	6455 SCHMIDT LN	STAR	ID	83669
SCUDDER SHARON L	6095 STUMP LN	STAR	ID	83669
SCULLIN MARK B	589 N CARDIGAN	STAR	ID	83669
SEDLACEK MARTHA L TRUST	6125 STUMP LN	STAR	ID	83669
SEIFERT WELLES	22374 BLESSINGER RD	STAR	ID	83669
SHAFFER JOHN W	22492 BLESSINGER RD	STAR	ID	83669
SILBERNAGEJ DAVE J	23254 BLESSINGER RD	STAR	ID	83669
SMITH SANDRA JO	503 S EAGLE RD	EAGLE	ID	83616
SOTELO ARNULFO	6930 HWY 44	STAR	ID	83669
SPERRY FAMILY TRUST	PO BOX 655	STAR	ID	83669

STODDARD TERRILL H	6881 FOOTHILL RD	STAR	ID	83669
STORKAN JEFFREY D	22727 CAN ADA RD	STAR	ID	83669
STORKAN OLIVER D	22491 CAN ADA RD	STAR	ID	83669
STRICKLAND FAMILY TRUST	6847 WILLIS RD	STAR	ID	83669
STRICKLAND STONE LLP	6820 SCHMIDT LN	STAR	ID	83669
STRICKLAND TYLER J	6820 SCHMIDT LN	STAR	ID	83669
STUDARUS RICHARDS C	6474 FOOTHILL RD	STAR	ID	83669
STUPPY RICHARD E	22153 CAN ADA RD	STAR	ID	83669
TANNER ROYCE W	6358 FOOTHILL RD	STAR	ID	83669
THREE WS NO 1 LLC	807 FRANKLIN BLVD	NAMPA	ID	83687
VALDEZ GARY	22464 BLESSINGER RD	STAR	ID	83669
VALENTINE BERNARD G	PO BOX 85	STAR	ID	83669
VAN MAANEN KENNETH	6282 STUMP LN	STAR	ID	83669
VAN WASSENHOVE PAUL J	22245 CAN ADA RD	STAR	ID	83669
VANDERPOOL EVERETT	6177 SOMERSET LN	STAR	ID	83669
VIEW RIDGE ESTATES HOMEOWNERS ASSOC	PO BOX 1255	EAGLE	ID	83616
WESTERN STAR RANCH LLC	23112 BLESSINGER RD	STAR	ID	83669
WHITLOCK WAYNE H	6697 FOOTHILL RD	STAR	ID	83669
WILCHER CHARLES C	6543 SCHMIDT LN	STAR	ID	83669
WILDER MICHAEL D	22933 BLESSINGER RD	STAR	ID	83669
WILLIAMS W GEOFF	8844 FIRCREST DR	BOISE	ID	83704
WOOD CHARLES W	17448 COPPER SPUR AVE	NAMPA	ID	83687
YOUNGBERG MICHAEL	2729 TONGASS AVE NO 407	KETCHIKAN	AK	99901
ZANDERSMITH JANET E	3955 COWBOY LN	STAR	ID	83669

MEMORANDUM



DATE: 12/16/2013

RE: 201301908-DA/OTD/V/ZC

TO: Brent Danielson, Associate Planner

FROM: Mark Ferm, Ada County Building Official



Summary of Project:

A zoning ordinance map amendment to rezone approximately 14.467 acres from the RR District to the RUT District with a development agreement. Also, a one-time division of the subject parcel into two (2) parcels along with a variance to grant relief from a development standard for roadway frontage in the RUT District; specifically to allow for one of the resultant parcels to have 230 feet of roadway frontage instead of 250 feet located at 1752 N Can Ada Rd..

Findings and Conditions:

The Building Division has no objection to the proposed land use.

Conclusion:

Approved as submitted

Mark Ferm
Ada County Building Official
200 W Front Suite 2125
Boise Idaho 83702
Phone 287-7910

markf@adaweb.net

MEMORANDUM



DATE: December 16, 2013

RE: File 201301908 DA/OTD/V/ZC Application for 1752 N Can Ada Rd, Star ID

TO: Brent Danielson, Associate Planner

FROM: Dale Meyers, Surveying/Engineering Tech.

CC: Angela Gilman, Ada County Engineer



Brent,

Per your request I have reviewed the project referenced above. The documents reviewed include:

- Master Application
- Detailed Letter
- Site Plan and Vicinity Map

My comments and Conditions of Approval are as follows:

Verify that the required Minimum Setback exists between the existing Barn structure and the proposed property line.

Show and define the existing Easement(s) for the Middleton Canal (Along northerly boundary and crossing both proposed parcels, as shown on the Vicinity Map)

Show and define the apparent "Access" easement along the southerly boundary of both proposed parcels.

Verify that the City of Star has no issue with the "Flag" style configuration of the proposed division.

Please let me know if you need anything else from me.

Dale



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # 201301908-DA/OTD/V/ZE

Conditional Use # _____

Preliminary / Final / Short Plat _____

Sec. 6



- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. We have no objection to the
parcel split as long as existing septic
system is completely on the parcel with
the existing dwelling.

Reviewed By:

[Signature]
 Date: 12/16/13

EXHIBIT 20
 Page 1 of 1
 Project # 201301908-Z-DA-OTD-V



Sara M. Baker, President
John S. Franden, Vice President
Rebecca W. Arnold, Commissioner
Mitchell A. Jaurena, Commissioner
Jim D. Hansen, Commissioner

Date: January 3, 2014

To: Eldene Alexander
1752 N. Can-Ada Rd.
Star, ID 83669

Subject: 201301908-ZC/DAV/OTD
1752 N. Can-Ada Rd.

Request for a land division and construction of a single family dwelling.



In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. The applicant shall be required to meet the following conditions of approval:

- Comply with all ACHD Standard Conditions of Approval (attached) as well as all ACHD Policies.
- A traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit. This is a separate review process that requires direct plans submittal to the Development Review staff at the Highway District. For questions regarding the submittal for impact fee assessment please contact the Development Review staff at (208) 387-6170.
- Prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.), a permit must be obtained from ACHD.
- Contact ACHD if there is to be construction of an additional driveway off Can-Ada Road.

If you have any questions, please feel free to contact me at (208) 387-6335.

Sincerely,

Austin Miller
Planning Review Intern
Development Services
CC: Project file,
Ada County, via e-mail

Traffic Information

This development is estimated to generate 9 additional vehicle trips per day; and 1 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Can-Ada Rd.	888-feet	Local	80	N/A

Average Daily Traffic Count (VDT):

Average daily traffic counts are based on ACHD's most current traffic counts

- The average daily traffic count for Can-Ada Road north of State Highway 44 was 1,424 on January 27, 2011.

Standard Conditions of Approval

1. All irrigation facilities shall be relocated outside of the ACHD right-of-way.
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the ROWDS Manager when it is alleged that the ROWDS Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary of Highway Systems, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The ROWDS Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the ROWDS Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

Brent Danielson

From: Lori Badigian <LBadigia@cdhd.idaho.gov>
Sent: Monday, January 06, 2014 1:59 PM
To: Brent Danielson
Subject: RE: Project #201301908 ZC-DA-V-OTD Septic Easement

Follow Up Flag: Follow up
Flag Status: Flagged

Brent,

I spoke with Mike and received clarification for this property. It is preferred that the septic system for each parcel is on its own parcel. However, if the septic system for Parcel 1 will be on Parcel 2 (or vice versa) then they need to have an easement in place. So, if the 5 acre Parcel 1 will have the septic system on Parcel 2 then the septic drainfield easement needs to be in place. If there is an easement in the plan then this is sufficient and we have no objections to the split.

Thank you,

Lori Badigian, REHS | Sr. Environmental Health Specialist
Central District Health
707 N. Armstrong Place | Boise, ID 83704
P: (208) 327-8517 | F: (208) 327-8553 | C: (208) 869-9118

 Twitter |  Facebook | W: cdhd.idaho.gov

CDHD: Healthy People in Healthy Communities

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From: Brent Danielson [mailto:bdanielson@adaweb.net]
Sent: Friday, January 03, 2014 8:54 AM
To: Lori Badigian
Subject: RE: Project #201301908 ZC-DA-V-OTD Septic Easement

Thanks Lori.

From: Lori Badigian [mailto:LBadigia@cdhd.idaho.gov]
Sent: Friday, January 03, 2014 8:16 AM
To: Brent Danielson
Subject: RE: Project #201301908 ZC-DA-V-OTD Septic Easement

Brent,
Yes, my concern is having a septic system for one property on another property once the split occurs. Mike is out today. I will talk with him on Monday to see if he recalls speaking with Tancy and get back to you.

Thank you

Lori Badigian, REHS | Sr. Environmental Health Specialist
Central District Health

CDHD: Healthy People in Healthy Communities

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From: Brent Danielson [<mailto:bdanielson@adaweb.net>]
Sent: Thursday, January 02, 2014 4:53 PM
To: Lori Badigian
Cc: Mike Reno
Subject: Project #201301908 ZC-DA-V-OTD Septic Easement

Lori,

I am following up in regards to your response regarding Project #201301908 ZC-DA-V-OTD. This application is located on Parcel #S0406336300 at 1752 Can-Ada Road. The application consists of a rezone from the RR to RUT District along with a one-time division application to split the subject property into a 5.001 acre parcel (Parcel 1) and a 9.466 acre parcel (Parcel 2). The existing house and barn are located on Parcel 2. The property owner's daughter Tancy Alexander is looking at purchasing (Parcel 1) from her mother in order to build a house on Parcel 1.

