



**TO: BOARD OF ADA COUNTY COMMISSIONERS**

**HEARING DATE:** May 7, 2014

**STAFF:** Brent Danielson, Associate Planner

**PROJECT NO.:** 201301484 ZOA

**APPLICANT:** Shawn L. Nickel (SLN Planning)

### **INTRODUCTION**

A zoning ordinance text amendment to provide specific regulations to allow Outdoor, Self Service Storage Facilities within the Rural-Urban Transition (RUT) District.

### **EXECUTIVE SUMMARY**

The applicant is requesting a Zoning Ordinance Text Amendment to provide specific regulations to allow Outdoor, Self Service Storage Facilities within the Rural-Urban Transition (RUT) District. The applicant's primary reason for allowing Outdoor, Self Service Storage Facilities is stated as follows in his detailed letter (Exhibit #3).

*Since the RUT zone is strictly a district within Areas of City Impact, urban residential development is the primary land use change that occurs within the district. As residential densities increase, a need to provide storage areas for personal property within a reasonable proximity to these residents also increases.*

The new ordinance will amend Table 8-2B-1: ALLOWED USE BY RESIDENTIAL DISTRICT to add Storage Facility, Self-Service – Outdoor Only as a conditional use in the RUT District. The new ordinance will also add specific use standards for Storage Facility, Self-Service - Outdoor Only by amending Section 8-5-3-108.

The purpose statement of the Rural-Urban Transition (RUT) District is to provide standards and regulations for the development of property within areas of city impact, consistent with the goals and policies of the applicable city comprehensive plan. Allow agriculture and rural residential uses to continue within areas of city impact until urban facilities are extended. Provide design standards that shall permit redevelopment of property to higher densities when urban facilities are extended.

The Planning and Zoning Commission has voted to recommend approval of the proposed ordinance to the Board. In their deliberations they found that having outdoor self-service storage facilities would have little effect on existing neighborhoods in the RUT District. However, staff disagrees and is recommending denial of the proposed ordinance. Exhibit #26 was staff's

---

#### **STAFF REPORT**

Project #201301484 ZOA

Shawn L. Nickel, SLN Planning

recommended findings of fact to the Commission. Staff is of the opinion that allowing outdoor self-service storage facilities would have a detrimental effect on neighboring properties. The RUT District is a residential district and staff is concerned that the commercial nature of the outdoor self-service storage facilities are not compatible to the rural and residential characteristics of the neighborhoods located in the RUT District and that allowing outdoor self-service storage facilities would have an adverse impact on neighboring residential properties. It should be noted that the RUT District currently covers an expansive area as some of the cities have rather large impact areas and in some situations parts of the RUT District will most likely not be served by urban public facilities for another 20 to 30 years. The commercial nature of the outdoor self-service storage facilities will increase the amount of traffic and noise to rural and residential areas presenting safety and site access issues to traffic agencies such as the Idaho Transportation Department. It will also increase the amount of noise in these areas. In addition, the facilities could be out of place aesthetically to the surrounding area. Staff is of the opinion that areas designated as residential on the future land use maps should not have outdoor self-service storage facilities.

Staff disagrees with the applicant on the need to allow for outdoor self-service storage facilities in the RUT District. Specifically, that there is a need to provide storage areas for personal property within a reasonable proximity to these residents. The minimum lot size for the RUT District is 5.0 acres with the exception of RUT cluster lots, which are generally 1.0 acre to 2.5 acres. Since these properties are rural residences or large lots there is ample room for the residents to store their RV's, boats, and trailers on their own property. Staff's concern is if outdoor self-service storage facilities are allowed in the RUT District it will likely increase traffic to the less dense (rural) portions of the RUT District as the likely customers for these facilities would be those individuals living in the denser neighborhoods such as the cities or the portions of the area of city impact with urban public facilities. Denser residential areas in unincorporated Ada County that are served by urban public facilities are generally located closer to commercial and industrial areas where self-service storage facilities are allowed and where they could take their RV's, boats, and trailers.

During the public hearing process in front of the Planning and Zoning Commission the ordinance was updated to address some of the concerns raised by staff such as defining a maximum size for the facility and the maximum amount of space on the property that could be used for the facility, drive aisle widths, and maintenance of the facility. A minimum parcel size of five (5) acres is required for any proposed outdoor only storage facility; any eligible property shall be limited to an overall maximum site coverage of 20%, and no facility shall be greater than 15 acres. The distance between stored vehicles shall be a minimum of ten feet (10') side to side, while maintaining a minimum of twenty feet (20') access aisle on at least one (1) end or as approved by the local fire authority. Other highlights of the proposed ordinance requires for the property to have frontage to an arterial street. The perimeter of the storage facility shall be completely fenced, walled, or enclosed and screened from the public right of way, and comply with chapter 4, article F of title 8 of the Ada County Code. No boundary of the facility shall be located within one hundred feet (100') of a residential property line, with the exception of a boundary adjacent to a public roadway. The hours of operation unless otherwise approved or restricted through the conditional use are limited between the hours of (7:00) A.M. and (10:00) P.M. and facilities abutting residential uses are limited to the hours of (8:00) A.M. and (8:00) P.M. The duration of

---

#### STAFF REPORT

Project #201301484 ZOA

Shawn L. Nickel, SLN Planning

a conditional use permit for the facility is limited. The conditional use permit shall expire five (5) years following the approval date, or upon annexation of the subject property into a city, whichever occurs first. If the applicant wishes to continue the use beyond the five (5) year period, a new conditional use permit shall be submitted prior to expiration of the original conditional use permit and approved by the Commission. Staff has made a couple of minor formatting changes to the P&Z Commission's recommended ordinance in Exhibit #26. Specifically, the name of the use from Storage Facility, Self-Service – Outdoor (Only) is changed to Storage Facility, Self-Service – Outdoor Only and the language in the proposed Subsection 8-5-3-108B10. The language in proposed Subsection 8-5-3-108B10 is changed from "The storage of any items and materials not contained within a vehicle, RV or trailer is prohibited" to "The storage of any items and materials other than vehicles, RV's, or trailers is prohibited unless otherwise approved by the Commission; provided, that items and materials contained within a vehicle, RV or trailer are permitted."

At the time this staff report was written the following agencies have provided comments: The City of Kuna (Exhibit #6), Boise City Public Works Department (Exhibits #7 and #32), and the Eagle Fire District (Exhibits #8 and #31) replied with no comment. The City of Eagle responded in Exhibit #11 that the Eagle City Council voted 4 to 0 to recommend approval of the ordinance. The North Ada County Fire and Rescue District recommended some changes to the earlier draft of the ordinance in Exhibit #10. Their changes include amending one of the standards and adding a new standard for the Storage Facility, Self-Service – Outdoor (Only). *The distance between vehicles, including RV's and trailers shall be a minimum of ten feet (10') side to side, while maintaining a minimum of twenty feet (20') access aisle on at least one (1) end or as approved by the local fire authority. The distance between parking rows shall be a minimum of twenty feet (20') of travel lane for emergency vehicle access or as approved by the local fire authority.* This language was included in the current revised draft of the proposed ordinance. The North Ada County Fire and Rescue District later replied in Exhibit #34 that they approve the Zoning Ordinance Amendment as proposed. The Idaho Transportation Department (ITD) responded in Exhibit #9 for the County not to approve this zoning ordinance amendment. ITD stated that there are frequent site access issues related to non-standard land uses adjacent to state highways and that these on-standard approaches sometimes create safety and operational challenges for ITD and that they cannot manage access to the state highway system under these conditions. In addition, ITD also stated that access management policies would be almost impossible to administrate. ITD responded in Exhibit #30 that they have the same concerns with the revised ordinance, but did say that the revised ordinance specifies a minimum lot size of five acres and this should mitigate many of their site access issues because the larger lots provide a greater separation between approaches. The Ada County Engineer replied in Exhibit #13 that she recommends approval. The Ada County Building Division stated in Exhibit #14 and Exhibit #29 that they have no objection to the amendment.

The Cloverdale-Columbia Neighborhood Association also provided comments in Exhibit #17. Some of the members of the association have concerns about the closeness of the facility to existing dwellings, blocking views, and having to change their own property use (why they were in the rural area) to accommodate someone's large RV. They suggested that language be added in order to protect existing dwellings from being in too close proximity to huge RVs or storage buildings.

---

#### STAFF REPORT

Project #201301484 ZOA

Shawn L. Nickel, SLN Planning

## RECOMMENDATION

The Planning and Zoning Commission and staff have differing recommendations on the proposed ordinance to the Board. The Commission found that the proposed ordinance complied with the Ada County Code and is recommending approval as set out in the proposed Findings of Fact and Conclusions of Law attached hereto. Whereas, staff is recommending denial of the proposed ordinance. The Findings of Fact and Conclusions of Law attached hereto reflect the Commission's recommendation of approval.

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.: 201301484 ZOA

- 1 Master Application Form. 2 pages.
- 2 Zoning Ordinance Text Amendment Checklist. 1 page.
- 3 Applicant's Detailed Letter and Proposed Ordinance Amendment. 3 pages.
- 4 Submittal Letter to Shawn L. Nickel dated September 27, 2013. 1 page.
- 5 Agency Transmittal. 2 pages.
- 6 Agency response from the City of Kuna dated September 30, 2013. 2 pages.
- 7 Agency response from the Boise City Public Works Department dated October 4, 2013. 1 page.
- 8 Agency response from the Eagle Fire District dated October 8, 2013. 1 page.
- 9 Agency response from the Idaho Transportation Department (ITD) dated October 10, 2013. 1 page.
- 10 Agency response from the North Ada County Fire & Rescue District dated October 11, 2013. 1 page.
- 11 Agency response from the City of Eagle dated October 24, 2013. 1 page.
- 12 Formatted Draft Zoning Ordinance Amendment. 3 pages.
- 13 Memorandum from the Ada County Engineer dated October 29, 2013. 1 page.
- 14 Memorandum from the Building Division of Ada County Development Services dated October 29, 2013. 1 page.
- 15 Legal Notice of Public Hearing published on November 19, 2013. 1 page.
- 16 Public Service Announcement sent out on November 20, 2013. 1 page.
- 17 Response from the Cloverdale-Columbia Neighborhood Association dated November 25, 2013. 1 page.
- 18 E-mail from Shawn Nickel requesting to table the application dated December 5, 2013. 1 page.

- 19 Memo to the Planning & Zoning Commission from Associate Planner Brent Danielson dated December 5, 2013. 1 page.
- 20 Action letter to Shawn Nickel dated December 9, 2013. 1 page.
- 21 Map of the Areas of City Impact submitted at the January 9, 2014 public hearing. 1 page.
- 22 A Portion of the Blueprint Boise Future Land Use Map submitted at the January 9, 2014 public hearing. 1 page.
- 23 A Portion of the City of Meridian's Future Land Use Map submitted at the January 9, 2014 public hearing. 1 page.
- 24 Staff's Recommended Findings of Fact to the Planning and Zoning Commission for the January 9, 2014 Public Hearing. 6 pages.
- 25 Memo to the Planning & Zoning Commission from Associate Planner Brent Danielson dated February 28, 2014. 4 pages.
- 26 P&Z Recommended Language in Ordinance Format. 4 pages.
- 27 Agency Transmittal. 2 pages.
- 28 Action letter to Shawn Nickel dated March 19, 2014. 1 page.
- 29 Memorandum from the Building Division of Ada County Development Services dated March 19, 2014. 1 page.
- 30 Agency response from the Idaho Transportation Department (ITD) dated March 19, 2014. 1 page.
- 31 Agency response from the Eagle Fire District dated March 24, 2014. 1 page.
- 32 Agency response from the Boise City Public Works Department dated March 25, 2014. 1 page.
- 33 Agency response from the Nampa & Meridian Irrigation District dated March 25, 2014. 1 page.
- 34 Agency response from the North Ada County Fire & Rescue District dated March 26, 2014. 1 page.
- 35 Legal Notice of Public Hearing published on April 22, 2014. 1 page.
- 36 Public Service Announcement sent out on April 22, 2014. 1 page.
- 37 Proposed Ordinance. 6 pages.
- 38 Summary of the Proposed Ordinance. 2 pages.