The site plan shows a septic drainfield easement on Parcel 2 for Parcel 1. In your response you replied that there is no objection to the parcel split as long as existing septic system is completely on the parcel with the existing dwelling. My interpretation of the response is that CDHD has a concern with the future septic drainfield for Parcel 1 crossing over onto Parcel 2 and that CDHD wants the septic drainfield to remain entirely on the individual property that is serviced by the septic system. The site plan shows Septic Drainfield Easement for Parcel #1 on Parcel #2.

I notified Tancy Alexander of your response and mentioned that there will likely be a condition of approval to modify the boundary of the one-time division so that the area depicted by the septic drainfield area would be entirely within Parcel 1. Tancy responded back to me that she had taken the plan and showed Mike Reno and that Mike was okay with an easement, but the dimensions needed to be tweaked, which she did. In talking with her she seems to think that the existing septic system for the existing dwelling you reference in your response is for her mother's house on Parcel 2, which has already been built and the septic system is wholly within Parcel 2. She mentioned that septic system needs to be a certain distance from the Middleton Canal (Middleton Slough), which necessitates it being where the easement is.

I told her that I would e-mail you to clarify your response. Is my interpretation of your response correct in that you have concerns with a septic system drainfield for Parcel 1 encroaching into Parcel 2?

Thank you for your help on this. I have attached a copy of the site plan for the project.



Brent Danielson
Associate Planner

Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7913 *office*
(208) 287-7909 *fax*

201301908 ZC-DA-OTD-V Radius Map



- ### Legend
- ⚡ Railroads
 - Major Streets
 - Minor Arterial
 - Collector
 - SECTION
 - PRINCIPAL Arterial
 - INTERSTATE
 - Other
 - Minor Streets
 - LOCAL
 - PARKS
 - PRIVATE
 - RESIDENTIAL
 - Other
 - Street Names (minor)
 - Parcels
 - Water
 - Parks
 - City Limits
 - Kuna
 - Boise
 - Garden City
 - Eagle
 - Star
 - Meridian



Map center: 43° 42' 29" N, 116° 30' 33" W



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

RADIUS NOTICE REPORT

FILE NAME: 201301908 ZC-DA-OTD-V

Date File Created: 01/15/2014

Parcel Number / Property Address	Primary Owner / Address	Legal Description
R3508350080 12374 W FOXHAVEN ST STAR, ID 83669-0000	MEAD PAUL 12374 W FOXHAVEN ST STAR, ID 83669-0000	LOT 07 BLK 02 HAVENCREST SUB NO 01
R3508350090 12368 W FOXHAVEN ST STAR, ID 83669-0000	DRANSFIELD JASON W 12368 W FOXHAVEN ST STAR, ID 83669-0000	LOT 08 BLK 02 HAVENCREST SUB NO 01
R3508350100 12356 W FOXHAVEN ST STAR, ID 83669-0000	MENZEL PAUL J 12356 W FOXHAVEN ST STAR, ID 83669-0000	LOT 09 BLK 02 HAVENCREST SUB NO 01
R3508350110 12344 W FOXHAVEN ST STAR, ID 83669-0000	RAASS NATALIE D 12344 W FOXHAVEN ST STAR, ID 83669-0000	LOT 10 BLK 02 HAVENCREST SUB NO 01
R3508350420 12322 W FOXHAVEN ST STAR, ID 83669-0000	TOLMAN TAD L 12322 W FOXHAVEN ST STAR, ID 83669-0000	LOT 01 BLK 05 HAVENCREST SUB NO 01
R3508350430 12310 W FOXHAVEN ST STAR, ID 83669-0000	AMERICAN HOMES 4 RENT 30601 AGOURA RD STE 200 AGOURA HILLS, CA 91301-2013	LOT 02 BLK 05 HAVENCREST SUB NO 01
R3508350440 12298 W FOXHAVEN ST STAR, ID 83669-0000	COLLINS GAWAIN J 17509 95TH AVE NE BOTHELL, WA 98011-0000	LOT 03 BLK 05 HAVENCREST SUB NO 01
R3508350450 12286 W FOXHAVEN ST STAR, ID 83669-0000	BLACKWOOD JOSEPH 12286 W FOXHAVEN ST STAR, ID 83669-0000	LOT 04 BLK 05 HAVENCREST SUB NO 01

R3508350460
12270 W FOXHAVEN ST
STAR, ID 83669-0000

ELFIN JONATHAN D 2001 TRUST
12270 W FOXHAVEN ST
STAR, ID 83669-0000

LOT 05 BLK 05
HAVENCREST SUB NO 01

R9262210010
12101 W CIRCLE BAR LN
STAR, ID 83669-0000

LODGE WILLIAM M II
12101 W CIRCLE BAR LN
STAR, ID 83669-0000

LOT 01 BLK 01
WAYFARING LANE SUB

R9262210020
1821 N MUNGER RD
STAR, ID 83669-0000

LODGE W MURRAY
12101 W CIRCLE BAR LN
STAR, ID 83669-0000

LOT 02 BLK 01
WAYFARING LANE SUB

S0406314810
2205 N MUNGER RD
STAR, ID 83669-0000

J3SL LLC
2352 E HYPER DR
MERIDIAN, ID 83642-0000

PAR #4810 OF E2SW4
SEC 6 4N 1W
PAR 2 R/S 2179
#314805-B

S0406325400
12525 W RICE RD
STAR, ID 83669-0000

SB/CH LAND COMPANY LLC
4 EMBARCADERO CENTER # 3300
SAN FRANCISCO, CA 94111-0000

GOV LOT 6 & LOT 7 N OF SLOUGH
SEC 6 4N 1W
R/S 7666
#320000-R

S0406336300
1752 N CAN ADA RD
STAR, ID 83669-0000

ALEXANDER ELDENE L
1752 N CAN ADA RD
STAR, ID 83669-5130

S OF CL OF MIDDLETON
SLU IN LOT 7
SEC 6 4N 1W
#332900-R

S0406347000
12016 W FLOATING FEATHER RD
STAR, ID 83669-0000

KRUG VIRGINIA L
12016 W FLOATING FEATHER RD
STAR, ID 83669-0000

PAR #7000 OF SE4SW4 RS#1383
SEC 6 4N 1W
#314800-S
#99067697

S0407212550
12023 W FLOATING FEATHER RD
STAR, ID 83669-0000

STUBBLEFIELD A H
2258 BRADFORD AVE
HIGHLAND, CA 92346-0000

PAR #2550 NEAR NE COR NE4NW4
SEC 7 4N 1W
#212400-S #212500-B

S0407212610
W FLOATING FEATHER RD
STAR, ID 83669-0000

STUBBLEFIELD A H
2258 BRADFORD AVE
HIGHLAND, CA 92346-0000

PAR #2610 OF N2NW4
SEC 7 4N 1W
#212600-S

S0407223000
1598 N CAN ADA RD
STAR, ID 83669-0000

DINELLI JAMES A
1598 N CAN ADA RD
STAR, ID 83669-0000

PAR #3000 OF NW4NW4
SEC 7 4N 1W
#222350 R

S0407223400
1228 N CAN ADA RD
STAR, ID 83669-0000

GRAY JOHN D
1228 N CAN ADA RD
STAR, ID 83669-5236

PAR #3400 @ W SIDE OF NW4
223775-R

S0407223590
N CAN ADA RD
STAR, ID 83669-0000

DYVER DEVELOPMENT LLC
1977 E OVERLAND RD
MERIDIAN, ID 83642-6609

PAR #3590 OF GOVT LOT 02
SEC 07 4N 1W
#333810-B

Primary Owner	Mailing Address	Mailing Address City, State Zip
ALEXANDER ELDENE L	1752 N CAN ADA RD	STAR, ID 83669-5130
AMERICAN HOMES 4 RENT PROPERTIES F	30601 AGOURA RD STE 200	AGOURA HILLS, CA 91301-2013
BLACKWOOD JOSEPH	12286 W FOXHAVEN ST	STAR, ID 83669-0000
COLLINS GAWAIN J	17509 95TH AVE NE	BOTHELL, WA 98011-0000
DINELLI JAMES A	1598 N CAN ADA RD	STAR, ID 83669-0000
DRANSFIELD JASON W	12368 W FOXHAVEN ST	STAR, ID 83669-0000
DYVER DEVELOPMENT LLC	1977 E OVERLAND RD	MERIDIAN, ID 83642-6609
ELFIN JONATHAN D 2001 TRUST	12270 W FOXHAVEN ST	STAR, ID 83669-0000
GRAY JOHN D	1228 N CAN ADA RD	STAR, ID 83669-5236
J3SL LLC	2352 E HYPER DR	MERIDIAN, ID 83642-0000
KRUG VIRGINIA L	12016 W FLOATING FEATHER RD	STAR, ID 83669-0000
LODGE W MURRAY	12101 W CIRCLE BAR LN	STAR, ID 83669-0000
LODGE WILLIAM M II	12101 W CIRCLE BAR LN	STAR, ID 83669-0000
MEAD PAUL	12374 W FOXHAVEN ST	STAR, ID 83669-0000
MENZEL PAUL J	12356 W FOXHAVEN ST	STAR, ID 83669-0000
RAASS NATALIE D	12344 W FOXHAVEN ST	STAR, ID 83669-0000
SB/CH LAND COMPANY LLC	4 EMBARCADERO CENTER # 3300	SAN FRANCISCO, CA 94111-0000
STUBBLEFIELD A H	2258 BRADFORD AVE	HIGHLAND, CA 92346-0000
TOLMAN TAD L	12322 W FOXHAVEN ST	STAR, ID 83669-0000

ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST BOISE ID 83702



January 16, 2014

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Ada County Planning and Zoning Commission will hold a public hearing on **February 13, 2014** at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear the following:

201301908-ZC-DA-OTD-V, A zoning ordinance map amendment to rezone approximately 14.467 acres from the RR District to the RUT District with a development agreement. Also, a one-time division of the subject parcel into two (2) parcels along with a variance to grant relief from a development standard for roadway frontage in the RUT District; specifically to allow for one of the resultant parcels to have 230 feet of roadway frontage instead of 250 feet. The property contains 14.467 acres and is located at 1752 N. Can Ada Road in Section 6, T. 4N, R. 1W, Star, ID.

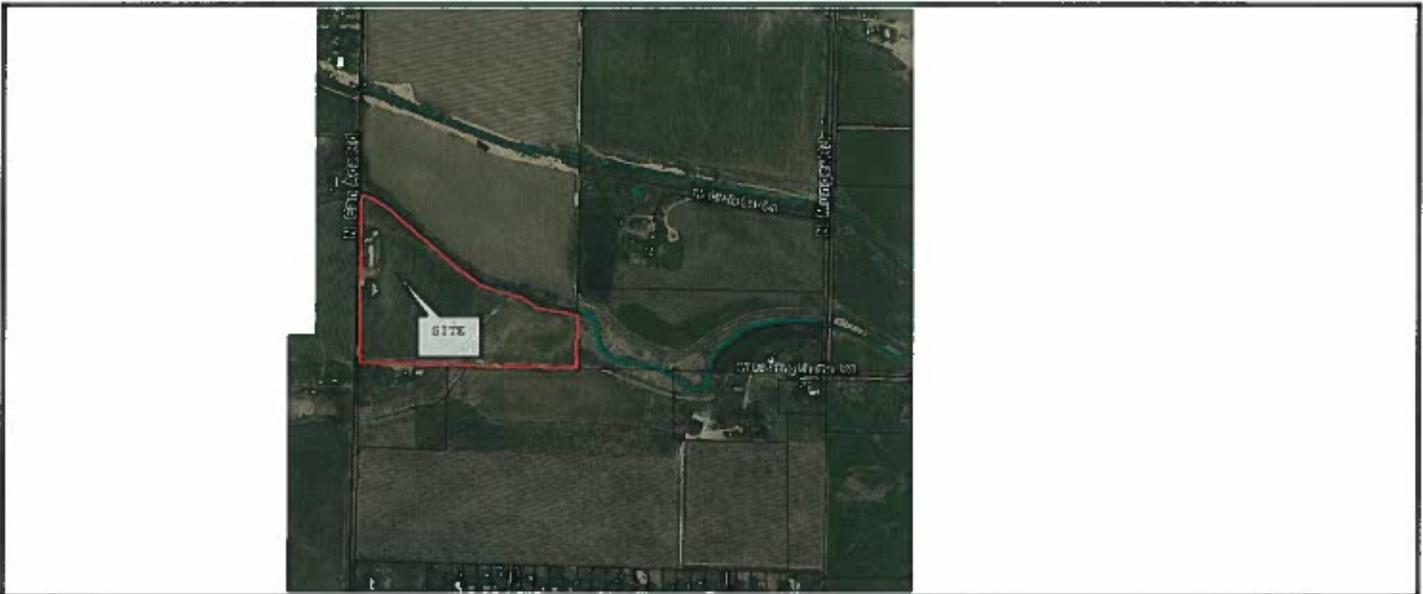
Contact Brent Danielson, Associate Planner, at 287-7913 for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within **1,000'** of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed by completing the following:

- 1 Type <http://gisx.adaweb.net/acdsv2>
- 2 Enter "**201301908-ZC**" in search application by file number.
- 3 Click on 'Application Information'.
- 4 Review documents by clicking on 'Supporting Documents'.

5 days prior to the hearing you can go to www.adaweb.net to view the agenda or staff report.



NOTES:

- This item may not be heard at the scheduled time of 6:00 p.m., as multiple items may be considered during the hearing.
- Video, audio, PowerPoint, or other computer-generated visuals used to present testimony, must be provided to the Planner ½ hour prior to the start of the hearing: file format compatibility cannot be guaranteed.
- Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) three days prior to this public hearing to make arrangements.

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on February 13, 2014 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201301823-S, Maverik Cloverdale Subdivision: A two lot commercial subdivision. The property is located at 6168 S. Cloverdale Road; 3N 1E Sec. 34. Diana Sanders 287-7905 201301904-CU-MSP, Cathedral of the Rockies Amity Church.: A request for a conditional use and master site plan for a new 7,200 square foot sanctuary for the Cathedral of the Rockies church. The existing sanctuary will be converted to a multi-purpose space. The property is located at 4464 S. Maple Grove Road; 3N 1E Sec. 25. Megan Basham 287-7944 201301908-ZC-DA-OTD-V, Eldene Alexander; A zoning ordinance map amendment to rezone approximately 14.467 acres from the RR District to the RUT District with a development agreement. Also, a one-time division of the subject parcel into two (2) parcels along with a variance to grant relief from a development standard for roadway frontage in the RUT District; specifically to allow for one of the resultant parcels to have 230 feet of roadway frontage instead of 250 feet. The property is located at 1752 N. Can Ada Road; 4N 1W Sec. 06. Brent Danielson 287-7913 201302013-CU, Dan Gillis: A conditional use application for an approximately 6,300 square foot equine boarding facility (Stable or Riding Arena, Commercial). The property is located at the intersection of S. Stroebel Road and E. Kuna Mora Road; 1N 1E Sec. 06. Brent Danielson 287-7913 Staff Reports Available On-Line 5 Days before Hearing Date - adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. ADA COUNTY PLANNING AND ZONING COMMISSION Mark Perfect Planning & Zoning Administrator Pub. Jan. 28, 2014 Publish Dates: 1/28/2014 - 2/11/2014

EXHIBIT 27
 Page 1 of 1
 Project # 201301908 ZC-DA-OTD-V



IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

January 30, 2014

Brent Danielson
Ada County Development Services
200 W Front Street
Boise ID 83702



Re: 201301908-ZC Alexander Property

The Idaho Transportation Department (ITD) has reviewed the referenced zone change and lot split applications for the Alexander property. ITD has the following comments:

1. ITD does not object to this application or require any mitigation. This project generates very few trips and does not propose any new approach to the State Highway System.
2. Ada County is reminded that the ACHD Northwest Foothills Plan identified that many of the area roadways are nearing capacity. ITD has not funded the major projects needed to accommodate the forecast trip volumes. This application has the potential to increase regional traffic volumes and congestion.

If you have any questions, you may contact me at 334-8377.

Sincerely,

A handwritten signature in blue ink that reads 'Dave Szplett'.

Dave Szplett
Development Services Manager
dave.szplett@itd.idaho.gov

EXHIBIT 28
Page 1 of 1
Project # 201301908 ZC-DA-OTD-V

TIME RECEIVED
February 3, 2014 8:49:35 AM MST

REMOTE CSID
2085859044

DURATION PAGES
47 2

STATUS
Received

FEB-3-2014 09:25A FROM:P.M.T. INC

2085859044

TO:2877909

P.1

FAX COVER SHEET

TO: BRENT DANIELSON

FROM: ELDENE ALEXANDER

PAGES INCLUDING COVER: 2

REASON: SIGN POSTING



Sign Posting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W Front Street, Boise, Idaho 83702

www.adaweb.net | (208) 287-7900

GENERAL INFORMATION:

You must post the property at least ten (10) days prior to the scheduled public hearing. The Certification form must be submitted at least seven (7) days prior to the scheduled public hearing. Please review Section 8-7A-5 of the Ada County Code for all sign posting requirements.

Please attach dated photographs of each sign with the certification.