# 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
- LIGHTING PLAN
- LANDSCAPE PLAN
- DRAINAGE PLAN
- MASTER SITE PLAN\*
- EXPANSION NONCONFORMING USE
- ONE TIME DIVISION
- PRIVATE ROAD
- PROPERTY BOUNDARY ADJUSTMENT
- PLANNED UNIT DEVELOPMENT (PUD)
- SIGN PLAN
- TEMPORARY USE\*

### TYPE OF HEARING LEVEL APPLICATION:

- CONDITIONAL USE
- DEVELOPMENT AGREEMENT
- SUBDIVISION, PRELIMINARY\*
- PLANNED COMMUNITIES\*
- SUBDIVISION, SKETCH PLAT\*
- 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: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Total Acres: \_\_\_\_\_  
 Subdivision Name: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
 Site Address: \_\_\_\_\_ City: \_\_\_\_\_  
 Tax Parcel Number(s): \_\_\_\_\_  
 Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_ Area of City Impact: \_\_\_\_\_ Overlay  
 District(s) \_\_\_\_\_

**RECEIVED**  
**SEP 26 2013**  
 ADA COUNTY  
 DEVELOPMENT SERVICES

### OFFICE USE ONLY

Project #: <b>201301484</b>	Planning Fees/GIS:	Engineering Fees:
Received By: _____	Date: _____	Stamped <input type="checkbox"/>

EXHIBIT 1  
 Page 1 of 2  
 Project # 201301484 20A

<b>APPLICANT/AGENT: (Please print)</b>	<b>ADDITIONAL CONTACT if applicable: (Please Print)</b>
Name: <u>Shawn L Nickel, SLN Planning</u>	Name: _____
Address: <u>1589 N. Estancia Place</u>	Address: _____
City: <u>Engle</u> State: <u>IL</u> Zip: <u>83616</u>	City: _____ State: _____ Zip: _____
Telephone: <u>794-3013</u> Fax: _____	Telephone: _____ Fax: _____
Email: <u>shawn@slnplanning.com</u>	Email: _____
I certify this information is correct to the best of my knowledge.	<b>ENGINEER / SURVEYOR if applicable: (Please Print)</b>
	Name: _____
	Address: _____
	City: _____ State: _____ Zip: _____
	Telephone: _____ Fax: _____
	Email: _____
<u>Shawn L Nickel</u> 9-26-13	
Signature: (Applicant) Date	

<b>OWNER (S) OF RECORD: (Please Print)</b>	<b>OWNER (S) OF RECORD: (Please Print)</b>
Name: _____	Name: _____
Address: _____	Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Telephone: _____	Telephone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.
Signature: All Owner (s) of Record Date	Signature: All Owner (s) of Record Date

**ALL OWNER(S) OF RECORD (ON THE CURRENT DEED) MUST SIGN (Additional Sheets are Available Online)**

**If the property owner(s) are a business entity, please include business entity documents, including those that indicate the person(s) who are eligible to sign documents.**

**RECEIVED**  
**SEP 26 2013**  
**ADA COUNTY**  
**DEVELOPMENT SERVICES**

**EXHIBIT 1**  
Page 2 of 2  
Project # 201301484 20A

# ADA COUNTY DEVELOPMENT SERVICES

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



## ZONING ORDINANCE TEXT AMENDMENT CHECKLIST (ACC 8-7-3)

A Zoning Ordinance Text Amendment request requires a public hearing.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
<input checked="" type="checkbox"/>	One paper copy and one electronic copy of all required submittals.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Completed and signed Master Application	
<input checked="" type="checkbox"/>	DETAILED LETTER by the applicant fully describing the request or project and addressing the following:	
	<input checked="" type="checkbox"/> Proposed change to the Ordinance.	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Reason for request.	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Compliance with Comprehensive Plan.	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Compliance with base district purpose statement.	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Zoning Ordinance Sections to be amended.	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Specific proposed language and existing language.	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> All applicable or cross-referenced Sections from the Zoning Ordinance.	
	<input checked="" type="checkbox"/> Other pertinent plans or ordinances.	
<input checked="" type="checkbox"/>	PRE-APPLICATION CONFERENCE NOTES	<input checked="" type="checkbox"/>
	PLANNED COMMUNITY SUPPLEMENTAL INFORMATION	
	Land Use Districts	
	Dimensional Standards	
	Land Use Regulations (allowed, conditional, etc.)	
	Additional Service Standards	
	Community Design (if applicable)	
<input checked="" type="checkbox"/>	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	<input checked="" type="checkbox"/>

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

RECEIVED  
SEP 26 2013

ADA COUNTY  
DEVELOPMENT SERVICES

EXHIBIT 2

Page 1 of 1

Project # 201301484 20A

# SLN PLANNING

RESIDENTIAL & COMMERCIAL LAND USE PLANNING, CONSULTING, ENTITLEMENTS, DUE DILIGENCE  
1589 N. Estancia ♦ Eagle, Idaho 83616 ♦ 208.794-3013 ♦ shawn@slnplanning.com

---

September 25, 2013

Ada County Development Services  
200 W. Front Street  
Boise, ID 83702

Dear Development Services:

**RE: Zoning Ordinance Text Amendment for Outdoor Storage Facility – Letter of Intent**

Please accept this request for a Zoning Ordinance Text Amendment to provide specific regulations to allow Outdoor, Self Service Storage Facilities within the RUT (Rural Urban Transition) zoning district within Ada County. Since the RUT zone is strictly a district within Areas of City Impact, urban residential development is the primary land use change that occurs within the district. As residential densities increase, a need to provide storage areas for personal property within a reasonable proximity to these residents also increases. Unfortunately, with the exception of accessory storage, none of the residential zones currently allow storage facilities of any kind, and the only other zones in the County that do allow storage facilities are Commercial and Industrial zones, which can be many miles away from the residential areas. While the RUT purpose statement does not specifically address non-residential or non-agricultural uses, it does emphasize the importance of redevelopment once urban public facilities, such as sewer and water, are extended. For this reason, the submitted amendment request is only for outdoor storage of vehicles and does not include indoor personal storage that would require construction and, as a result, would most likely require urban public services, such as water for fire protection, among others. Without, structures, this outdoor storage use could be considered temporary, thus allowing redevelopment of the property once annexed into a City or when the public services are available.

The Comprehensive Plans for each individual City within the County layout the relationship between the County and the Cities regarding changes to uses within the Areas of Impact. In all cases, the individual Comprehensive Plans indicate that the Cities will work with Ada County to develop complementary implementing ordinances.

The Sections in the Ada County Zoning Ordinance that will need to be modified would include Section 8-2B-3 Allowed Uses, and Section 8-5-3 Specific Use Standards. The proposed language for this amendment includes the following:

RECEIVED  
SEP 26 2013

ADA COUNTY  
DEVELOPMENT SERVICES  
EXHIBIT 3

Page 1 of 3

Project # 201301484 20A

Section 8-2B-3:

Allowed Use	RUT	RUT Existing Cluster Lot	RSW	RSW Existing Cluster Lot	R1/R1M	R2	R4	R6	R8/R8M	R12	R20
Storage Facility, Self Service - Outdoor (Only)	C	=	=	=	=	=	=	=	=	=	=

**8-5-3-XXX: STORAGE FACILITY, SELF-SERVICE – OUTDOOR (ONLY):**

- A. A minimum parcel size of 2 acres shall be required for any proposed facility.
- B. The property shall have approved access from an improved public roadway with a classification of minor arterial or higher for the use.
- C. The distance between vehicles, including RV's and trailers shall be a minimum of ten feet (10') or as approved by the local fire authority.
- D. The perimeter of the storage facility shall be completely fenced, walled, or enclosed and screened from the public right of way, and comply with section 8-4F of this chapter.
- E. No facility, drive lane, or parking area shall be located within twenty feet (20') of a residential use unless a six foot (6') sound reduction wall is provided.
- F. Stored vehicles, including RV's and trailers shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item from or at a self-service storage facility is specifically prohibited.
- G. Storage of any hazardous materials as defined by title 40 code of federal regulations part 261, or subsequent amendments thereto, shall be prohibited. (Ord. 389, 6-14-2000)
- H. Outdoor storage areas shall be screened year round and comply with section 8-5-3-78 of this chapter.
- I. The site shall not be used as a "junkyard" or "automobile wrecking yard" as herein defined.
- J. The storage of any items and materials not contained within a vehicle, RV or trailer is prohibited.
- K. Maintenance of vehicles or machinery on the property is prohibited.
- L. Use of the property shall comply with title 5, chapter 13, "Noise", of this code.
- M. Hours of operation shall be limited between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. unless otherwise approved or restricted with a conditional use permit.
- N. Prohibited Locations: Vehicles shall not be stored within the required yards.
- O. Use Of Site: The site shall not be used as a "contractor's yard" as herein defined unless such use is

RECEIVED  
 SEP 25 2013  
 ADA COUNTY  
 DEVELOPMENT SERVICES

been approved.

*P. Compliance: The use shall comply with the flood hazard overlay district as set forth in chapter 3, article F of this title.*

*Q. For the duration of the approval, the use shall be subject to zoning inspection upon advanced notice and request by the Ada County development services department. If a permit holder refuses to allow inspection of the premises by the development service department, the approved zoning certificate or conditional use permit may be revoked.*

*R. Additional Standards:*

*1. The following shall be considered as part of the review of an application:*

*a. The proximity of existing dwellings;*

*b. The number of stored vehicles;*

*c. The hours of operation;*

*d. Dust;*

*e. Noise;*

*f. Traffic and Circulation;*

*g. Landscaping and screening;*

*h. Other.*

*2. The duration of a conditional use permit for an Outdoor Storage Facility shall be limited. The conditional use permit shall expire five (5) years following the approval date, or upon annexation of the subject property into a city, whichever occurs first. Upon expiration of the conditional use permit, all vehicles shall be removed within thirty (30) days from the subject property. (Ord. 389, 6-14-2000; amd. Ord. 743, 2-10-2010)*

Thank you for your consideration of this proposed ordinance amendment. I look forward to staff's recommendations that would improve the language in the ordinance and help with its adoption. Please contact me with any questions.

Sincerely,



Shawn L. Nickel  
Land Planning & Entitlement Consultant

RECEIVED  
SEP 26 2013  
ADA COUNTY  
DEVELOPMENT SERVICES

# ADA COUNTY DEVELOPMENT SERVICES

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

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



BUILDING • ENGINEERING • PLANNING • ZONING

September 27, 2013

Shawn L. Nickel  
SLN Planning  
1589 N. Estancia Place  
Eagle, ID 83616

**RE: PROJECT #201301484 ZOA; OUTDOOR STORAGE FACILITY TEXT  
AMENDMENT**

Dear Mr. Nickel;

This is to notify you that your application has been scheduled to be heard by the Ada County Planning and Zoning Commission on **December 5, 2013**. 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 [bdanielson@adaweb.net](mailto:bdanielson@adaweb.net).

Sincerely,

A handwritten signature in cursive script that reads "Brent Danielson".

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

## Brent Danielson

**From:** Brent Danielson  
**Sent:** Monday, September 30, 2013 10:56 AM  
**To:** cschmidt@gardencityidaho.org; nancy@drycreekcemetery.com; lynnmoser@qwestoffice.net; ncurtis@idpr.idaho.gov; rphillips@idahopower.com; exline.eric@meridianschools.org; gordon.m.hamilton@williams.com; sdouglas@idl.idaho.gov; john.lee@unitedwater.com; terry\_humphrey@blm.gov; kclare@usbr.gov; ddoan@cityofboise.org; ramandeus@cityofboise.org; Amy Aaron; Dave Logan; mary@benchsewer.org; dennishaynes@earthlink.net; lanette.daw@boiseschools.org; laurenboehlke@yahoo.com; carla.bernardi@cableone.biz; newts@q.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; centralrimna@gmail.com; wnuj@chevron.com; mwigley@cityofboise.org; dabo@cityofboise.org; jtomlinson@cityofboise.org; kyokom@cityofboise.org; tmills@cityofboise.org; mwilliams@cityofeagle.org; wendy@cityofkuna.com; cward@staridaho.org; sbuck@eaglefire.org; kmccclenny@eaglefire.org; jbmatttox@earthlink.net; sdel01@hotmail.com; cmiller@compassidaho.org; pkgann8061@aol.com; bryce@sawtoothlaw.com; chalberg@cableone.net; twononas@msn.com; kmccclenny@eaglefire.org; sbuck@eaglefire.org; boisecook@yahoo.com; smm5156@gmail.com; lisaharm@msn.com; jamie.huff@dhs.gov; fergyriver@msn.com; borahna@gmail.com; joel.yeager@simplot.com; neal.murphy@ang.af.mil; james.heuring@bgab.afcent.af.mil; alan.clarke@ang.af.mil; ryan.odneal@ang.af.mil; mark.lessor@itd.idaho.gov; rward@idfg.idaho.gov; Tim Sanders; klangford@idl.idaho.gov; linda.clark@deq.idaho.gov; linda.clark@deq.idaho.gov; westerninfo@idwr.idaho.gov; dave.szplett@itd.idaho.gov; mark.wasdahl@itd.idaho.gov; msinglet@intgas.com; idprospect@aol.com; kunacemetery@gmail.com; jtillman@kunafire.com; lsaxton@kunaschools.org; annh\_1@yahoo.com; agrover@melbaschools.org; tmcmmorrow@spro.net; mhill@meridiantcity.org; cboucher@meridiantcity.org; gretchen@mld.org; mm\_mi@juno.com; mm\_mi@juno.com; velta@nyid.org; sp@nacfa.net; jbradshaw@cityofboise.org; jbradshaw@cityofboise.org; nwbsd@msn.com; info@pioneerirrigation.com; dgordon@cityofboise.org; fryguy@cableone.net; starcemetery@msn.com; terraestrasswd@cableone.net; sunset; nap@q.com; greg.j.martinez@usace.army.mil; bob\_kibler@fws.gov; suelynn.d.williams@usps.gov; swidrcd@idahorcd.org; wbsd@qwestoffice.net; wbestates@aol.com; bryce@ringertlaw.com; info@payetteriverscenicbyway.com; fromm.carla@epa.gov; suzi.pengilly@ishs.idaho.gov; sbumgarner@cityofeagle.org; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Carolyn Nitz; Bob Batista; millermatt@cableone.net; parks4fun4u@aol.com; fernsworth13@gmail.com; cityofmelba@aol.com; Todd Buchanan; tonym22@msn.com; president@collistercna.org; edmiller@givenspursley.com; rh2board@yahoo.com; kyle.e.carpenter.mil@mail.mil; lee.d.rubel.mil@mail.mil; farin.d.schwartz.mil@mail.mil; cernusak@cableone.net; ross@clearwire.net; rgervais@cityofboise.org; Brian Wilbur; cherylwright@cwidaho.cc; Richard Beck; pdonalds@idoc.idaho.gov; mdewalt@adalib.org; gordon@cityofkuna.com; coltentippetts@gmail.com; Mark Ferm; Angela Gilman; Jerry Hastings; Kelly Woodworth; Jean Schaffer; nathan@settlersirrigation.org; boiseccc@qwestoffice.net; Glenda Britz; dmorris@ctctele.com; jthorn@gardencityidaho.org; cweston@cityofboise.org; robert.hess@mountainhome.af.mil; Brent Danielson  
**Cc:** Brent Danielson  
**Subject:** Ada County Application Transmittal Notice.



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

**File Number:** 201301484-ZOA

**X-Reference:** NONE

**Description:** A zoning ordinance text amendment to provide specific regulations to allow Outdoor, Self Service Storage Facilities within the Rural-Urban Transition (RUT) District.

<b>Reviewing Body:</b> P AND Z	<b>Hearing Date:</b> 12/5/2013
<b>Applicant:</b> SLN PLANNING INC	<b>P&amp;Z Recommendation:</b>
<b>Property:</b>	

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/](http://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 10/15/2013. When responding, please reference the file number identified above. If responding by email, please send comments to [bdanielson@adaweb.net](mailto: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](mailto:bdanielson@adaweb.net)  
(208) 287-7913

## Brent Danielson

**From:** Wendy Howell <Wendy@cityofkuna.com>  
**Sent:** Monday, September 30, 2013 2:37 PM  
**To:** Brent Danielson  
**Subject:** RE: Ada County Application Transmittal Notice.

Kuna does not have any comments for Case No. 201301484-ZOA.

Thank you for this opportunity to respond.

*Wendy*



**From:** Brent Danielson [mailto:bdanielson@adaweb.net]  
**Sent:** Monday, September 30, 2013 10:56 AM  
**To:** cschmidt@gardencityidaho.org; nancy@drycreekcemetery.com; lynnmoser@qwestoffice.net; ncourtis@idpr.idaho.gov; rphillips@idahopower.com; exline.eric@meridianschools.org; gordon.m.hamilton@williams.com; sdouglas@idl.idaho.gov; john.lee@unitedwater.com; terry\_humphrey@blm.gov; kclare@usbr.gov; ddoan@cityofboise.org; ramandeus@cityofboise.org; Amy Aaron; Dave Logan; mary@benchsewer.org; dennishaynes@earthlink.net; lanette.daw@boiseschools.org; laurenboehlke@yahoo.com; carla.bernardi@cableone.biz; newts@q.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; centralrimna@gmail.com; wnuj@chevron.com; mwigley@cityofboise.org; dabo@cityofboise.org; jtomlinson@cityofboise.org; kyokom@cityofboise.org; tmills@cityofboise.org; mwilliams@cityofeagle.org; Wendy Howell; cward@staridaho.org; sbuck@eaglefire.org; kmcclenny@eaglefire.org; jbmattox@earthlink.net; sdel01@hotmail.com; cmiller@compassidaho.org; pkgann8061@aol.com; bryce@sawtoothlaw.com; chalberg@cableone.net; twononas@msn.com; kmcclenny@eaglefire.org; sbuck@eaglefire.org; boisecook@yahoo.com; smm5156@gmail.com; lisaharm@msn.com; jamie.huff@dhs.gov; fergyriver@msn.com; borahna@gmail.com; joel.yeager@simplot.com; neal.murphy@ang.af.mil; james.heuring@bgab.afcent.af.mil; alan.clarke@ang.af.mil; ryan.odneal@ang.af.mil; mark.lessor@itd.idaho.gov; rward@idfg.idaho.gov; Tim Sanders; klangford@idl.idaho.gov; linda.clark@deq.idaho.gov; linda.clark@deq.idaho.gov; westerninfo@idwr.idaho.gov; dave.szplett@itd.idaho.gov; mark.wasdahl@itd.idaho.gov; msinglet@intgas.com; idprospect@aol.com; kunacemetery@gmail.com; jtillman@kunafire.com; lsaxton@kunaschools.org; annh\_1@yahoo.com; agrover@melbaschools.org; tmcmmorrow@spro.net; mhill@meridiantcity.org; cboucher@meridiantcity.org; gretchen@mld.org; mm\_mi@juno.com; mm\_mi@juno.com; velta@nyid.org; sp@nacfa.net; jbradshaw@cityofboise.org; jbradshaw@cityofboise.org; nwbsd@msn.com; info@pioneerirrigation.com; dgordon@cityofboise.org; fryguy@cableone.net; starcemetery@msn.com; terraestradaswd@cableone.net; sunset; nap@q.com; greg.j.martinez@usace.army.mil; bob\_kibler@fws.gov; suelynn.d.williams@usps.gov; swidrcd@idahorcd.org; wbsd@qwestoffice.net; wbestates@aol.com; bryce@ringertlaw.com; info@payetteriverscenicbyway.com; fromm.carla@epa.gov; suzi.pengilly@ishs.idaho.gov; sbumgarner@cityofeagle.org; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Carolyn Nitz; Bob Batista; millermatt@cableone.net; parks4fun4u@aol.com; fernsworth13@gmail.com; cityofmelba@aol.com; Todd Buchanan; tonym222@msn.com; president@collistercna.org; edmiller@givenspursley.com; rh2board@yahoo.com; kyle.e.carpenter.mil@mail.mil; lee.d.rubel.mil@mail.mil; farin.d.schwartz.mil@mail.mil; cernusak@cableone.net; rross@clearwire.net; rgervais@cityofboise.org; Brian Wilbur; cherylwright@cwidaho.cc; Richard Beck; pdonalds@idoc.idaho.gov; mdewalt@adalib.org; Gordon Law; coltentipetts@gmail.com; Mark Ferm; Angela Gilman; Jerry Hastings; Kelly Woodworth; Jean Schaffer; nathan@settlersirrigation.org; boiseccc@qwestoffice.net; Glenda Britz; dmorris@ctctele.com; jthorn@gardencityidaho.org; cweston@cityofboise.org; robert.hess@mountainhome.af.mil; Brent Danielson  
**Cc:** Brent Danielson  
**Subject:** Ada County Application Transmittal Notice.



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

<b>File Number:</b> <u>201301484-ZOA</u>	<b>X-Reference:</b> NONE
<b>Description:</b> A zoning ordinance text amendment to provide specific regulations to allow Outdoor, Self Service Storage Facilities within the Rural-Urban Transition (RUT) District.	
<b>Reviewing Body:</b> P AND Z	<b>Hearing Date:</b> 12/5/2013
<b>Applicant:</b> SLN PLANNING INC	<b>P&amp;Z Recommendation:</b>
<b>Property:</b>	

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/](http://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 10/15/2013. When responding, please reference the file number identified above. If responding by email, please send comments to [bdanielson@adaweb.net](mailto: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](mailto:bdanielson@adaweb.net)  
 (208) 287-7913

**BOISE CITY PUBLIC WORKS DEPARTMENT**

**DEPARTMENT CORRESPONDENCE**

Date: October 4, 2013

To: Ada County Planning & Zoning

Re: 201301484-ZOA; Ada County

**CONDITIONS OF APPROVAL**

**SEWER CONDITIONS – MIKE SHEPPARD (384-3920)**

No comment.

**DRAINAGE / STORM WATER CONDITIONS – BRIAN MURPHY (384-3752)**

No comment.

**STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)**

No comment.

**PERSON MAKING OTHER COMMENTS**

**OTHER COMMENTS**



  
PUBLIC WORKS REPRESENTATIVE

  
PUBLIC WORKS REPRESENTATIVE

## Brent Danielson

---

**From:** Scott Buck <SBuck@eaglefire.org>  
**Sent:** Tuesday, October 08, 2013 11:11 AM  
**To:** Brent Danielson  
**Subject:** File # 201301484-ZOA

Brent,

The Eagle Fire Department has reviewed the above referenced file and has no comment at this time.

Scott Buck  
Division Chief  
Eagle Fire Department  
O 208-939-6463  
C 208-914-8294



EXHIBIT 8  
Page 1 of 1  
Project # 201301484 ZOA



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

(208) 334-8300  
itd.idaho.gov

October 10, 2013

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



Re: **(201301484-ZOA) – Self Storage facilities in the Rural-Urban Transition.**

Dear Mr. Danielson:

The Idaho Transportation Department (ITD) has reviewed the referenced zoning ordinance to allow self-storage facilities in the rural-urban transition. ITD has the following comments:

ITD does not typically comment on land use decisions. But land use changes always affect the highway system. ITD therefore provides the following comments.

1. There are frequent site access issues related to non-standard land uses adjacent to state highways. Past non-standard land uses have resulted in approach locations and designs that do not meet ITD policies. These non-standard approaches sometimes create safety and operational challenges for ITD.
2. Approval of this ordinance will allow isolated and uncoordinated commercial uses in the rural area. Approval of this ordinance may require ITD to approve a “commercial” approach for every rural parcel, if every rural parcel in the RUT zones has the right to develop these storage facilities. ITD cannot manage access to the state highway system under these conditions.
3. ITD therefore requests that the County does not approve this zoning ordinance change. Our access management policies would be almost impossible to administrate.

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

Sincerely,

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

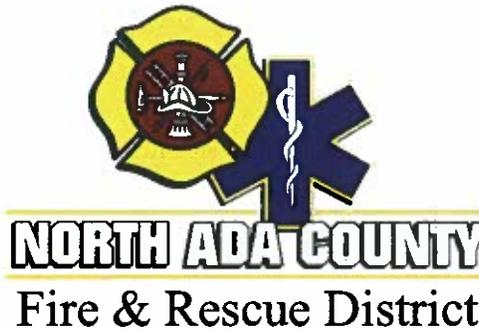
Dave Szplett  
Development Services Manager  
[dave.szplett@itd.idaho.gov](mailto:dave.szplett@itd.idaho.gov)

EXHIBIT 9  
Page 1 of 1  
Project # 201301484 20A

Michael G. Irvan  
Commissioner/  
Administrative Chief

Margaret Dimmick  
Commissioner

Jeff Ramey  
Commissioner



Shelley Young  
Administrative  
Manager

## Zoning Ordinance Text Amendment Outdoor Storage Facility

October 11, 2013

Ada County: 2013001484-ZOA

Brent Danielson  
Associate Planner  
Ada County Development Services  
200 W. Front  
Boise, Idaho 83702-7300  
bdanielson@adaweb.net  
208-287-7913

Dear Mr. Danielson,

Thank you for the opportunity to input on File Number 201301484-ZOA. North Ada County Fire and Rescue District would like amend the text for the proposed ordinance at line C as follows:

**The distance between vehicles, including RV's and trailers shall be a minimum of ten feet (10') side to side, while maintaining a minimum of twenty feet (20') access aisle on at least one (1) end or as approved by the local fire authority.**

North Ada County Fire and Rescue District would like to add text to the proposed ordinance as follows:

**The distance between parking rows shall be a minimum of twenty feet (20') of travel lane for emergency vehicle access or as approved by the local fire authority.**

Thank you,  
**Joel Bradshaw**  
Captain - Inspector  
Fire Prevention Division  
Boise Fire Department  
333 N. Mark Stall Place  
Boise, Idaho 83704-0644  
208-570-6578 - BFD  
208-375-0906 - NACFR





**City of Eagle**

P.O. Box 1520  
Eagle, Idaho 83616  
208-939-6813

RECEIVED

OCT 24 2013

ADA COUNTY  
DEVELOPMENT SERVICES

Mayor:  
Jim Reynolds

Council Members:  
Mary Defayette  
Jim Reynolds  
Mark L. Butler  
Jason Pierce

October 24, 2013

Ada County Development Services  
Attn: Brent Danielson, Associate Planner  
200 W. Front Street  
Boise, ID 83702

Subject: 201301484-ZOA

Dear Mr. Danielson,

On October 22, 2013, the Eagle City Council voted 4 to 0 to recommend approval of the subject application.

Thank you for allowing the City of Eagle to comment on the draft ordinance. If you have any questions, please contact me at 939-0227.

Sincerely,

William E. Vaughan, AICP  
Zoning Administrator

CC: Mayor Reynolds  
Eagle City Council  
file

8-2B-3: ALLOWED USES:

...