PROJECT INFORMATION:

Location:	Quarter:	Section: <u>6</u>	Township: <u>4N</u>	Range: <u>1W</u>	Total Acres: <u>14.6</u>
Project Name: <u>Eldene Alexander</u>				Lot:	Block:
Site Address: <u>1752 Can-Ada Rd Star ID 83669</u>				Tax Parcel Number(s): <u>50406336300</u>	
File Number: <u>#201301908 ZC-DA-OTD-V</u>				Date Posted: <u>1/31/14</u>	

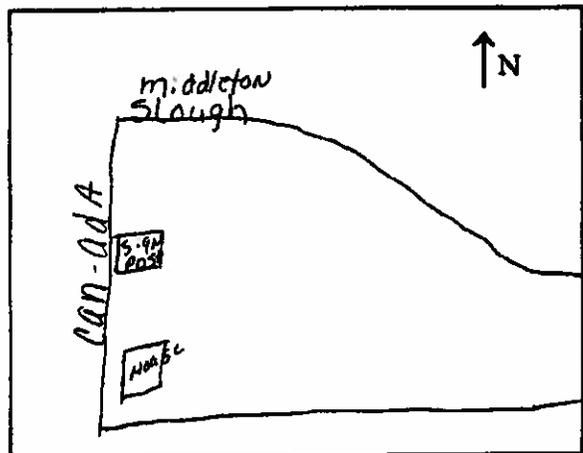
APPLICANT:

Name: <u>Eldene Alexander</u>		
Address: <u>1752 Can-Ada Rd</u>		
City: <u>Star</u>	State: <u>ID</u>	Zip: <u>83669</u>
Telephone: <u>206-7566</u>	Fax:	

I certify that the property was posted at least ten (10) days prior to the scheduled public hearing and have attached dated photographs of each sign in accordance with Section 8-7A-5 of the Ada County Code.

Eldene L Alexander Feb. 3 2014
 Signature: (Applicant) Date

Please draw a diagram of sign location(s) on the property



OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

RECEIVED

FEB 13 2014

ADA COUNTY
DEVELOPMENT SERVICES

***ADA COUNTY PUBLIC HEARING NOTICE
ADA COUNTY PLANNING AND ZONING COMMISSION**

**WHEN:
FEBRUARY 13, 2014
6:00 PM**

**WHERE:
COMMISSIONERS MAIN HEARING ROOM #1235 ON THE
FIRST FLOOR, 200 W. FRONT STREET, BOISE, ID**

**PURPOSE:
REZONE FROM RR TO RUT WITH A DEVELOPMENT AGREEMENT
ONE TIME DIVISION & A VARIANCE TO GRANT RELIEF
FROM A DEVELOPMENT STANDARD FOR ROADWAY
FRONTAGE IN THE RUT DISTRICT**

**LOCATION & SIZE OF PROPERTY
1752 CAN-ADA RD STAR ID: SECTION 6, T.4N, R. 1W.
14.6 ACRES**

APPLICATION BY ELDENE ALEXANDER

**PROJECT:
#201301908 ZC-DA-OTD-V**

**PLANNER:
BRENT DANIELSON
208-287-7913**

RECEIVED

FEB 03 2014

ADA COUNTY
DEVELOPMENT SERVICES

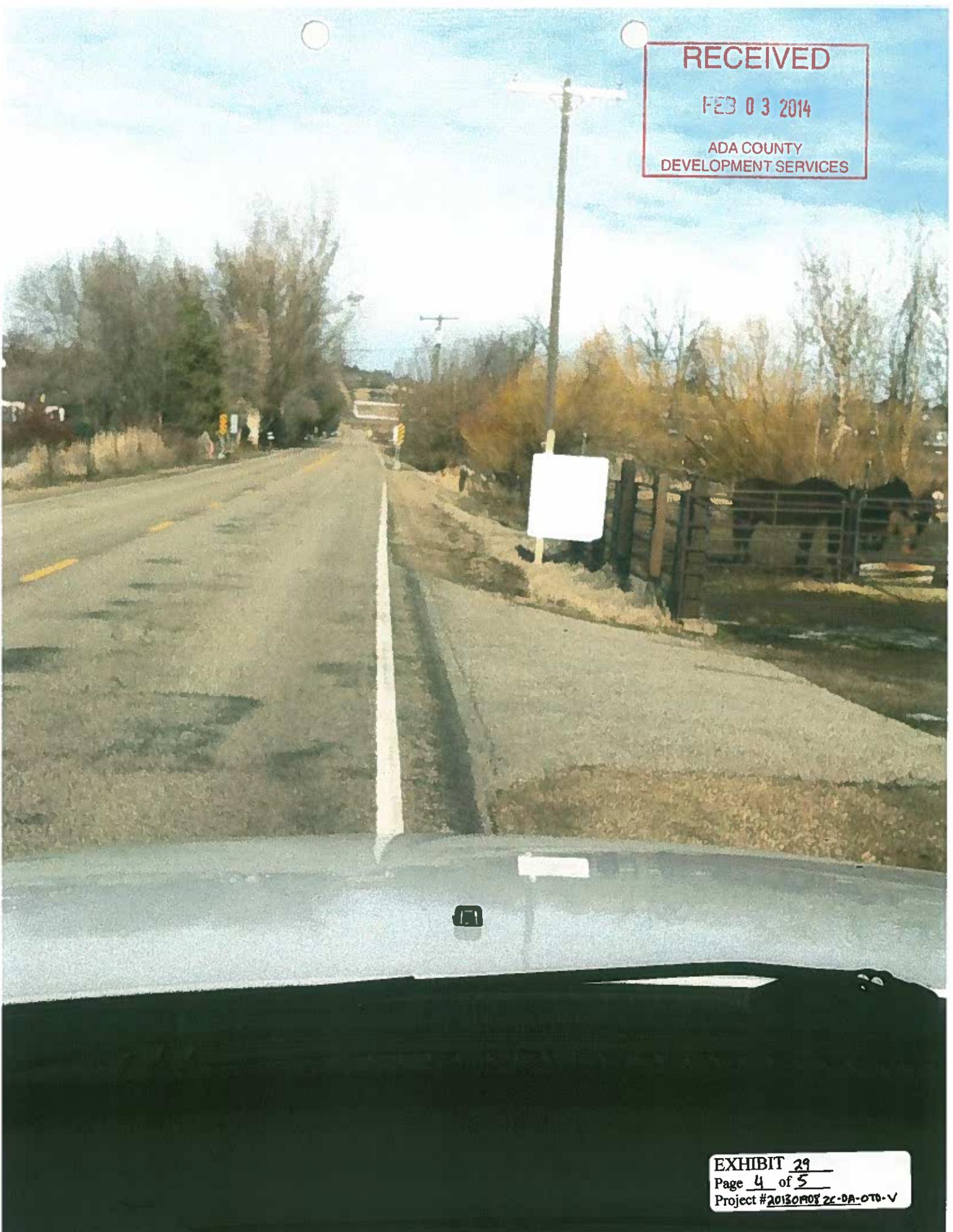


EXHIBIT 29
Page 4 of 5
Project # 20130101 2C-DA-070-V

Brent Danielson

From: Brent Danielson
Sent: Tuesday, February 18, 2014 10:18 AM
To: exline.eric@meridianschools.org; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; cward@staridaho.org; gtiminsky@starfireescue.org; bryce@sawtoothlaw.com; rward@idfg.idaho.gov; linda.clark@deq.idaho.gov; linda.clark@deq.idaho.gov; westeminfo@idwr.idaho.gov; mmi_mi@juno.com; starcemetery@msn.com; swidrcd@idahorcd.org; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Brian Wilbur; cherylwright@cwidaho.cc; mdewalt@adalib.org; Mark Ferm; Angela Gilman; Jerry Hastings; Jean Schaffer; Dale Ann Barton; Glenda Britz; Brent Danielson
Cc: Brent Danielson
Subject: Ada County Application Transmittal Notice.



**Ada County Development Services
 Planning & Zoning Division Transmittal**

File Number: 201301908-DA / OTD / V / ZC	X-Reference: NONE
Description: A zoning ordinance map amendment to rezone approximately 14.467 acres from the RR District to the RUT District with a development agreement. Also, a one-time division of the subject parcel into two (2) parcels along with a variance to grant relief from a development standard for roadway frontage in the RUT District; specifically to allow for one of the resultant parcels to have 230 feet of roadway frontage instead of 250 feet.	
Reviewing Body: BOCC	Hearing Date: 4/9/2014
Applicant: ALEXANDER ELDENE L	P&Z Recommendation: RECOMMEND APPROVAL
Property: The property contains 14.350 acres and is located at 1752 N CAN ADA RD STAR 83669, Section 6 4N 1W.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 3/5/2014. When responding, please reference the file number identified above. If responding by email, please send comments to bdanielson@adaweb.net.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,
 BRENT DANIELSON, ASSOCIATE PLANNER
 200 W Front Street

Boise ID 83702
bdanielson@adaweb.net
(208) 287-7913

Brent Danielson

From: mm_mi@juno.com
Sent: Tuesday, February 18, 2014 10:41 AM
To: Brent Danielson
Subject: Re: Ada County Application Transmittal Notice.
Attachments: Developer Requirements.doc



Good morning, Brent,

This property is within our service area. At this time it does not appear that their request will have any effect on our ditches, but attached is a copy of our guidelines as an FYI.

Thank you!