Allowed Use	RUT	RUT Existing Cluster Lot	RSW	RSW Existing Cluster Lot	R1/R1M	R2	R4	R6	R8/R8M	R12	R20
Storage Facility, Self-Service – Outdoor (Only)	C	-	-	-	-	-	-	-	-	-	-

8-5-3-108: STORAGE FACILITY, SELF-SERVICE AND STORAGE FACILITY, SELF-SERVICE – OUTDOOR (ONLY):

A. Storage Facility, Self-Service: Specific standards for Storage-Facilities, Self-Service, shall be as follows:

- ~~A~~ 1. Storage areas shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item from or at a self-service storage facility is specifically prohibited.
- ~~B~~ 2. The maximum size of individual storage areas shall be five hundred (500) square feet.
- ~~C~~ 3. The distance between structures shall be designed to allow a twelve foot (12') travel lane for emergency vehicles to pass while tenant's vehicles are parallel parked (9 foot width) at the entrance to their storage areas.
- ~~D~~ 4. The perimeter of the storage facility shall be completely fenced, walled, or enclosed and screened from public view. Fencing materials shall complement the exterior building materials.
- ~~E~~ 5. No structure, facility, drive lane, parking area, nor loading area shall be located within twenty feet (20') of a residential district unless a six foot (6') sound reduction wall is provided.
- ~~F~~ 6. If abutting a residential district, the facility hours of public operation shall be limited to seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.
- ~~G~~ 7. Storage of any hazardous materials as defined by title 40 code of federal regulations part 261, or subsequent amendments thereto, shall be prohibited.

B. Storage Facility, Self-Service – Outdoor (Only): Specific standards for Storage-Facilities, Self-Service – Outdoor (Only), shall be as follows:

1. A minimum parcel size of 2 acres shall be required for any proposed facility.
2. The property shall have approved access from an improved public roadway with a classification of minor arterial or higher for the use.
3. The distance between vehicles, including RV's and trailers shall be a minimum of ten feet (10') or as approved by the local fire authority.
4. The perimeter of the storage facility shall be completely fenced, walled, or enclosed and screened from the public right of way, and comply with section 8-4F of this chapter.
5. No facility, drive lane, or parking area shall be located within twenty feet (20') of a residential use unless a six foot (6') sound reduction wall is provided.
6. Stored vehicles, including RV's and trailers shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item from or at a self-service storage facility is specifically prohibited.
7. Storage of any hazardous materials as defined by title 40 code of federal regulations part 261, or subsequent amendments thereto, shall be prohibited. (Ord. 389, 6-14-2000)
8. Outdoor storage areas shall be screened year round and comply with section 8-5-3-78 of this chapter.
9. The site shall not be used as a "junkyard" or "automobile wrecking yard" as herein defined.
10. The storage of any items and materials not contained within a vehicle, RV or trailer is prohibited.
11. Maintenance of vehicles or machinery on the property is prohibited.
12. Use of the property shall comply with title 5, chapter 13, "Noise," of this code.
13. Hours of operation shall be limited between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. unless otherwise approved or restricted with a conditional use permit.
14. Prohibited Locations: Vehicles shall not be stored within the required yards.
15. Use of Site: The site shall not be used as a "contractor's yard" as herein defined unless such use has been approved.
16. Compliance: The use shall comply with the flood hazard overlay district as set forth in chapter 3, article E, of this title.

17. For the duration of the approval, the use shall be subject to zoning inspection upon advanced notice and request by the Ada County development services department. If a permit holder refuses to allow inspection of the premises by the development services department, the approved zoning certificate or conditional use permit may be revoked.

18. Additional Standards:

a. The following shall be considered as part of the review of an application:

- i. The proximity of existing dwellings;
- ii. The number of stored vehicles;
- iii. The hours of operation;
- iv. Dust;
- v. Noise;
- vi. Traffic and Circulation;
- vii. Landscaping and screening;
- viii. Other.

b. The duration of a conditional use permit for an Outdoor Storage Facility shall be limited. The conditional use permit shall expire five (5) years following the approval date, or upon annexation of the subject property into a city, whichever occurs first. Upon expiration of the conditional use permit, all vehicles shall be removed within thirty (30) days from the subject property. (Ord. 389, 6-14-2000; amd. Ord. 743, 2-10-2010)

MEMORANDUM

---



**DATE:** October 29, 2013

**RE:** Recommendation Regarding File 201301484 ZOA, Ada County Zoning Ordinance Amendment

**TO:** Diana Sanders, Associate Planner

**FROM:** Angela Gilman, Ada County Engineer

---

Diana,

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

- Detailed letter
- Master Application

My comments and Conditions are as follows.

I recommend approval of the proposed revision.

Regards,

Angela Gilman, P.E.



MEMORANDUM

---



DATE: 10/29/2013

RE: 201301484-ZOA

TO: Brent Danielson, Associate Planner

FROM: Mark Ferm, Ada County Building Official



---

Summary of Project:

A zoning ordinance text amendment to provide specific regulations to allow Outdoor, Self Service Storage Facilities within the Rural-Urban Transition (RUT) District.

Findings and Conditions:

The building division has no objection to the proposed amendment.

Conclusion:

Approved as submitted

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

[markf@adaweb.net](mailto:markf@adaweb.net)

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on December 5, 2013 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: 201301484-ZOA, SNL Planning, LLC: A zoning ordinance text amendment to provide specific regulations to allow Outdoor, Self Service Storage Facilities within the Rural-Urban Transition (RUT) District. Brent Danielson 287-7913 201301512-CU, Christian Children's Home INC.: Conditional Use permit for a children's treatment facility. The applicant is proposing a 1,800 sq. ft. structure to be used for teaching residents the maintenance of vehicles. The Children's Home has been in existence since 1946. File 88-36-CU recognized the Children's Home as having a school. A modification has already used the 20% increase for structures, so a new CU was required. The property is located at 2421 W. Duck Alley Road; 4N 1W Sec. 23. Diana Sanders 287-7905 201301546-ZC-DA-S-DA-M- Painted Ridge Subdivision #2 A preliminary plat for a 164 lot subdivision consisting of 155 residential lots and nine (9) common lots on approximately 41.73 acres. It is noted that 31.73 acres of the proposed subdivision is under a development agreement for Painted Ridge Subdivision (aka Racers Ridge Subdivision). Thus, there is an application for a development agreement modification on 31.73 acres. In addition, there is a zoning ordinance map amendment application to rezone with a development agreement the additional ten (10) acres of the proposed subdivision from the RUT District to the R8 District. The property is located at 5997 E. Columbia Road; 2N 3E Sec. 09. Brent Danielson 287-7913 201301626-S (B)-DA (B) Hazelwood Village Subdivision #9: A request for a preliminary plat for Hazelwood Village No. 9. A new preliminary plat is required because the applicant is seeking to reduce the number of lots originally approved for this phase of Hazelwood Village from 48 to 39 residential lots, which exceeds the 10% deviation allowed by substantial conformance. The applicant is also proposing to modify the original development agreement for Hazelwood Village approved in 2006. The property is located on S. Almira Way east of S. Valley Heights Drive; 2N 1E Sec. 03. Megan Basham 287-7944 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. Nov. 19, 2013 **Publish Dates:** 11/19/2013-12/3/2013

EXHIBIT 15  
Page 1 of 1  
Project # 201301484 20A



# ADA COUNTY

Ada County  
200 W. Front Street  
Boise, ID 83702

**FOR IMMEDIATE RELEASE**  
November 20, 2013

**Contact:** **Jessica Donald**  
Communications Specialist  
208-287-6998  
[jdonald@adaweb.net](mailto:jdonald@adaweb.net)

## PUBLIC SERVICE ANNOUNCEMENT

(Media Outlets: The following announcement is intended to help notify Ada County residents of proposed development applications that will soon appear before the Planning and Zoning Commission or the Ada County Board of Commissioners. We appreciate any help you can provide in notifying your audience of these projects and public hearing dates.)

The Ada County Planning and Zoning Commission will hold a public hearing on Thursday, December 5, 2013 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, at 200 W. Front Street, Boise, ID to consider 201301484-ZOA, SLN Planning, LLC: A zoning ordinance text amendment to provide specific regulations to allow Outdoor, Self Service Storage Facilities within the Rural-Urban Transition (RUT) District.

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. prior to this public hearing so that arrangements can be made.

Planner assigned to project: Brent Danielson, 287-7913

###

# CLOVERDALE-COLUMBIA NEIGHBORHOOD ASSOCIATION

8300 Gantz Ave., Boise, ID 83709 (208) 362-2323

November 25, 2013



Brent Danielson, Assoc. Planner  
Ada County Development Services  
200 W Front Street  
Boise, ID 83702

Re: 201301484-ZOA – SLN Planning

Dear Brent:

Pursuant to your request for input from our rural neighbors on the proposed changes to outdoor storage possibilities within the Rural-Urban Transition (RUT) District, I chatted with several of our neighbors who are on 5-acre lots.

The first reaction was: "That's a no brainer. Absolutely no problem with it." Further inquiries gave more measured responses with concerns about closeness to existing dwellings, blocking views, and having to change their own property use (why they were in the rural area) to accommodate someone's large RV.

The bottom line seemed to be accepting that people want to be able to use their own property, but also recognizing that not everyone is a good neighbor. Perhaps including in the text amendment language to protect from huge RVs or storage buildings in too close proximity to an existing dwelling would achieve the desired goal of having storage without infringing unnecessarily on existing neighbors.

I hope this helps.

Sincerely,

A handwritten signature in black ink, appearing to read "Joan".

Joan Mattox  
President

EXHIBIT 17  
Page 1 of 1  
Project # 201301484 ZOA

## Brent Danielson

---

**From:** Shawn Nickel <shawn@slnplanning.com>  
**Sent:** Thursday, December 05, 2013 10:19 AM  
**To:** Brent Danielson  
**Subject:** Postponement of P&Z Hearing

Brent. Per our conversation yesterday, I would like to postpone my hearing item 201301484 ZOA from tonight's P&Z agenda. Please place on the next available hearing date. I am requesting this postponement to allow myself time to meet with staff and review the recommendation of this amendment to the Commission prior to public hearing.

Thank you.

Shawn L. Nickel

**Shawn L. Nickel**  
**Land Use Planning Consultant**  
**SLN Planning**  
**1589 N. Estancia Place**  
**Eagle, Idaho 83616**  
**208-794-3013**  
[shawn@slnplanning.com](mailto:shawn@slnplanning.com)



# MEMORANDUM

ADA COUNTY DEVELOPMENT SERVICES



---

**To:** Ada County Planning & Zoning Commission

**From:** Brent Danielson, Associate Planner

**Date:** December 5, 2013

**Re:** Project #201301484 ZOA

Commission,

The applicant has requested for Project #201301484 ZOA to be tabled to the January 9, 2014 public hearing. The applicant has stated that the request to allow himself time to meet with staff and review the recommendation of this amendment to the Commission prior to public hearing.

Staff is recommending for this item to be tabled to the January 9, 2014 public hearing.

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 9, 2013

Shawn L. Nickel  
SLN Planning  
1589 N. Estancia Place  
Eagle, ID 83616

RE: Project No. 201301484 ZOA

Dear Mr. Nickel:

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 December 5, 2013, public hearing to table the application to their January 9, 2014 public hearing.

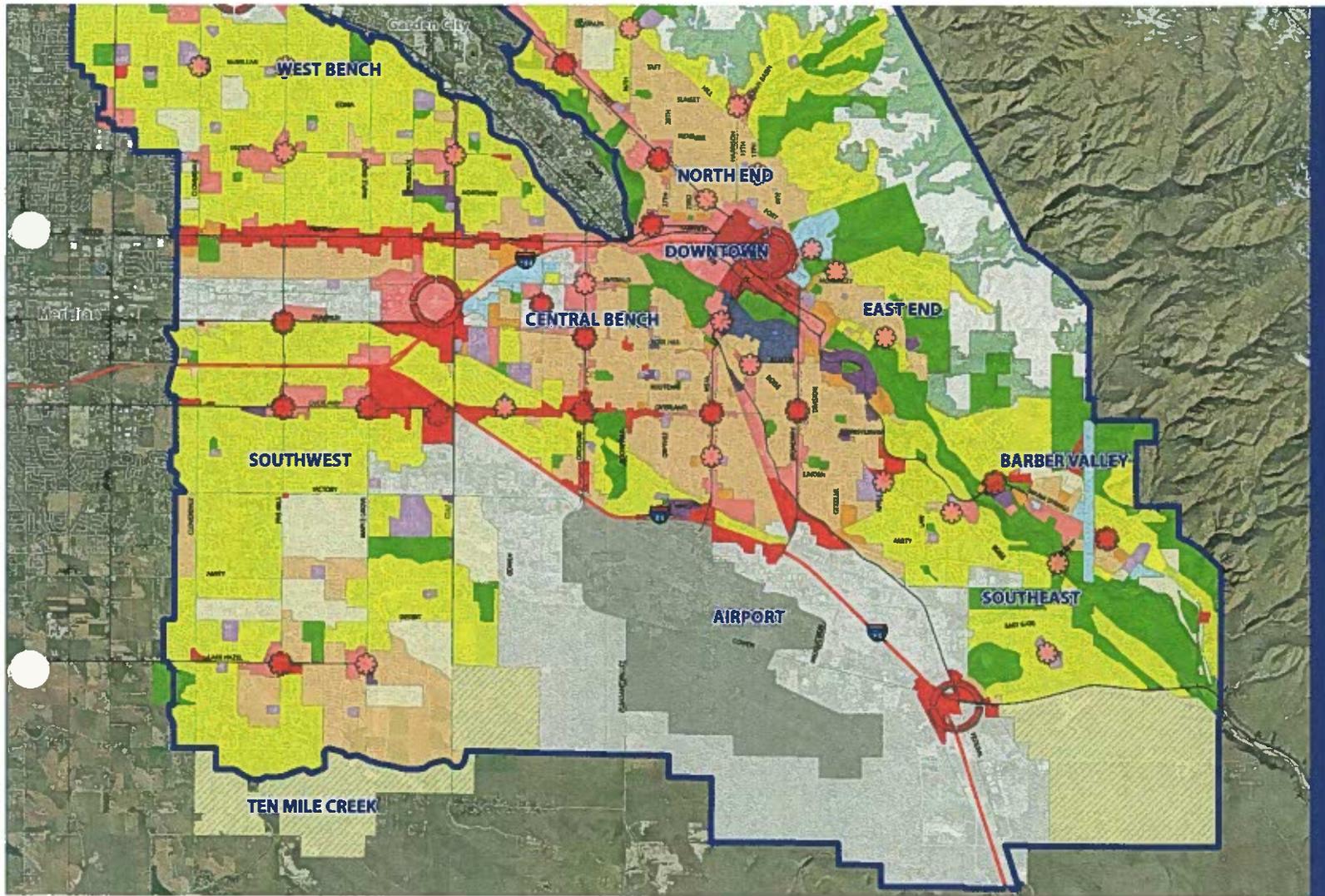
If you have any further questions, please feel free to contact me at 287-7913 or via email at [bdanielson@adaweb.net](mailto:bdanielson@adaweb.net).