Gloria Stokes, Secretary
Middleton Irrigation Association, Inc.
Middleton Mill Ditch Co.
e-mail: mm_mi@juno.com
Address: P.O. Box 848, Middleton, ID 83644
Phone: 208-585-3207
Fax: 208-585-2317

Please note: message attached

From: Brent Danielson <bdanielson@adaweb.net>
To: "exline.eric@meridianschools.org" <exline.eric@meridianschools.org>, "mreno@cdhd.idaho.gov" <mreno@cdhd.idaho.gov>, "lbadigia@cdhd.idaho.gov" <lbadigia@cdhd.idaho.gov>, "cward@staridaho.org" <cward@staridaho.org>, "gtiminsky@starfirerescue.org" <gtiminsky@starfirerescue.org>, "bryce@sawtoothlaw.com" <bryce@sawtoothlaw.com>, "rward@idfg.idaho.gov" <rward@idfg.idaho.gov>, "linda.clark@deq.idaho.gov" <linda.clark@deq.idaho.gov>, "linda.clark@deq.idaho.gov" <linda.clark@deq.idaho.gov>, "westerninfo@idwr.idaho.gov" <westerninfo@idwr.idaho.gov>, "mm_mi@juno.com" <mm_mi@juno.com>, "starcemetery@msn.com" <starcemetery@msn.com>, "swidrcd@idahorcd.org" <swidrcd@idahorcd.org>, Darby Weston <darby@adaweb.net>, "clittle@achdidaho.org" <clittle@achdidaho.org>, "syarrington@achdidaho.org" <syarrington@achdidaho.org>, Brian Wilbur <wpwilbbk@adaweb.net>, "cherylwright@cwidaho.cc" <cherylwright@cwidaho.cc>, "mdewalt@adalib.org" <mdewalt@adalib.org>, Mark Ferm <MARKF@adaweb.net>, Angela Gilman <agilman@adaweb.net>, Jerry Hastings <jhastings@adaweb.net>, Jean Schaffer <jschaffer@adaweb.net>, Dale Ann Barton <dbarton@adaweb.net>, Glenda Britz <SO4146@adaweb.net>, Brent Danielson <bdanielson@adaweb.net>
Cc: Brent Danielson <bdanielson@adaweb.net>
Subject: Ada County Application Transmittal Notice.
Date: Tue, 18 Feb 2014 10:17:38 -0700

Do THIS before eating carbs (every time)

1 EASY tip to increase fat-burning, lower blood sugar & decrease fat storage
info.fixyourbloodsugar.com



Guidelines and Procedures
for
Engineering Plans for Residential and Commercial Developments
as prepared by
Middleton Irrigation Assoc., Inc. and Middleton Mill Ditch Co.
(including Canyon Hill Ditch Co., Lemp Lateral, Inc., Newman Ditch Co., Flake Ditch Co.
and Foothill Ditch Co.)

1. Prior to obtaining any signatures on a Licensing/Crossing Agreement, or any Agreement for a development or other encroachment on the right-of-way signifying approval of said document, all appropriate transfers of ownership of water shares in the Middleton Irrigation Association, Inc., Middleton Mill Ditch Co. and appropriate Laterals shall be complete.
 - a.. Prior to, or at the time of, presenting engineering plans to the Board Members representing the Middleton Irrigation Association Inc., Middleton Ditch Co. and the five Major Laterals under the aforementioned irrigation companies (also referred to as the Seven-Man Board) for approval consideration, the following information shall be provided to the Secretary of the Middleton Irrigation Association, Inc./Middleton Mill Ditch Co. and to the attorney representing the Middleton Irrigation Association, Inc./Middleton Mill Ditch Company:
 - i. Name of the Development
 - ii. Correct Vesting—Identifying Ownership of Development Property/Deed
 - iii. Contact Information; including mailing address, telephone numbers, and name(s) of primary contact(s), etc.
 - iv. Legal Description of Development Property/Deed
 - v. Number of Acres for Development
 - vi. Number of water shares in: Middleton Irrigation Assoc., Inc.
Middleton Mill Ditch Co.
Each Lateral delivering water to property
2. All appropriate application fees shall be paid to the canal companies' attorney **and** the Middleton Irrigation Association, Inc. and Middleton Mill Ditch Co. in advance of any consideration for approval of the development plans.
3. There shall be a minimum 50 ft. right-of-way along all major open canals and laterals – to be divided on each side of the canal/lateral as needed for maintenance and repair – to be measured from top of bank.
 - a. Normal is 25 ft. from top of bank on each side of the canal/lateral, but circumstances may dictate that there might be uneven widths of right-of-way requirements on each side of the canal/lateral
 - b. If the canal/lateral is piped, the width of the right-of-way may be reduced to 30 feet — 15 feet per side from center of pipe.
 - c. Natural fall in the ditch, topography, soil texture of the area and historical maintenance requirements shall dictate right-of-way requirements.
 - d. Changes or modifications of the right-of-way widths shall be at the sole discretion of Board Members representing the Middleton Irrigation Association Inc., Middleton Mill Ditch Co. and the five Major Laterals under the aforementioned irrigation companies.

4. Common lots should be included along any major canal or lateral (piped or open-ditch). Pump stations shall be constructed on a common lot outside the right-of-way, not on a private lot.
– Common lots shall be maintained by the developer and/or home owner association.
5. Pressurized irrigation systems shall be designed for accurate monitoring of water usage and the pump system shall be designed not larger than is necessary to deliver the quantity of water equal to amount of water shares held in Middleton Irrigation Association, Inc. or Middleton Mill Ditch Co.
 - a. A micrometer flow meter shall be installed.
 - b. Where possible, a weir and weir structure shall be installed.
 - c. The pump station shall be constructed on a common lot within the development
6. Installation of ponds for water storage within a subdivision/development shall not interfere with the normal delivery of irrigation water – verification of approval by the Idaho Department of Water Resources shall be provided to the attorney for the Middleton Irrigation Association, Inc./Middleton Mill Ditch Co.
7. Access roads utilized by the canal companies along the major canals or laterals shall have a surface of gravel or native material – NO paving of the access roads shall be approved.
8. Access roads (right-of-ways) utilized by the canal companies along the major canals or laterals shall be kept open and passable at all times.
9. All roads or other improvements in the right-of-way shall be constructed so as to allow necessary equipment to access the right-of-way. Curb cuts in roadways should be used. The canal companies will not be responsible for damage to curbs or sidewalks from equipment crossing roads or accessing the right-of-way.
10. No trees, shrubs, fences, or permanent structures shall be allowed in the right-of-way area of the major canals or laterals.
11. A performance bond, at the sole discretion of Board Members representing the Middleton Irrigation Association Inc., Middleton Mill Ditch Co. and the five Major Laterals, may be required as a condition of approval for a Licensing/Crossing Agreement or other Construction Agreement. A performance bond would generally be required when the construction project will be significantly modifying or altering a major irrigation canal and/or lateral.
12. Any relocation of irrigation canals or laterals is discouraged and shall not be approved unless there is a significant material benefit to the irrigation companies.
 - a. If approved, the relocated section of the lateral or canal shall mirror said canal/lateral upstream and downstream with comparable widths at bottom of canal, high water line, and at the top of bank.
 - b. Law prohibits moving canals/laterals with out written permission of the owner of said ditch/lateral.
13. Any modifications to private ditches shall have approval by the majority of the shares of all affected shareholders on that ditch. Documentation of the majority approval shall be presented

to Seven-Man Board before final consideration will be given to any construction or Licensing/Crossing Agreement. Modifications can not interfere with the delivery of water or cause injury to any water users on the ditch.

14. If the canal or lateral is approved to be piped, the distance between manhole covers shall not exceed 400 feet. Adequate fall or slope must be maintained to allow natural scouring of the pipe. The use and requirement of weed screens, trash racks, cement abutments, etc. is at the sole discretion of the ditch companies.
15. Delivery of irrigation shall not be disrupted to any of the shareholders of the Middleton Irrigation Association, Inc. or Middleton Mill Ditch Co. for any reason.
16. Any work affecting the major canals or laterals; i.e.: installation of water systems, sewer lines, bridges, etc., shall not begin until November 1st and shall be completed by March 15th.
17. The size of any culvert or pipe installed in the any of the major canals or laterals shall be **equal to or larger** than comparable structures immediately upstream.
In addition:
 - a. There shall be prior approval from the canal companies before installation of any structure.
 - b. Notification of the start of construction shall be given to appropriate personnel of the Middleton Mill Ditch Co. or the Middleton Irrigation Association. Inspections are required during the construction phase by said personnel representing the two canal companies.
18. There shall be no pumping of water from any canal, lateral or private ditches during the construction phase, nor shall there be any dumping of debris (i.e.: grass clippings, trash of any sort, construction debris, styrofoam, etc.). In addition, there shall be no discharge of any water into the canals, laterals or private ditches during the construction phase without prior written consent of the Middleton Irrigation Association, Inc. and the Middleton Mill Ditch Co. Those found in violation of any part of section 18 will be subject to legal action for all damages sustained as a result of the violation.
19. Middleton Irrigation Association, Inc., Middleton Mill Ditch Co. will accept storm run-off and street run-off in our **Main** canals *if* properly treated. We will **NOT** accept storm run-off in the five associated laterals unless expressly approved in writing (excluding historical irrigation wastewater.)
20. The Board Members representing the Middleton Irrigation Association Inc., Middleton Ditch Co. and the five Major Laterals strongly recommends approval be postponed or denied for final plat and/or a construction project until such time as documentation is presented verifying a **signed Licensing/Crossing Agreement** exists between the appropriate Ditch Companies and the Land Developer/Owner. This pertains to any proposed residential, commercial or municipal construction project located within the irrigation service area boundaries of the Middleton Mill Ditch Company and/or the Middleton Irrigation Association.