Sincerely,

A handwritten signature in cursive script that reads "Brent Danielson".

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





**Land Use Categories**

- Neighborhoods**
- High Density
  - Compact
  - Suburban
  - Large Lot

- Commercial/Employment**
- Commercial
  - Office
  - Industrial

- Mixed-Use**
- Mixed-Use
  - Downtown Mixed-Use

- Parks and Open Space**
- Parks/Open Space

- Public/Institutional**
- Airport
  - Public/Quasi-Public
  - Education

- Other**
- BSU Master Plan
  - Planned Community
  - Slope Protection
  - Bulldozer
  - Area of Impact

Scale: 1" = 1/4" (approx.)

Source: City of Boise GIS, COMPASS, Clarion Associates (2009)

Roise

### Legend

- Fire Station
- School
- Parks
- Transit Station
- Future Facilities
- Ten Mile Interchange Specific
- Future Roadway
- Future Interchange
- Future Overpass
- Entryway Corridor
- Existing Waterway
- N.C. Neighborhood Center

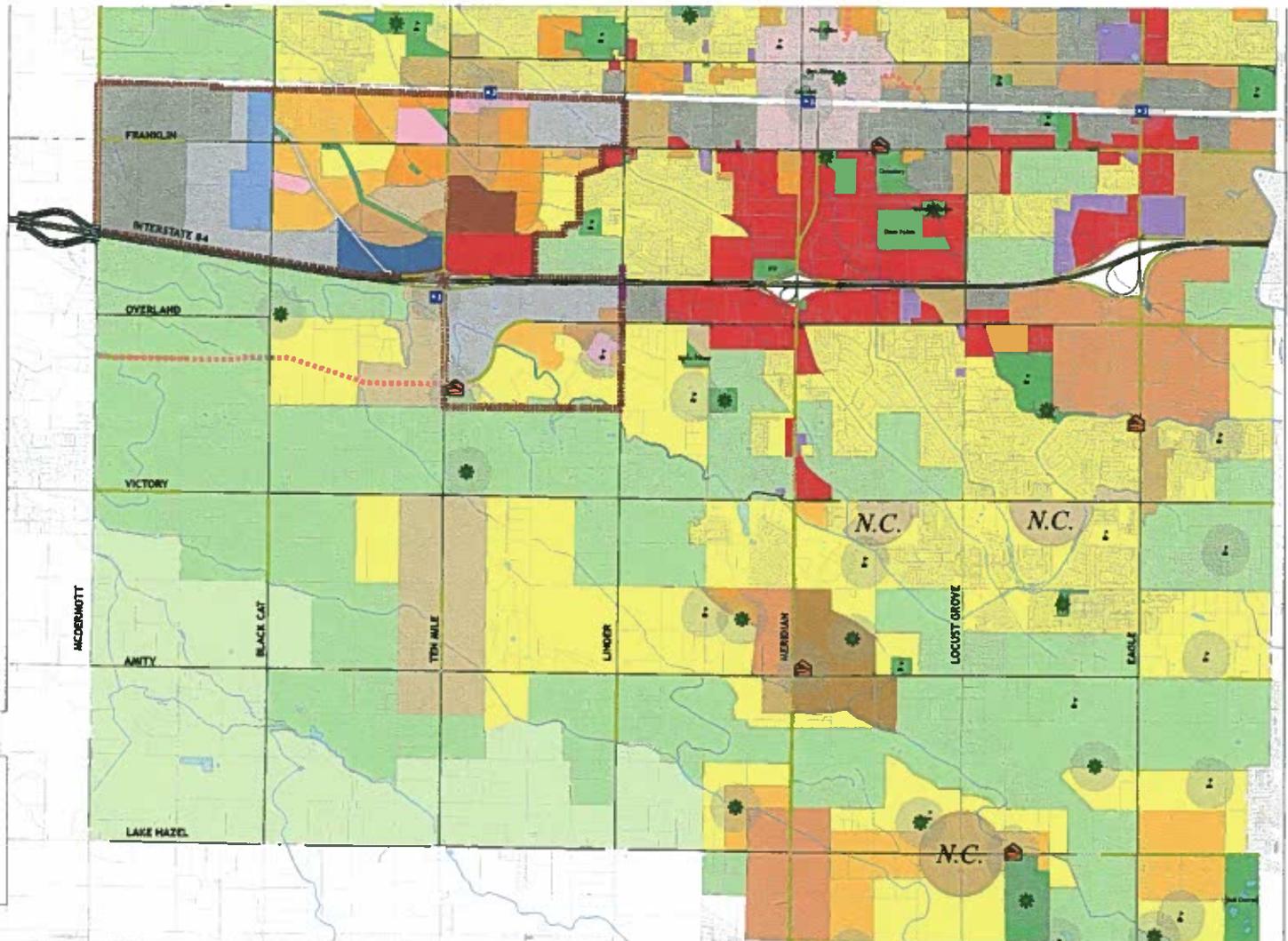


### Notes:

The future pathway network, including segment alignments and details, is incorporated in this map by reference and is available in the Meridian Pathways Master Plan.

Symbols with halos indicate general future facility locations. These symbols are not parcel specific and may float to nearby areas.

Land use designations in the Ten Mile Interchange Specific Area are different from the rest of the City. Designations for that area are described in the Ten Mile Interchange Specific Area Plan.



## Future Land Uses

### Citywide

- |                              |                           |
|------------------------------|---------------------------|
| Rural / Estate Residential   | Civic                     |
| Low Density Residential      | Old Town                  |
| Medium Density Residential   | Mixed Use Neighborhood    |
| Med-High Density Residential | Mixed Use Community       |
| High Density Residential     | Mixed Use Non-Residential |
| Commercial                   | Mixed Use Regional        |
| Office                       | Mixed Use - Interchange   |
| Industrial                   |                           |

### Ten Mile Interchange Specific Area

- |                              |                         |
|------------------------------|-------------------------|
| Low Density Residential      | High Density Employment |
| Medium Density Residential   | Industrial              |
| Med-High Density Residential | Mixed Employment        |
| High Density Residential     | Mixed Use Residential   |
| Pipeline Easement            | Mixed Use Commercial    |
| Civic                        | Lifestyle Center        |
| Green Space/Park Land        |                         |
| Low Density Employment       |                         |

Adopted October 01, 2012

Prepared by Meridian Planning Division  
Print Date: November 08, 2013

The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided herein.

**EXHIBIT 23**

Page 1 of 1



**BEFORE THE ADA COUNTY PLANNING & ZONING COMMISSION**

In re:

Application of Shawn L. Nickel (SLN Planning)

Project No. 201301484 ZOA

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

**FINDINGS OF FACT**

If any of these Findings of Fact are deemed Conclusions of Law, they are incorporated into the Conclusions of Law section.

A. The Commission finds that the record is comprised of:

1. Exhibits to the Staff Report.
2. All other information contained in Ada County Development Services File for Project No. 201301484 ZOA.

B. As to procedural items, the Commission finds the following:

1. In accordance with Section 8-7A-2B of the Ada County Code, the applicant completed a pre-application conference with the director prior to the submittal of the application on September 26, 2013.
2. On September 26, 2013, Development Services accepted Project #201301484 ZOA and scheduled it for public hearing before the Ada County Planning and Zoning Commission on December 5, 2013.
3. On September 30, 2013, staff notified other agencies of this application and solicited their comments. Any comments received were incorporated into the staff report and are attached as Exhibits.

---

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Project #201301484 ZOA  
Shawn L. Nickel, SLN Planning

Page 1

EXHIBIT 24  
Page 1 of 6  
Project # 201301484 ZOA

4. Legal notice of the Commission's hearing was published in The Idaho Statesman on November 19, 2013.
5. In accordance with Section 8-7A-5E of the Ada County Code, a public service announcement was issued on November 20, 2013.
6. On December 5, 2013, the Commission tabled the application to their January 9, 2014 public hearing.

C. As to the applicable law, the Commission finds the following:

This section details the comp plan goals, objectives and policies; the zoning ordinance regulations; and other applicable standards regarding development of the subject property.

1. The Commission finds **Section 8-7-3 of the Ada County Code** is applicable because the application is for both a zoning ordinance map and text amendment. The Commission finds the application does not comply with **Section 8-7-3 of the Ada County Code**. Regarding Section 8-7-3 the Commission finds the following in regards to the zoning ordinance text amendment.

1. *The zoning ordinance amendment is in accordance with the applicable comprehensive plan;*

The Commission finds that the **Ada County Comprehensive Plan and the comprehensive plans of the six Ada County cities as adopted by Ada County** are applicable because these comprehensive plans serve as a decision-making framework and policy guide for land use decisions within unincorporated Ada County.

The Commission finds that the proposed zoning ordinance text amendment is not in accordance with the Ada County Comprehensive Plan and the comprehensive plans of the six Ada County cities as adopted by Ada County because the future land use maps adopted by Ada County have areas that are designated as residential, which is zoned Rural-Urban Transition (RUT). The commercial nature of the outdoor self-service storage facilities in the RUT District is not compatible with residential areas and could impede the development of property into residential uses as the outdoor self-service storage facilities would increase traffic and noise in the rural and residential areas in the RUT District and would be aesthetically out of character for these areas.

2. *The zoning ordinance amendment complies with the regulations outlined for the proposed base district, specifically the purpose statement;*

The Commission finds that the proposed zoning ordinance text amendment would allow for outdoor self-service storage facilities in the Rural-Urban Transition (RUT) District, which is a residential district.

---

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

The Commission finds that the purpose statement of the Rural-Urban Transition (RUT) District is to provide standards and regulations for the development of property within areas of city impact, consistent with the goals and policies of the applicable city comprehensive plan. Allow agriculture and rural residential uses to continue within areas of city impact until urban facilities are extended. Provide design standards that shall permit redevelopment of property to higher densities when urban facilities are extended. Limit new agricultural uses within areas of city impact to those that shall not significantly impact nearby urbanizing areas with noise, dust, or other nuisances normally related to more intensive farm uses, such as livestock confinement facilities with three hundred one (301) or more animal units. This article, however, shall in no way preclude the continued use of properties within these areas for agriculture.

The Commission finds that the proposed zoning ordinance text amendment does not comply with the regulations outlined for the Rural-Urban Transition (RUT) District as an outdoor self-service storage facility is a commercial use and the RUT District is a residential district that allows for agricultural and rural residential uses prior to the extension of urban facilities. Currently, self-service storage facilities are only allowed in commercial or industrial base districts such as the Limited Office (LO) District, Neighborhood Commercial (C1) District, Community Commercial (C2) District, Regional Commercial (C3) District, Limited Industrial (M1) District, General Industrial (M2) District, and Airport Industrial (M3) District. The commercial nature of outdoor self-service storage facilities is not compatible to the rural and residential characteristics of neighborhoods located in the RUT District and would have an adverse impact on surrounding residential properties due to noise and traffic resulting from the facility as well as the aesthetic appearance to the area.

3. *The zoning ordinance amendment shall not be materially detrimental to the public health, safety, and welfare;*

The Commission finds that the proposed zoning ordinance text amendment is materially detrimental to the public health, safety, and welfare because the ordinance does not fully take into consideration the issue of fire suppression or fully addresses the maintenance and upkeep of the facility. The proposed ordinance does not address the size of a facility or the maximum amount of space on the property that could be used for the outdoor self-service storage facility. This is important as there needs to be a measure to determine what kind or type of fire suppression system that would be needed on the property. Since the properties where these facilities would be located tend not to have fire hydrants nearby there would need to be a limit on the number of spaces available and there would need to be a minimum amount of water flow available on the property to fight a fire if one was to occur. The North Ada County Fire and Rescue District stated in Exhibit #10 that they would like to amend the text as follows: The distance between vehicles, including RV's and trailers shall be a minimum of ten feet (10') side to side, while maintaining a minimum of twenty feet

---

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

(20') access aisle on at least one (1) end or as approved by the local fire authority. North Ada County Fire and Rescue District also stated that they would like to add text to the proposed ordinance as follows: The distance between parking rows shall be a minimum of twenty feet (20') of travel lane for emergency vehicle access or as approved by the local fire authority. The ordinance also does not address how the facility will be maintained. If the spaces are on a surface other than pavement how will the spaces be maintained to control the growth of weeds or grasses that could pose a fire threat or be a nuisance to neighboring properties.

The Commission also finds that allowing this type of use in the RUT District would be detrimental to traffic as the use would generate more traffic to access points, which have only been approved and designed for rural or residential uses. The Idaho Transportation Department (ITD) provided the following comments in Exhibit #9:

1. There are frequent site access issues related to non-standard land uses adjacent to state highways. Past non-standard land uses have resulted in approach locations and designs that do not meet ITD policies. These non-standard approaches sometimes create safety and operational challenges for ITD.
2. Approval of this ordinance will allow isolated and uncoordinated commercial uses in the rural area. Approval of this ordinance may require ITD to approve a "commercial" approach for every rural parcel, if every rural parcel in the RUT zones has the right to develop these storage facilities. ITD cannot manage access to the state highway system under these conditions.
3. ITD therefore requests that the County does not approve this zoning ordinance change. Our access management policies would be almost impossible to administrate.
4. *The zoning ordinance amendment shall not result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services within the planning jurisdiction including, but not limited to, school districts, and*

The Commission finds that the zoning ordinance amendment will result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services within the planning jurisdiction including, but not limited to, school districts. The Idaho Transportation Department (ITD) replied in Exhibit #9 for the County not to approve this zoning ordinance amendment. ITD stated that there are frequent site access issues related to non-standard land uses adjacent to state highways and that these non-standard approaches sometimes create safety and operational challenges for ITD and that they cannot manage access to the state highway system under these conditions. In addition, their access management policies would be almost impossible to administrate.

---

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

The Commission finds that in addition to ITD the following agencies and/or political subdivisions have responded. The City of Kuna (Exhibit #6), Boise City Public Works Department (Exhibit#7), and the Eagle Fire District (Exhibit #8) replied with no comment. The City of Eagle responded in Exhibit #11 that the Eagle City Council voted 4 to 0 to recommend approval of the ordinance. The North Ada County Fire and Rescue District recommend some changes to the ordinance in Exhibit #10. Their changes include amending one of the standards and adding a new standard for the Storage Facility, Self-Service – Outdoor (Only). The distance between vehicles, including RV's and trailers shall be a minimum of ten feet (10') side to side, while maintaining a minimum of twenty feet (20') access aisle on at least one (1) end or as approved by the local fire authority. The distance between parking rows shall be a minimum of twenty feet (20') of travel lane for emergency vehicle access or as approved by the local fire authority. The Ada County Engineer replied in Exhibit #13 that she recommends approval. The Ada County Building Division stated in Exhibit #14 that they have no objection to the amendment.

The Commission also finds that the Cloverdale-Columbia Neighborhood Association (Exhibit #17) provided comments. Some of the members of the association have concerns about the closeness of the facility to existing dwellings, blocking views, and having to change their own property use (why they were in the rural area) to accommodate someone's large RV. They suggested that language be added in order to protect existing dwellings from being in too close proximity to huge RVs or storage buildings.

5. *For zoning ordinance text amendments within a planned community (PC) base district, the amendment complies with the planned community implementation plan.*

The Commission finds that the proposed zoning ordinance text amendment would only be applicable to those properties located in the Rural-Urban Transition (RUT) District.

## CONCLUSIONS OF LAW

If any of these Conclusions of Law are deemed to be Findings of Fact they are incorporated into the Findings of Fact section.

1. The Commission concludes that Project No. 201301484 ZOA does not comply with Section 8-7-3C of the Ada County Code.

---

### FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Project #201301484 ZOA  
Shawn L. Nickel, SLN Planning

Page 5

EXHIBIT 24  
Page 5 of 6  
Project # 201301484 ZOA



# MEMORANDUM

ADA COUNTY DEVELOPMENT SERVICES



---

**To:** Ada County Planning & Zoning Commission

**From:** Brent Danielson, Associate Planner

**Date:** February 28, 2014

**Re:** Project #201301484 ZOA

Commission,

Attached is the revised outdoor self-service storage facility ordinance that had been revised per the Commission's direction at the January 9, 2014 public hearing.

Section 8-2B-3:

Allowed Use	RUT	RUT Existing Cluster Lot	RSW	RSW Existing Cluster Lot	R1/R1M	R2	R4	R6	R8/R8M	R12	R20
<u>Storage Facility, Self Service - Outdoor (Only)</u>	C	=	=	=	=	=	=	=	=	=	=

**8-5-3-XXX: STORAGE FACILITY, SELF-SERVICE – OUTDOOR (ONLY):**

- A. A minimum property size of 5 acres shall be required for any proposed facility. Any eligible property shall be limited to an overall maximum site coverage of 20%, and no facility shall be greater than 15 acres in size.
- B. The property shall have ~~frontage to an arterial street~~~~approved access from an improved public roadway with a classification of minor arterial or higher for the use.~~
- C. The distance between vehicles, including RV's and trailers shall be a minimum of ten feet (10') side to side, while maintaining a minimum of twenty feet (20') access aisle on at least one (1) end or as approved by the local fire authority. The distance between parking rows shall be a minimum of twenty feet (20') of travel lane for emergency vehicle access or as approved by the local fire authority. Each space shall have access from an access aisle that is a minimum of twenty feet (20').
- D. The perimeter of the storage facility shall be completely fenced, walled, or enclosed and screened from the public right of way, and comply with ~~chapter 4, article F of this title~~~~section 8-4F of this chapter~~. For the purpose of perimeter landscaping and screening, property lines, as described in section 8-4F-6, shall refer to the specific facility boundaries.
- E. No boundary of the facility shall be located within one hundred feet (100') of a residential property line, with the exception of a boundary adjacent to a public roadway.
- F. Stored vehicles, including RV's and trailers shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item from or at a self-service storage facility is specifically prohibited.
- G. Storage of any hazardous materials as defined by title 40 code of federal regulations part 261, or subsequent amendments thereto, shall be prohibited. (Ord. 389, 6-14-2000)
- H. Minimum design standards for the facility shall include the following:
  1. The storage facility shall be screened year round and comply with chapter 4, article F of this title. This article provides for the minimum required screening. The Commission may require additional or modified screening and/or buffering in order to prevent or enhance the blocking of views of existing adjacent residences and to maintain the rural and residential character of the RUT District.
  2. Access locations into the facility shall be approved by the applicable transportation jurisdiction.
  3. All parking, storage and drive aisles within the facility shall be improved with a compacted gravel base, not less than four inches (4") thick, surfaced with asphaltic concrete or some comparable all

*weather dustless material.*

*4. All storage stalls shall be clearly defined on site plan. The facility shall designate and maintain storage stall locations on-site at all times.*

*5. Outdoor storage areas shall further comply with the requirements for Outdoor Storage, as set forth in Section 8-5-3-78.*

*I. The site shall not be used as a "junkyard" or "automobile wrecking yard" as herein defined.*

*J. The storage of any items and materials not contained within a vehicle, RV or trailer is prohibited.*

*K. Maintenance of vehicles or machinery on the property is prohibited.*

*L. Use of the property shall comply with title 5, chapter 13, "Noise", of this code.*

*M. Unless otherwise approved or restricted through the conditional use, hours of operation shall be limited between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. Facilities abutting residential uses (Figure 5 of Section 8-1A-2) shall be limited to the hours of eight o'clock (8:00) A.M. and eight o'clock (8:00) P.M.*

*N. Prohibited Locations: Vehicles shall not be stored within the required yards.*

*O. Use Of Site: The site shall not be used as a "contractor's yard" as herein defined unless such use has been approved.*

*P. Compliance: The use shall comply with the flood hazard overlay district as set forth in chapter 3, article F of this title.*

*Q. For the duration of the approval, the use shall be subject to zoning inspection upon advanced notice and request by the Ada County development services department. If a permit holder refuses to allow inspection of the premises by the development service department, the approved zoning certificate or conditional use permit may be revoked.*

*R. An on-site office within the confines of the storage facility is prohibited. If the facility owner has a dwelling located on the remaining property, and if that dwelling will be used by the owner to administer the facility, or if the owner intends to administer the facility from an off-site dwelling, then the owner shall obtain a Home Occupation Permit and comply with the requirements of section 8-5-3-54.*

*S. Additional Standards:*

*1. The following shall be considered as part of the review of an application:*

*a. The proximity of existing dwellings;*

*b. The number of stored vehicles;*

*c. The hours of operation;*

*d. Dust;*

*e. Noise;*

*f. Traffic and Circulation;*

*g. Landscaping and screening;*

*h. Other.*

*2. The duration of a conditional use permit for an Outdoor Storage Facility shall be limited. The conditional use permit shall expire five (5) years following the approval date, or upon annexation of the subject property into a city, whichever occurs first. If the applicant wishes to continue the use beyond the five (5) year period, a new conditional use permit shall be submitted prior to expiration of the original conditional use permit and approved by the Commission. Upon expiration of the conditional use permit, all vehicles shall be removed within thirty (30) days from the subject property.*

8-2B-3: ALLOWED USES:

...

Allowed Use	RUT	RUT Existing Cluster Lot	RSW	RSW Existing Cluster Lot	R1/R1M	R2	R4	R6	R8/R8M	R12	R20
Storage Facility, Self-Service – Outdoor (Only)	C	-	-	-	-	-	-	-	-	-	-

8-5-3-108: STORAGE FACILITY, SELF-SERVICE AND STORAGE FACILITY, SELF-SERVICE – OUTDOOR (ONLY):

A. Storage Facility, Self-Service: Specific standards for Storage-Facilities, Self-Service, shall be as follows:

- ~~A.~~ 1. Storage areas shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item from or at a self-service storage facility is specifically prohibited.
- ~~B.~~ 2. The maximum size of individual storage areas shall be five hundred (500) square feet.
- ~~C.~~ 3. The distance between structures shall be designed to allow a twelve foot (12') travel lane for emergency vehicles to pass while tenant's vehicles are parallel parked (9 foot width) at the entrance to their storage areas.
- ~~D.~~ 4. The perimeter of the storage facility shall be completely fenced, walled, or enclosed and screened from public view. Fencing materials shall complement the exterior building materials.
- ~~E.~~ 5. No structure, facility, drive lane, parking area, nor loading area shall be located within twenty feet (20') of a residential district unless a six foot (6') sound reduction wall is provided.
- ~~F.~~ 6. If abutting a residential district, the facility hours of public operation shall be limited to seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.
- ~~G.~~ 7. Storage of any hazardous materials as defined by title 40 code of federal regulations part 261, or subsequent amendments thereto, shall be prohibited.

B. Storage Facility, Self-Service – Outdoor (Only): Specific standards for Storage-Facilities, Self-Service – Outdoor (Only), shall be as follows:

1. A minimum parcel size of 5 acres shall be required for any proposed facility. Any eligible property shall be limited to an overall maximum site coverage of 20%, and no facility shall be greater than 15 acres in size.
2. The property shall have frontage to an arterial street.
3. The distance between vehicles, including RV's and trailers shall be a minimum of ten feet (10') side to side, while maintaining a minimum of twenty feet (20') access aisle on at least one (1) end or as approved by the local fire authority. The distance between parking rows shall be a minimum of twenty feet (20') of travel lane for emergency vehicle access or as approved by the local fire authority. Each space shall have access from an access aisle that is a minimum of twenty feet (20').
4. The perimeter of the storage facility shall be completely fenced, walled, or enclosed and screened from the public right of way, and comply with chapter 4, article F of this title. For the purpose of perimeter landscaping and screening, property lines, as described in section 8-4F-6, shall refer to the specific facility boundaries.
5. No boundary of the facility shall be located within one hundred feet (100') of a residential property line, with the exception of a boundary adjacent to a public roadway.
6. Stored vehicles, including RV's and trailers shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item from or at a self-service storage facility is specifically prohibited.
7. Storage of any hazardous materials as defined by title 40 code of federal regulations part 261, or subsequent amendments thereto, shall be prohibited.
8. Minimum design standards for the facility shall include the following:
  - a. The storage facility shall be screened year round and comply with chapter 4, article F of this title. This article provides for the minimum required screening. The Commission may require additional or modified screening and/or buffering in order to prevent or enhance the blocking of views of existing adjacent residences and to maintain the rural and residential character of the RUT District.
  - b. Access locations into the facility shall be approved by the applicable transportation jurisdiction.
  - c. All parking, storage and drive aisles within the facility shall be improved with a compacted gravel base, not less than four inches (4") thick, surfaced with asphaltic concrete or some comparable all weather dustless material.