Brent Danielson

From: Greg Timinsky <gttiminsky@starfirerescue.org>
Sent: Tuesday, February 18, 2014 1:58 PM
To: Brent Danielson
Subject: File Number: 201301908-DA / OTD / V / ZC

Star Fire Protection district is ok with the split.



EXHIBIT 32
Page 1 of 1
Project # 201301908 2c-08-010-V

ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300



PHONE (208) 287-7900
FAX (208) 287-7909

BUILDING • ENGINEERING • PLANNING • ZONING

February 19, 2014

Eldene L. Alexander
1752 Can-Ada Road
Star, ID 83669

RE: Project No. 201301908 ZC-DA-OTD-V; ELDENE ALEXANDER

Dear Applicant:

This is to notify you of the action taken by the Ada County Planning and Zoning Commission on the application referenced above.

The Commission voted at their February 13, 2014, public hearing to recommend approval of the application subject to the Conditions of Approval attached to Findings of Fact, Conclusions of Law, and Order. The Commission reached its determination based on the Findings of Fact and Conclusions of Law. The Board of Ada County Commissioners will hold a public hearing on **April 9, 2014**, at 6:00 P.M., in the Commissioners Main Hearing Room #1235, 200 W. Front Street. You or your designated representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the findings of fact.

In accordance with State law, "Notice of Public Hearing" must be posted on the site. Ada County recently amended the code to require the applicant to post the sign.

The sign is required to be posted ten (10) days in advance of the hearing. If the property is not posted correctly or the certification form is not submitted to Development Services at least seven (7) days prior to the public hearing, the application will be tabled until the next available hearing date. The certification form is available to download on our website at www.adaweb.net/DevelopmentServices. The sign is required to be taken down no later than three (3) days after the final decision.

If you have any further questions, please feel free to contact me at 287-7913 or via email at bdanielson@adaweb.net.

Sincerely,

Brent Danielson
Associate Planner
Ada County Development Services, Planning & Zoning Division

Enclosure

Cc: Tancy C. Alexander, 22754 Duff Lane, Middleton, ID 83644
Skinner Land Survey, Inc. 312 W. South Street, Grangeville, ID 83530

EXHIBIT 33
Page 1 of 1
Project # 201301908 ZC-DA-OTD-V

MEMORANDUM



DATE: February 19, 2013

RE: File 201301908 DA/OTD/V/ZC Application for 1752 N Can Ada Rd, Star ID

TO: Brent Danielson, Associate Planner

FROM: Dale Meyers, Surveying/Engineering Tech.

CC: Angela Gilman, Ada County Engineer



Brent,

Per your request I have reviewed the project referenced above. The documents reviewed include:

- Master Application
- Detailed Letter
- Revised Site Plan

My comments and Conditions of Approval are as follows:

Add dimensioning that clearly defines that the existing Barn structure is at least 25 feet from the proposed property line to the Record of Survey.

Suggest that the existing Easement for the Middleton Canal be shown relative to the northerly parcel line. Said easement (25' from top bank of canal per Middleton Irr. District) will be more restrictive to the placement of any proposed structures than the RUT Side Yard Setback requirement of 25' from property line (centerline of canal).

Please let me know if you need anything else from me.

Dale

EXHIBIT 34
Page 1 of 1
Project # 201301908 ZC-DA-OTD-V

Boise Office
Golden Eagle Building
1101 W. River St., Ste. 110
P.O. Box 7985
Boise, Idaho 83707
Tel. (208) 629-7447
Fax (208) 629-7559

Challis Office
1301 E. Main Ave.
P.O. Box 36
Challis, Idaho 83226
Tel. (208) 879-4488
Fax (208) 879-4248

Twin Falls Office
161 Fifth Avenue South
P.O. Box 1295
Twin Falls, Idaho 83303
Tel. (208) 969-9585



SAWTOOTH LAW OFFICES, PLLC

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david@sawtoothlaw.com

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bryce@sawtoothlaw.com

Evan T. Roth
evan@sawtoothlaw.com

Daniel V. Steenson
dan@sawtoothlaw.com

James R. Bennetts, of counsel
jim@sawtoothlaw.com

Katie Kelly, legal assistant
katie@sawtoothlaw.com

Melodie Baker, legal assistant
mel@sawtoothlaw.com

February 20, 2014

Brent Danielson
Ada County, Associate Planner
200 W. Front Street
Boise, ID 83702



Re: File No. 201301908-DA/OTD/V/ZC; Applicant Alexander Eldene; 1752 N. Can Ada Road, Star, ID 83669

Dear Mr. Danielson:

The Middleton Mill Ditch Company, Middleton Irrigation Association, Inc. and the Lemp Lateral, Inc. (hereinafter collectively referred to as the "Ditch Companies") have ditches and easements that runs through or abuts this property. The easements are 25 feet each side from the top of bank.

The developer/owner must contact the Ditch Companies and their attorneys, Sawtooth Law Offices, PLLC, for approval before any encroachment, change of easement, or drainage discharge into Ditch Companies facilities occurs. The Ditch Companies must review drainage plans and construction plans prior to any approval.

The Ditch Companies generally require a License Agreement prior to any approval for the following reasons:

1. Relocation of a facility which would also require a new easement and relinquishment of the old easement once the relocation has been completed.
2. Piping of a facility.
3. Encroachment on a facility with gas, water and sewer lines, utility lines, roadways, bridges or any other structures.
4. Drainage discharges into any facilities.



February 20, 2014
Ada County ltr.
Page 2

Please contact me should you have any questions.

Yours very truly,

S. Bryce Farris

SBF:krk
cc: MM-MI/Newman Ditch Company



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # 201301908-DA/OTD/V/7C

Conditional Use # _____

Preliminary / Final / Short Plat _____

Sect. 1e

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water waste flow characteristics
 - bedrock from original grade other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - central sewage community sewage system community water well
 - interim sewage central water
 - individual sewage individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage community sewage system community water
 - sewage dry lines central water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment swimming pools or spas child care center
 - beverage establishment grocery store
- t3. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

t4. _____

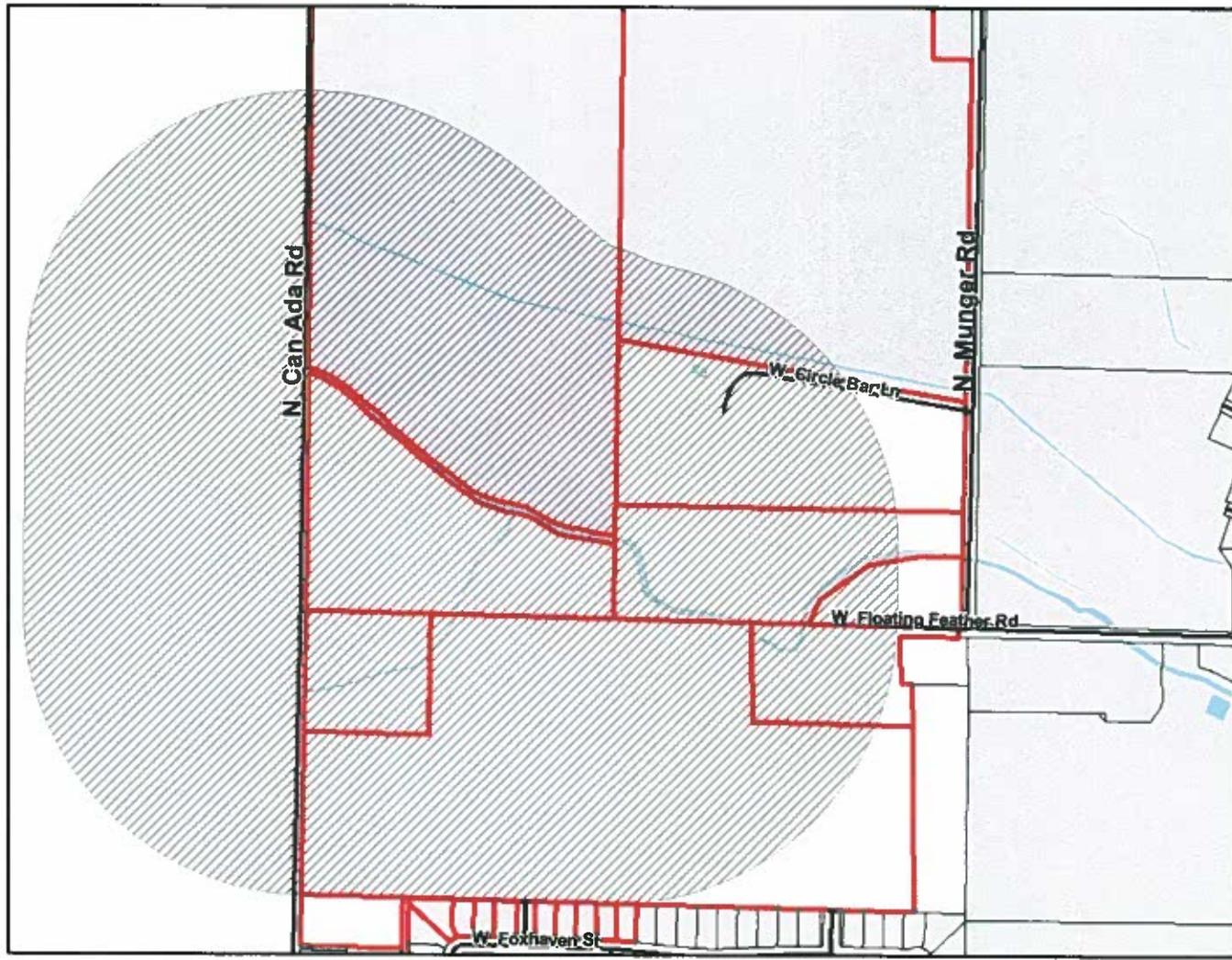
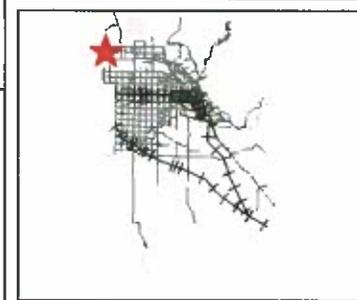
RECEIVED
MAR 06 2014
 ADA COUNTY
 DEVELOPMENT SERVICES

Reviewed By: [Signature]
 Date: 2/28/14

EXHIBIT 36
 Page 1 of 1
 Project # 201301908-2c-12-08-V

Davidson

201301908 ZC-DA-V-OTD Radius Map



Legend

- Railroads
- Major Streets**
 - Minor Arterial
 - Collector
 - SECTION
 - PRINCIPAL Arterial
 - INTERSTATE
 - Other
- Minor Streets**
 - LOCAL
 - PARKS
 - PRIVATE
 - RESIDENTIAL
 - Other
- Street Names (minor)**
- Parcels
- Water
- Parks
- City Limits
 - Kuna
 - Boise
 - Garden City
 - Eagle
 - Star
 - Meridian

Scale: 1:7,500



Map center: 43° 42' 27.0" N, 116° 30' 29.1" W

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Brent Danielson

From: Tony Almeida <TAlmeida@canyonco.org>
Sent: Wednesday, March 05, 2014 3:38 PM
To: Brent Danielson
Subject: RE: List request for Property Owners at 1752 N. Can Ada Road
Attachments: 1752NCanAdaRd.xlsx

Brent,

I have attached the property owners.

Tony.

From: Brent Danielson [<mailto:bdanielson@adaweb.net>]
Sent: Wednesday, March 05, 2014 3:15 PM
To: Tony Almeida
Subject: List request for Property Owners at 1752 N. Can Ada Road

Tony,

I have an application for a property that is on the County Line. I was wondering if I could a list of property owners and their mailing addresses within a 1,000 foot radius of the subject property. The property is located at 1752 N. Can Ada Road, in Section 6 of T.4N., R.1W. The closest cross road on the Canyon County side of the County line is Quenzer Lane. Attached are a couple of pdf's depicting the location of the property. The first Map shows the radius notice area as a hatch mark and the subject property is outlined in red. The second map is a screenshot of a Google Map with aerial photography. The subject property is depicted by hand drawn red hash marks.

Thank you for your assistance. Please let me know if there is anything else I need to provide to you.

	<p>Brent Danielson <i>Associate Planner</i></p> <p>Ada County Development Services 200 W. Front St., Boise, ID 83702 (208) 287-7913 <i>office</i> (208) 287-7909 <i>fax</i></p>
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ACCOUNT	OwnerName	Address	City	State	ZipCode
R3379101100	QUENZER HERBERT LIFE ESTATE@@	6236 QUENZER RD	STAR	ID	83669
R3399900000	FAGUNDES BROTHERS LLC	PO BOX 2717	MERCED	CA	95344
R3399901200	FAGUNDES BROTHERS LLC	PO BOX 2717	MERCED	CA	95344
R3399901100	FAGUNDES BROTHERS LLC	PO BOX 2717	MERCED	CA	95344
R33999012A0	FAGUNDES BROTHERS LLC	PO BOX 2717	MERCED	CA	95344
R33999010A0	FAGUNDES BROTHERS LLC	PO BOX 2717	MERCED	CA	95344
R3399901000	QUENZER HERBERT	6236 QUENZER LN	STAR	ID	83669
R3399801000	FAGUNDES BROTHERS LLC	PO BOX 2717	MERCED	CA	95344
R3399800000	VAN MAANEN KENNETH	6282 STUMP LN	STAR	ID	83669
R3378200000	LITTLE HOUSE PROPERTIES LP	3399 S CLOVERDALE RD	BOISE	ID	83709
R3378400000	KERR JOHN D	PO BOX 117	STAR	ID	83669
R3378901100	OLSON GARY L	23307 CAN ADA RD	STAR	ID	83669
R3378500000	FAULK BRANDEN D	23265 CAN ADA RD	STAR	ID	83669
R3379101000	FAGUNDES BROTHERS LLC	PO BOX 2717	MERCED	CA	95344
R3378501000	GANSCHOW JAMES A	5410 S SILVER SPUR ST	BOISE	ID	83709
R3379000000	FAGUNDES BROTHERS LLC	PO BOX 2717	MERCED	CA	95344
R3379100000	QUENZER HERBERT	6236 QUENZER LN	STAR	ID	83669
R3378901000	OLSON HELEN LIV TRUST	23355 CAN ADA RD	STAR	ID	83669
R3378900000	OLSON GARY L	23307 CAN ADA RD	STAR	ID	83669
R33999010B0	PRICE DEAN	6359 QUENZER LN	STAR	ID	83669

Primary Owner

ALEXANDER ELDENE L
AMERICAN HOMES 4 RENT PROPERTIES FIVE LLC
BLACKWOOD JOSEPH
COLLINS GAWAIN J
DINELLI JAMES A
DRANSFIELD JASON W
DYVER DEVELOPMENT LLC
ELFIN JONATHAN D 2001 TRUST
GRAY JOHN D
J3SL LLC
KRUG VIRGINIA L
LODGE WILLIAM M II
MEAD PAUL
MENZEL PAUL J
RAASS NATALIE D
ROSTI LAND LLC
STUBBLEFIELD A H
TOLMAN TAD L

Mailing Address

1752 N CAN ADA RD
30601 AGOURA RD STE 200
12286 W FOXHAVEN ST
17509 95TH AVE NE
1598 N CAN ADA RD
12368 W FOXHAVEN ST
1977 E OVERLAND RD
12270 W FOXHAVEN ST
1228 N CAN ADA RD
2352 E HYPER DR
12016 W FLOATING FEATHER RD
12101 W CIRCLE BAR LN
12374 W FOXHAVEN ST
12356 W FOXHAVEN ST
12344 W FOXHAVEN ST
1460 N POLLARD LN
2258 BRADFORD AVE
12322 W FOXHAVEN ST

Mailing Address City, State Zip

STAR, ID 83669-5130
AGOURA HILLS, CA 91301-2013
STAR, ID 83669-0000
BOTHELL, WA 98011-0000
STAR, ID 83669-0000
STAR, ID 83669-0000
MERIDIAN, ID 83642-6609
STAR, ID 83669-0000
STAR, ID 83669-5236
MERIDIAN, ID 83642-0000
STAR, ID 83669-0000
HIGHLAND, CA 92346-0000
STAR, ID 83669-0000

ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST BOISE ID 83702



March 12, 2014

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Board of Ada County Commissioners will hold a public hearing on **April 9, 2014** at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear the following:

201301908-ZC-DA-OTD-V, A zoning ordinance map amendment to rezone approximately 14.467 acres from the RR District to the RUT District with a development agreement. Also, a one-time division of the subject parcel into two (2) parcels along with a variance to grant relief from a development standard for roadway frontage in the RUT District; specifically to allow for one of the resultant parcels to have 230 feet of roadway frontage instead of 250 feet. The property contains 14.467 acres and is located at 1752 N. Can Ada Road in Section 6, T. 4N, R. 1W, Star, ID.