- d. All storage stalls shall be clearly defined on site plan. The facility shall designate and maintain storage stall locations on-site at all times.
- e. Outdoor storage areas shall further comply with the requirements for Outdoor Storage, as set forth in Section 8-5-3-78.
9. The site shall not be used as a "junkyard" or "automobile wrecking yard" as herein defined.
10. The storage of any items and materials not contained within a vehicle, RV or trailer is prohibited.
11. Maintenance of vehicles or machinery on the property is prohibited.
12. Use of the property shall comply with title 5, chapter 13, "Noise," of this code.
13. Unless otherwise approved or restricted through the conditional use, hours of operation shall be limited between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. Facilities abutting residential use (Figure 5 of Section 8-1A-2) shall be limited to the hours of eight o'clock (8:00) A.M. and eight o'clock (8:00) P.M.
14. Prohibited Locations: Vehicles shall not be stored within the required yards.
15. Use of Site: The site shall not be used as a "contractor's yard" as herein defined unless such use has been approved.
16. Compliance: The use shall comply with the flood hazard overlay district as set forth in chapter 3, article F, of this title.
17. For the duration of the approval, the use shall be subject to zoning inspection upon advanced notice and request by the Ada County development services department. If a permit holder refuses to allow inspection of the premises by the development services department, the approved zoning certificate or conditional use permit may be revoked.
18. An on-site office within the confines of the storage facility is prohibited. If the facility owner has a dwelling located on the remaining property, and if that dwelling will be used by the owner to administer the facility, or if the owner intends to administer the facility from an off-site dwelling, then the owner shall obtain a Home Occupation Permit and comply with the requirements of section 8-5-3-54.
19. Additional Standards:
- a. The following shall be considered as part of the review of an application:
    - i. The proximity of existing dwellings;
    - ii. The number of stored vehicles;

- iii. The hours of operation;
- iv. Dust;
- v. Noise;
- vi. Traffic and Circulation;
- vii. Landscaping and screening;
- viii. Other.

b. The duration of a conditional use permit for an Outdoor Storage Facility shall be limited. The conditional use permit shall expire five (5) years following the approval date, or upon annexation of the subject property into a city, whichever occurs first. If the applicant wishes to continue the use beyond the five (5) year period, a new conditional use permit shall be submitted prior to expiration of the original conditional use permit and approved by the Commission. Upon expiration of the conditional use permit, all vehicles shall be removed within thirty (30) days from the subject property.

## Brent Danielson

**From:** Brent Danielson  
**Sent:** Tuesday, March 18, 2014 3:58 PM  
**To:** cschmidt@gardencityidaho.org; nancy@drycreekcemetery.com; lynnmoser@qwestoffice.net; ncurtis@idpr.idaho.gov; rphillips@idahopower.com; exline.eric@meridianschools.org; gordon.m.hamilton@williams.com; sdouglas@idl.idaho.gov; john.lee@unitedwater.com; terry\_humphrey@blm.gov; kclare@usbr.gov; ddoan@cityofboise.org; ramandeus@cityofboise.org; Amy Aaron; Dave Logan; mary@benchsewer.org; dennishaynes@earthlink.net; lanette.daw@boiseschools.org; laurenboehlke@yahoo.com; carla.bernardi@cableone.biz; newts@q.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; centralrimna@gmail.com; wnuj@chevron.com; mwigley@cityofboise.org; dabo@cityofboise.org; jtomlinson@cityofboise.org; dfluke@cityofboise.org; kyokom@cityofboise.org; tmills@cityofboise.org; mwilliams@cityofeagle.org; wendy@cityofkuna.com; cward@staridahoh.org; gtiminsky@starfirerescue.org; jbmattox@earthlink.net; sdel01@hotmail.com; cmiller@compassidaho.org; pkgann8061@aol.com; bryce@sawtoothlaw.com; chalberg@cableone.net; twononas@msn.com; kmccleddy@eaglefire.org; sbuck@eaglefire.org; boisecook@yahoo.com; smm5156@gmail.com; lisaharm@msn.com; jamie.huff@dhs.gov; fergyriver@msn.com; borahna@gmail.com; joel.yeager@simplot.com; neal.murphy@ang.af.mil; james.heuring@bgab.afcent.af.mil; alan.clarke@ang.af.mil; ryan.odneal@ang.af.mil; mark.lessor@itd.idaho.gov; rward@idfg.idaho.gov; Tim Sanders; klangford@idl.idaho.gov; linda.clark@deq.idaho.gov; linda.clark@deq.idaho.gov; westerninfo@idwr.idaho.gov; dave.szplett@itd.idaho.gov; mark.wasdahl@itd.idaho.gov; msinglet@intgas.com; idprospect@aol.com; kunacemetery@gmail.com; jtillman@kunafire.com; lsaxton@kunaschools.org; annh\_1@yahoo.com; agrover@melbaschools.org; tmcmmorrow@spro.net; mhill@meridiancity.org; meridianfire@meridiancity.org; gretchen@mld.org; mm\_mi@juno.com; mm\_mi@juno.com; velta@nyid.org; sp@nacfa.net; jbradshaw@cityofboise.org; jbradshaw@cityofboise.org; nwbsd@msn.com; mark@pioneerirrigation.com; carl@pioneerirrigation.com; dgordon@cityofboise.org; fryguy@cableone.net; starcemetery@msn.com; terraestradaswd@cableone.net; sunset; nap@q.com; greg.j.martinez@usace.army.mil; bob\_kibler@fws.gov; suelynn.d.williams@usps.gov; swidrcd@idahorcd.org; wbsdmb@qwestoffice.net; wbestates@aol.com; bryce@ringertlaw.com; info@payetteriverscenicbyway.com; fromm.carla@epa.gov; ethan.morton@ishs.idaho.gov; sbumgarner@cityofeagle.org; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Carolyn Nitz; Bob Batista; millermatt@cableone.net; parks4fun4u@aol.com; fernsworth13@gmail.com; cityofmelba@aol.com; Todd Buchanan; tonym222@msn.com; president@collistercna.org; edmiller@givenspursley.com; rh2board@yahoo.com; kyle.e.carpenter.mil@mail.mil; lee.d.rubel.mil@mail.mil; farin.d.schwartz.mil@mail.mil; cernusak@cableone.net; ross@clearwire.net; rgervais@cityofboise.org; Brian Wilbur; cherylwright@cwidaho.cc; Richard Beck; pdonalds@idoc.idaho.gov; mdewalt@adalib.org; gordon@cityofkuna.com; coltentipetts@gmail.com; Mark Ferm; Angela Gilman; Jerry Hastings; Jean Schaffer; Dale Ann Barton; nathan@settlersirrigation.org; boiseccc@qwestoffice.net; Glenda Britz; dmorris@ctctele.com; jthorn@gardencityidaho.org; cweston@cityofboise.org; richard.hedrick.1@us.af.mil; richard.hedrick.1@us.af.mil; rkinney@republicservices.com; kimberly.bose@ferc.gov; Brent Danielson  
**Cc:** Brent Danielson  
**Subject:** Ada County Application Transmittal Notice.



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

**File Number:** 201301484-ZOA

**X-Reference:** NONE

**Description:** A zoning ordinance text amendment to provide specific regulations to allow

Outdoor, Self Service Storage Facilities within the Rural-Urban Transition (RUT) District.

**Reviewing Body:** BOCC

**Hearing Date:** 5/7/2014

**Applicant:** SLN PLANNING INC

**P&Z Recommendation:** RECOMMEND APPROVAL

**Property:**

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/](http://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 4/2/2014. When responding, please reference the file number identified above. If responding by email, please send comments to [bdanielson@adaweb.net](mailto: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](mailto:bdanielson@adaweb.net)  
(208) 287-7913

**ADA COUNTY  
DEVELOPMENT SERVICES**

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

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



BUILDING • ENGINEERING • PLANNING • ZONING

March 19, 2014

Shawn L. Nickel  
SLN Planning  
1589 N. Estancia Place  
Eagle, ID 83616

RE: Project No. 201301484 ZOA

Dear Mr. Nickel:

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 March 13, 2014, public hearing to approve the application. 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 **May 7, 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 questions or comments regarding this application, the staff report, or any conditions, which may be attached to the findings of fact.

If you have any further questions, please feel free to contact me at 287-7913 or via e-mail at [bdanielson@adaweb.net](mailto:bdanielson@adaweb.net).

Sincerely,

A handwritten signature in cursive script that reads "Brent Danielson".

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

**MEMORANDUM**

---



**DATE:** 3/19/2014

**RE:** 201301484-ZOA

**TO:** Brent Danielson, Associate Planner

**FROM:** Mark Ferm, Ada County Building Official

---

**Summary of Project:**

A zoning ordinance text amendment to provide specific regulations to allow Outdoor, Self Service Storage Facilities within the Rural-Urban Transition (RUT) District.

**Findings and Conditions:**

The building division still has no objection to the proposed amendment.

**Conclusion:**

Approved as submitted

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

[markf@adaweb.net](mailto:markf@adaweb.net)





March 19, 2014

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



Re: **(201301484-ZOA) – Self Storage facilities in the Rural-Urban Transition.**

Dear Mr. Danielson:

The Idaho Transportation Department (ITD) has reviewed the revised zoning ordinance to allow self-storage facilities in the rural-urban transition. ITD has the following comments:

ITD does not typically comment on land use decisions. But land use changes always affect the highway system. ITD therefore provides the following comments.

1. There are frequent site access issues related to non-standard land uses adjacent to state highways. Past non-standard land uses have resulted in approach locations and designs that do not meet ITD policies. These non-standard approaches sometimes create safety and operational challenges for ITD.
2. The revised ordinance specifies a minimum lot size of five acres. This should mitigate many of our site access issues because the larger lots provide a greater separation between approaches.
3. Approval of this ordinance will allow isolated and uncoordinated commercial uses in the rural area. Approval of this ordinance may require ITD to approve a “commercial” approach for every rural parcel over five acres, if every rural parcel in the RUT zones has the right to develop these storage facilities. ITD cannot manage access to the state highway system under these conditions.
4. ITD therefore requests that the County does not approve this zoning ordinance change. Our access management policies would be difficult to administrate, even with the larger lot sizes.

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](mailto:dave.szplett@itd.idaho.gov)

EXHIBIT 30  
Page 1 of 1  
Project # 201301484 2014

## Brent Danielson

---

**From:** Scott Buck <SBuck@eaglefire.org>  
**Sent:** Monday, March 24, 2014 3:23 PM  
**To:** Brent Danielson  
**Subject:** File # 201301484- ZOA

The Eagle fire Department has reviewed the above referenced file and has no concerns at this time. Please contact me if you have any questions or concerns.

Scott Buck  
Division Chief  
Eagle Fire Department  
O 208-939-6463  
C 208-914-8294



EXHIBIT 31  
Page 1 of 1  
Project # 201301484 ZOA

**BOISE CITY PUBLIC WORKS DEPARTMENT**

**DEPARTMENT CORRESPONDENCE**

Date: March 25, 2014

To: Ada County Planning & Zoning

Re: 201301484-ZOA; Ada County wide

**CONDITIONS OF APPROVAL**

**SEWER CONDITIONS – MIKE SHEPPARD (384-3920)**

No comment.

**DRAINAGE / STORM WATER CONDITIONS – BRIAN MURPHY (384-3752)**

No comment.

**STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)**

No comment.

**PERSON MAKING OTHER COMMENTS**

**OTHER COMMENTS**



**Mike Sheppard,  
P.E.**

Digitally signed by Mike Sheppard, P.E.  
DN: cn=Mike Sheppard, P.E., o=Public Works,  
ou=Civil Engineer,  
email=mshppard@cityofboise.org, c=US  
Date: 2014.03.25 09:15:42 -0600

**PUBLIC WORKS REPRESENTATIVE**

**Rob Bousfield**

Digitally signed by Rob Bousfield  
DN: cn=Rob Bousfield, o, ou=Asst. City Engineer,  
email=rbousfield@cityofboise.org, c=US  
Date: 2014.03.25 09:16:05 -0600

**PUBLIC WORKS REPRESENTATIVE**

cc: Applicant

I:\PWA\Subjects\Review Comments\CUs\2014-CU\201301484-ZOA.doc

EXHIBIT 32  
Page 1 of 1  
Project # 201301484 20A



ORGANIZED 1904

# Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH  
FAX #208-463-0092

NAMPA, IDAHO 83651-4395  
nmid.org

OFFICE: Nampa 208-466-7861  
SHOP: Nampa 208-466-0663



March 25, 2014

Ada County Development Services  
200 W Front St.  
Boise, ID 83702-7300

**RE: 201301484-ZOA/E. Front St., Boise**

Dear Development Services:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application.

All laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, Nampa & Meridian Irrigation District (NMID) must review drainage plans.

Sincerely,

Greg G. Curtis  
Water Superintendent  
Nampa & Meridian Irrigation District  
GGC/dbg

PC: Office/File



**EXHIBIT 33**  
Page 1 of 1  
Project # 201301484 2014

APPROXIMATE IRRIGABLE ACRES  
RIVER FLOW RIGHTS - 23,000  
BOISE PROJECT RIGHTS - 40,000

Michael G. Irvan  
*Commissioner/  
Administrative Chief*

Margaret Dimmick  
*Commissioner*

Jeff Ramey  
*Commissioner*



Shelley Young  
*Administrative  
Manager*

## Zoning Ordinance Text Amendment Outdoor Storage Facility

March 26, 2014

NACFR: 2014-Z/A-03  
Ada County: 2013001484-ZOA

Brent Danielson  
Associate Planner  
Ada County Development Services  
200 W. Front  
Boise, Idaho 83702-7300  
bdanielson@adaweb.net  
208-287-7913

Dear Mr. Danielson,

Thank you for the opportunity to input on File Number 201301484-ZOA. North Ada County Fire and Rescue District approves the Zoning Ordinance Amendment as proposed.

Thank you,

**Joel Bradshaw**  
*Captain - Inspector  
Fire Prevention Division  
Boise Fire Department  
333 N. Mark Stall Place  
Boise, Idaho 83704-0644  
208-570-6578 – BFD  
208-375-0906 – NACFR*



LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Board of Ada County Commissioners will hold a public hearing on May 7, 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: 201301484-ZOA SLN Planning, LLC: A zoning ordinance text amendment to provide specific regulations to allow Outdoor, Self Service Storage Facilities within the Rural-Urban Transition (RUT) District. Brent Danielson 287-7913 201302032-S, Ethridge Square Subdivision: A preliminary plat application for a ten (10) lot residential subdivision. The property is located at 9414 W. Amity Road; 3N 1E Sec. 26. Brent Danielson 287-7913 201400069-S, Derry Subdivision: A preliminary plat application for a three (3) lot residential subdivision. The property is located at 7085 S. Eagle Road; 2N 1E Sec. 5. Brent Danielson 287-7913 201400166-S-ZC-DA, A request for a rezone from C1 to R12, a five (5) lot residential subdivision (3 residential, 2 common lots) and a development agreement for a 0.481-acre property at the southeast corner of West Lake Hazel Road and South Zither Avenue. This is a resubdivision of Lot 14, Block 1 of the Moonridge Subdivision No. 12. The property is located at 8801 W. Lake Hazel Road; 2N 1E Sec. 1. Megan Basham 287-7944 201400202 CU-MSP-ZC-DA-HD-FP, IDAHO POWER COMPANY: Swan Falls Improvement. A rezone and development agreement to remove a portion of the property out of the WUFI. A conditional use/ master site plan for the addition of camping areas, boat ramps and improvements to the existing park. A hillside development and flood plain application for the disturbance of steep slopes and work within the unnumbered A flood plain. The property is located at the end of S. Swan Falls Road; 2S 1E Sec. 7, 18, 19, 30, 31 and 2S 1W Sec. 12. Diana Sanders 287-7905 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. Apr. 22, 2014  
**Publish Dates:** 4/22/2014 -5/6/2014 1



# ADA COUNTY

Ada County  
200 W. Front Street  
Boise, ID 83702

**FOR IMMEDIATE RELEASE**  
April 22, 2014

**Contact: Jessica Donald**  
Communications Specialist  
208-287-6998  
[jdonald@adaweb.net](mailto:jdonald@adaweb.net)

## PUBLIC SERVICE ANNOUNCEMENT

(Media Outlets: The following announcement is intended to help notify Ada County residents of proposed development applications that will soon appear before the Planning and Zoning Commission or the Ada County Board of Commissioners. We appreciate any help you can provide in notifying your audience of these projects and public hearing dates.)

The Board of Ada County Commissioners will hold a public hearing on Wednesday, May 7, 2014 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, at 200 W. Front Street, Boise, ID to consider File #201301484-ZOA, SLN Planning, LLC: A zoning ordinance text amendment to provide specific regulations to allow Outdoor, Self Service Storage Facilities within the Rural-Urban Transition (RUT) District.

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. prior to this public hearing so that arrangements can be made.

Planner assigned to project: Brent Danielson, 287-7913

###

AN ORDINANCE AMENDING TABLE 8-2B-1 OF THE ADA COUNTY CODE TO ADD STORAGE FACILITY, SELF SERVICE – OUTDOOR ONLY AS A CONDITIONAL USE IN THE RURAL-URBAN TRANSITION (RUT) DISTRICT; AND TO AMEND CHAPTER 5 OF TITLE 8 OF THE ADA COUNTY CODE TO CREATE SPECIFIC USE STANDARDS FOR STORAGE FACILITY, SELF-SERVICE – OUTDOOR ONLY.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT ADA COUNTY CODE, TITLE 8, CHAPTERS 2 AND 5, BE AMENDED AS FOLLOWS:

**SECTION 1:** Amending Table 8-2B-1 to add Storage Facility, Self Service – Outdoor Only as a conditional use in the rural-urban transition (RUT) District as follows:

8-2B-3: ALLOWED USES:

...

Allowed Use	RUT	RUT Existing Cluster Lot	RSW	RSW Existing Cluster Lot	R1/R1M	R2	R4	R6	R8/R8M	R12	R20
<u>Storage Facility, Self-Service – Outdoor Only</u>	C	=	=	=	=	=	=	=	=	=	=

**SECTION 2:** Amending Chapter 5 of Title 8 to add standards for Storage Facility, Self-Service – Outdoor Only as follows:

8-5-3-108: STORAGE FACILITY, SELF-SERVICE AND STORAGE FACILITY, SELF-SERVICE – OUTDOOR ONLY:

A. Storage Facility, Self-Service: Specific standards for Storage Facilities, Self-Service, shall be as follows:

A- 1. Storage areas shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item from or at a self-service storage facility is specifically prohibited.

~~B. 2.~~ The maximum size of individual storage areas shall be five hundred (500) square feet.

~~C. 3.~~ The distance between structures shall be designed to allow a twelve foot (12') travel lane for emergency vehicles to pass while tenant's vehicles are parallel parked (9 foot width) at the entrance to their storage areas.

~~D. 4.~~ The perimeter of the storage facility shall be completely fenced, walled, or enclosed and screened from public view. Fencing materials shall complement the exterior building materials.

~~E. 5.~~ No structure, facility, drive lane, parking area, nor loading area shall be located within twenty feet (20') of a residential district unless a six foot (6') sound reduction wall is provided.

~~F. 6.~~ If abutting a residential district, the facility hours of public operation shall be limited to seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.

~~G. 7.~~ Storage of any hazardous materials as defined by title 40 code of federal regulations part 261, or subsequent amendments thereto, shall be prohibited.

B. Storage Facility, Self-Service – Outdoor Only: Specific standards for Storage-Facilities, Self-Service – Outdoor Only, shall be as follows:

1. A minimum parcel size of 5 acres shall be required for any proposed outdoor only storage facility. Any eligible property shall be limited to an overall maximum site coverage of 20%, and no facility shall be greater than 15 acres in size.

2. The property shall have frontage to an arterial street.

3. The distance between stored vehicles, including RV's and trailers, shall be a minimum of ten feet (10') side to side, while maintaining a minimum of twenty feet (20') access aisle on at least one (1) end or as approved by the local fire authority. The distance between parking rows shall be a minimum of twenty feet (20') of travel lane for emergency vehicle access or as approved by the local fire authority. Each space shall have access from an access aisle that is a minimum of twenty feet (20').

4. The perimeter of the storage facility shall be completely fenced, walled, or enclosed and screened from the public right of way, and comply with chapter 4, article F of this title. For the purpose of perimeter landscaping and screening, property lines, as described in section 8-4F-6, shall refer to the specific facility boundaries.

5. No boundary of the facility shall be located within one hundred feet (100') of a residential property line, with the exception of a boundary adjacent to a public roadway.

6. Stored vehicles, including RV's and trailers, shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item from or at an outdoor only self-service storage facility is specifically prohibited.

7. Storage of any hazardous materials as defined by title 40 code of federal regulations part 261, or subsequent amendments thereto, shall be prohibited.

8. Minimum design standards for the facility shall include the following:

a. The storage facility shall be screened year round and comply with chapter 4, article F of this title. This article provides for the minimum required screening. The Commission may require additional or modified screening and/or buffering in order to prevent or enhance the blocking of views of existing adjacent residences and to maintain the rural and residential character of the RUT District.

b. Access locations into the facility shall be approved by the applicable transportation jurisdiction.

c. All parking, storage and drive aisles within the facility shall be improved with a compacted gravel base, not less than four inches (4") thick, surfaced with asphaltic concrete or some comparable all weather dustless material.

d. All storage stalls shall be clearly defined on site plan. The facility shall designate and maintain storage stall locations on-site at all times.

e. Outdoor storage areas shall further comply with the requirements for Outdoor Storage, as set forth in Section 8-5-3-78.

9. The site shall not be used as a "junkyard" or "automobile wrecking yard" as herein defined.

10. The storage of any items and materials other than vehicles, RV's, or trailers is prohibited unless otherwise approved by the Commission; provided, that items and materials contained within a vehicle, RV or trailer are permitted.

11. Maintenance, repair, or rebuilding of vehicles or machinery on the property is prohibited.

12. Use of the property shall comply with title 5, chapter 13, "Noise," of this code.

13. Unless otherwise approved or restricted through the conditional use, hours of operation shall be limited between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. Facilities abutting residential uses (Figure 5 of Section 8-1A-2) shall be limited to the hours of eight o'clock (8:00) A.M. and eight o'clock (8:00) P.M..

14. Prohibited Locations: Vehicles shall not be stored within the required yards.

15. Use of Site: The site shall not be used as a “contractor’s yard” as herein defined unless such use has been approved.

16. Compliance: The use shall comply with the flood hazard overlay district as set forth in chapter 3, article F, of this title.

17. For the duration of the approval, the use shall be subject to zoning inspection upon advanced notice and request by the Ada County development services department. If a permit holder refuses to allow inspection of the premises by the development services department, the approved zoning certificate or conditional use permit may be revoked.

18. An on-site office within the confines of the storage facility is prohibited. If the facility owner has a dwelling located on the remaining property, and if that dwelling will be used by the owner to administer the facility, or if the owner intends to administer the facility from an off-site dwelling, then the owner shall obtain a Home Occupation Permit and comply with the requirements of section 8-5-3-54.

19. Additional Standards:

a. The following shall be considered as part of the review of an application:

i. The proximity of existing dwellings;

ii. The number of vehicles anticipated to be stored upon the property;

iii. The hours of operation;

iv. Dust;

v. Noise;

vi. Traffic and Circulation;

vii. Landscaping and screening;

viii. Other.

b. The duration of a conditional use permit for an outdoor only storage facility shall be limited. The conditional use permit shall expire five (5) years following the approval date, or upon annexation of the subject property into a city, whichever occurs first. If the applicant wishes to continue the use beyond the five (5) year period, a new conditional use permit shall be submitted prior to expiration of the original conditional use permit and approved by the

Commission. Upon expiration of the conditional use permit, all stored vehicles shall be removed within thirty (30) days from the subject property.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2014

**Board of Ada County Commissioners**

By: \_\_\_\_\_  
David L. Case, Commissioner

By: \_\_\_\_\_  
Jim Tibbs, Commissioner

By: \_\_\_\_\_  
Rick Yzaguirre, Commissioner

ATTEST:

\_\_\_\_\_  
Christopher D. Rich, Ada County Clerk

PUBLISHED: \_\_\_\_\_

**SUMMARY OF ADA COUNTY ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE AMENDING TABLE 8-2B-1 OF THE ADA COUNTY CODE TO ADD STORAGE FACILITY, SELF SERVICE – OUTDOOR ONLY AS A CONDITIONAL USE IN THE RURAL-URBAN TRANSITION (RUT) DISTRICT; AND TO AMEND CHAPTER 5 OF TITLE 8 OF THE ADA COUNTY CODE TO CREATE SPECIFIC USE STANDARDS FOR STORAGE FACILITY, SELF-SERVICE – OUTDOOR ONLY.

ORDINANCE NO. \_\_\_\_\_ SHALL BE EFFECTIVE UPON PUBLICATION. A FULL TEXT OF THE ORDINANCE IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE ADA COUNTY CLERK, 200 W. FRONT STREET, BOISE, IDAHO.

APPROVED BY THE BOARD OF ADA COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

**Board of Ada County Commissioners**

By: \_\_\_\_\_

David L. Case, Commissioner

By: \_\_\_\_\_

Jim Tibbs, Commissioner

By: \_\_\_\_\_

Rick Yzaguirre, Commissioner

ATTEST:

\_\_\_\_\_

Christopher D. Rich, Ada County Clerk

PUBLISHED: \_\_\_\_\_

SUMMARY OF ADA COUNTY ORDINANCE NO. \_\_\_\_\_

STATEMENT OF APPROVAL

I, Christopher D. Rich, Ada County Clerk, do hereby declare that the attached summary of the Ada County Ordinance No. \_\_\_\_\_ is true and complete and provides adequate notice to the public, pursuant to Idaho Code § 31-715A.

---

Christopher D. Rich  
Ada County Clerk