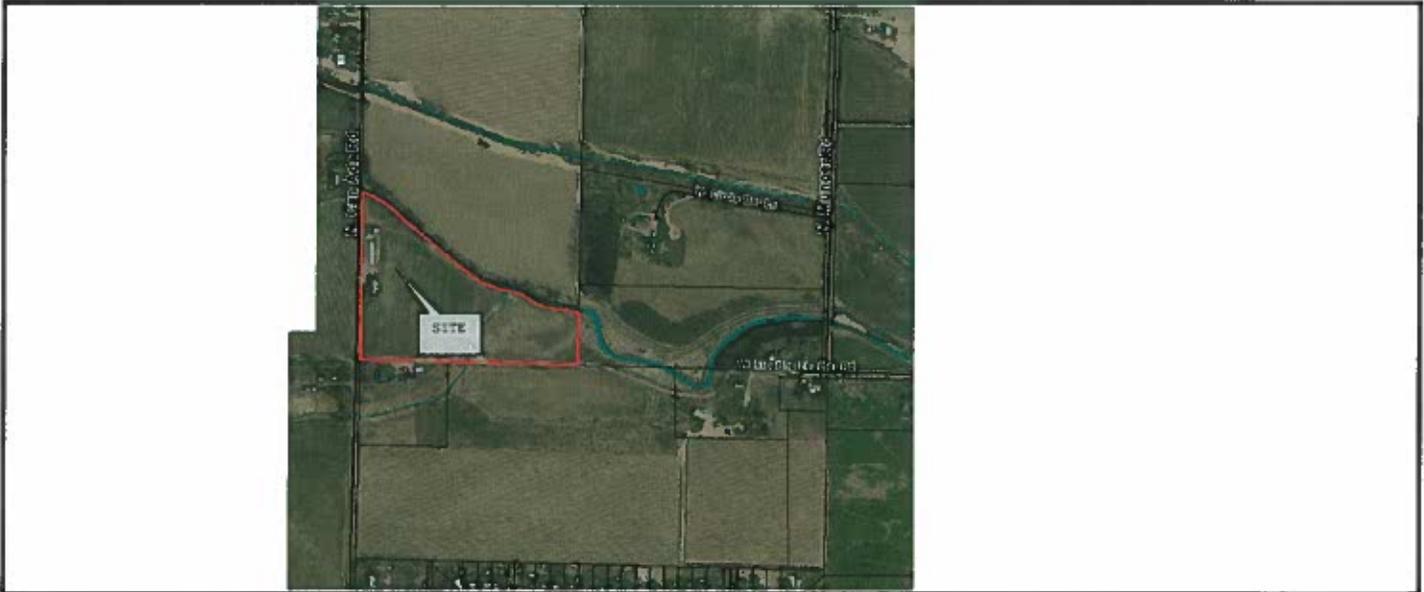
Contact Brent Danielson, Associate Planner, at 287-7913 for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within **1,000'** of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed by completing the following:

- 1 Type <http://gisx.adaweb.net/acdsv2>
- 2 Enter "**201301908-ZC**" in search application by file number.
- 3 Click on 'Application Information'.
- 4 Review documents by clicking on 'Supporting Documents'.

5 days prior to the hearing you can go to www.adaweb.net to view the agenda or staff report.



NOTES:

- This item may not be heard at the scheduled time of 6:00 p.m., as multiple items may be considered during the hearing.
- Video, audio, PowerPoint, or other computer-generated visuals used to present testimony, must be provided to the Planner ½ hour prior to the start of the hearing: file format compatibility cannot be guaranteed.
- Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) three days prior to this public hearing to make arrangements.

EXHIBIT 46
Page 1 of 1
Project # 201301908 ZC-DA-OTD-V

**** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY ****

TIME RECEIVED
March 19, 2014 2:03:33 PM MDT

REMOTE CSID
2085859044

DURATION PAGES
152 3

STATUS
Received

MAR-19-2014 01:36P FROM:P.M.T. INC

2085859044

TO:2877909

P.1

FAX COVER SHEET

TO: BRENT DANIELSON

FROM: ELDENE ALEXANDER

PAGES INCLUDING COVER: 3

REASON:

SIGN POSTING CERTIFICATION



Sign Posting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W Front Street, Boise, Idaho 83702

www.adaweb.net | (208) 287-7900

GENERAL INFORMATION:

You must post the property at least ten (10) days prior to the scheduled public hearing. The Certification form must be submitted at least seven (7) days prior to the scheduled public hearing. Please review Section 8-7A-5 of the Ada County Code for all sign posting requirements.

Please attach dated photographs of each sign with the certification.

PROJECT INFORMATION:

Location:	Quarter:	Section: <u>6</u>	Township: <u>2N</u>	Range: <u>1W</u>	Total Acres: <u>14.6</u>
Project Name: <u>Eldene Alexander</u>			Lot:	Block:	
Site Address: <u>1752 Can-Ada Rd Star ID 83669</u>			Tax Parcel Number(s): <u>50406336300</u>		
File Number: <u>201301908 EC-PA-OTD-V</u>			Date Posted: <u>3/12/14</u>		

APPLICANT:

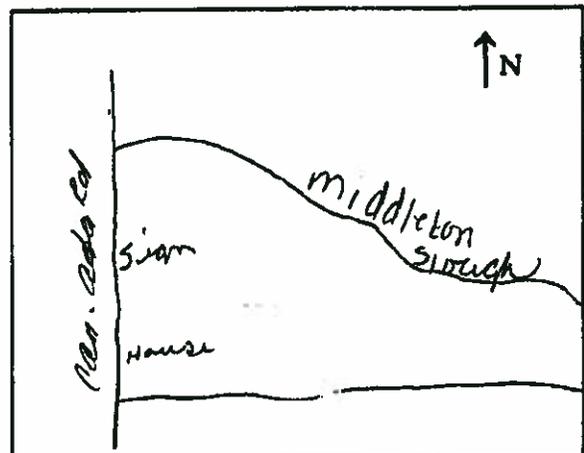
Name: <u>Eldene Alexander</u>		
Address: <u>1752 Can-Ada Rd</u>		
City: <u>Star</u>	State: <u>IO</u>	Zip: <u>83664</u>
Telephone: <u>286-7566</u>	Fax:	

I certify that the property was posted at least ten (10) days prior to the scheduled public hearing and have attached dated photographs of each sign in accordance with Section 8-7A-5 of the Ada County Code.

Eldene Alexander 3.19.2014

Signature: (Applicant) _____ Date _____

Please draw a diagram of sign location(s) on the property



OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

EXHIBIT 41
Page 2 of 4
Project # 201301908 EC-PA-OTD-V

**ADA COUNTY PUBLIC HEARING NOTICE
THE BOARD OF ADA COUNTY COMMISSIONERS**

**5:45 PM
APRIL 9, 2014
5:45 PM**

**PLEASE
ATTEND THE BOARD HEARING ROOM #1239 ON THE
FIRST FLOOR 230 W FRONT STREET BOISE ID**

**PLEASE
REZONE FROM R-1 TO R-10 WITH A DEVELOPMENT AGREEMENT
THE CITY DIVISION'S AGREEMENT TO GRANT RELIEF
FROM A DEVELOPMENT STANDARD FOR ROADWAY
FRONTAGE IN THE R-10 DISTRICT**

**LOCATION & SIZE OF PROPERTY
1007 CANADA RD SEASIDE SECTION 6 T4N R 2W
2.5 ACRES**

APPLICATION BY EMMETT ALLANDES

**PROJECT: PLANNED
121401902 26 CA 310 V SHEAF DANIELSON
208 287 2511**

YADA COUNTY PUBLIC HEARING NOTICE
THE BOARD OF ADA COUNTY COMMISSIONERS

WHEN
APRIL 9, 2014
4:00 PM

WHERE
COMMISSIONER'S MAIN HEARING ROOM - 1235 ON THE
FIRST FLOOR 200 W FRONT STREET BOISE ID

PURPOSE
P1204E FROM RR TO RBT WITH A DEVELOPMENT AGREEMENT
AND TIME DIVISION 5. A VARIANCE TO GRANT RELIEF
FROM A DEVELOPMENT STANDARD FOR ROADWAY
FRONTAGE IN THE RBT DISTRICT

LOCATION & SIZE OF PROPERTY
1052 CANADA RD SEABIRD SECTION 11 14N R 10W
14.6 ACRES

APPLICATION BY ELOPHE ALEXANDER

PROJECT
1201309508 21 04 010 V

PLANNER
SHENT DANIELSON
201 781 2913

RECEIVED
APR 9 2014
ADA COUNTY
DEVELOPMENT SERVICES

RECEIVED
APR 9 2014
ADA COUNTY
DEVELOPMENT SERVICES

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Board of Ada County Commissioners will hold a public hearing on April 9, 2014 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201301823-S Maverik Subdivision: A two lot commercial subdivision. The property is located at 6168 S. Cloverdale Road; 3N 1E Sec. 34. Diana Sanders 287-7905 201301908-ZC-DA-V-OTD, Eldene Alexander: A zoning ordinance map amendment to rezone approximately 14.467 acres from the RR District to the RUT District with a development agreement. Also, a one-time division of the subject parcel into two (2) parcels along with a variance to grant relief from a development standard for roadway frontage in the RUT District; specifically to allow for one of the resultant parcels to have 230 feet of roadway frontage instead of 250 feet. The property is located at 1752 N. Can Ada Road; 4N 1W Sec. 06. Brent Danielson 287-7913 Staff Reports Available On-Line 5 Days before Hearing Date - adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. BOARD OF ADA COUNTY COMMISSIONERS Mark Perfect Planning & Zoning Administrator Pub. Mar. 25, 2014 **Publish Dates: 3/25/2014 -4/8/2014 1**

EXHIBIT 42
Page 1 of 1
Project # 201301908 ZC-DA-V-OTD ✓