



TO: ADA COUNTY PLANNING & ZONING COMMISSION

HEARING DATE: April 10, 2014

STAFF: Brent Moore, Associate Planner

PROJECT NO.: 201400175 CU-MSP, Northwest Lineman College

APPLICANT: Trent Koci

OWNER: Northwest Lineman College

INTRODUCTION

A request for a conditional use and master site plan for a 4,440 square foot single-level office addition. The addition will house the executive offices, conference rooms, and support space for Northwest Lineman College. The project will include twelve new parking spaces. The maximum number of students is 130, and there are 55 employees. The property includes 31 acres and is located at 7600 S Meridian Road, Meridian, ID 83642; Section 6, T. 2N, R. 1E.

EXECUTIVE SUMMARY

The applicant is proposing to add 4,440 square feet of office space to the existing administrative building at Northwest Lineman College. The property is located on South Meridian Road approximately 500 feet north of Columbia Road. The applicant has not included a time frame as to when the addition would be constructed; however, the Ada County Code requires a building permit to be issued within two (2) years of the written decision. The applicant has been conditioned to obtain the building permit for the addition within two (2) years. If the addition is not built within that timeframe, the applicant could apply for a time extension based on Ada County Code.

The property received conditional use approval for the construction and operation of a lineman training facility in 1996. The applicant is proposing twelve (12) new parking spaces as part of this project which will bring the total number of parking spaces on the site to 126. This far exceeds the seventy-seven (77) parking spaces which are required. For public and private schools, Ada County Code requires one (1) parking space per employee plus one parking space for every six (6) students. Northwest Lineman College has stated in their detailed letter that they have fifty-five (55) employees and a maximum of 130 students.

The building addition will be connected to an individual septic and well. The applicant will need to submit an accessory use application to Central District Health Department. The applicant has been conditioned to obtain approval from Central District Health Department prior to beginning

construction on the building addition. The applicant has also been conditioned to obtain approval from the Kuna Fire District for all fire flow requirements and building plans before beginning any new construction.

A previously approved conditional use and master site plan application approved by the Commission on December 8, 2005 (File 05-026-CU/05-031-MSP) had conditioned that Northwest Lineman College be required to landscape parcel S1406336004 if any site improvements were made to it in addition to the installation or removal of de-energized power poles and lines. However, the applicant has proposed a modification to this requirement asking that only the land surrounding the parking lot and building addition be required to meet the landscaping requirements. As the building and parking lot expansion only extend approximately fifty feet (50') into this seventeen (17) acre parcel staff recommends approval of the landscaping plan submitted by the applicant.

All written comments received to date are included as exhibits. The comments received have been from the affected agencies. No written comments from the surrounding neighbors have been received thus far.

RECOMMENDATION

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

The Commission should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application. Should the Commission make positive Findings of Fact and vote to approve Project #201400175 CU-MSP, staff recommends that the approval of Project #201400175 CU-MSP be subject to the Conditions of Approval listed in Exhibit A attached to the proposed Findings of Fact and Conclusions of Law and Order.

EXHIBIT LIST – PROJECT NO. 201400175 CU-MSP

- 1 Pre-Application Notes received February 4, 2014. (3 pages)
- 2 Master Application and Checklist received February 4, 2014. (8 pages)
- 3 Detailed Letter received February 4, 2014. (2 page)
- 4 Neighborhood Meeting Certification Form received February 4, 2014. (2 pages)
- 5 Site Plan received February 4, 2014. (5 pages)
- 6 Building Elevation received February 4, 2014. (1 page)
- 7 Property Deeds received February 4, 2014. (8 pages)
- 8 Limited Liability From received February 4, 2014. (1 page)
- 9 Idaho Dept. of Fish & Game Letter received February 4, 2014. (1 page)
- 10 Natural Features Analysis received February 4, 2014. (16 pages)
- 11 Application Receipt received February 4, 2014. (1 page)
- 12 Submittal Letter Dated February 5, 2014. (1 page)
- 13 Transmittal Letter Dated February 7, 2014. (2 pages)
- 14 Comment from Idaho Transportation Dept. dated February 7, 2014. (1 page)
- 15 Comment from Ada County Building Official dated February 10, 2014. (1 page)
- 16 Comment from Ada County Highway Dist. dated February 18, 2014. (4 pages)
- 17 Sign Posting Certification Form dated February 21, 2014. (2 pages)
- 18 Comment from Central District Health Dept. dated February 28, 2014. (1 page)
- 19 Comment from Ada County Engineer dated March 5, 2014. (1 page)
- 20 Radius Mailing List dated March 10, 2014. (1 page)
- 21 Radius Map dated March 10, 2014. (1 page)
- 22 Vicinity Map dated March 10, 2014. (1 page)
- 23 Radius Notice dated March 10, 2014. (1 page)
- 24 Comment from Boise Project Board of Control dated March 21, 2014. (1 page)



**ADA COUNTY
DEVELOPMENT SERVICES**

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

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201300123 - PREAP - A

Status: Unassigned

Date Received: 11/12/2013

Date Closed: 1/30/2014

Meeting Date: 11/19/2013 Date Assigned: 11/12/2013

Project Description:

Applicant's Name:
NORTHWEST LINEMAN COLLEGE

Would like to add 4800 square feet to the main existing building and a parcel boundary adjustment.

No. of Lots/Units: 0 Total Acres: 5.000

Development Services Staff Assigned To Meeting:

Staff Name:	Attended Meeting?
DIANA SANDERS	<input checked="" type="checkbox"/>
MEGAN BASHAM	<input type="checkbox"/>

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

Parcel Info:

Parcel Num:	Street Address:	City/State/Zip:
S1406325800	7600 S MERIDIAN RD	Meridian, ID 83642-0000

Zone Info:

Zone Type:	Zone:
Existing Zone	RUT

TwN / Rng / Sec Info:

TwN:	Rng:	Sec:	Qtr:
2N	1E	6	

Overlay Areas Info:

Overlay Area:	Overlay Value:	Code Ref:	Comments:
Impact Area	Meridian		

Comp Plan:

Agencies To Contact:

Agency Name:	Contact Person:
ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170	LITTLE CHRISTY
Comments:	
CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517	RENO MIKE
Comments:	
IDAHO POWER COMPANY - (208)-388-2699	PHILLIPS RACHAEL
Comments:	

Proposed Allowed Uses:

School, public or private

Required Applications:

App Type:	Descriptive Name:
CU	CONDITIONAL USE





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PREAPPLICATION CONFERENCE NOTES

MSP MASTER SITE PLAN

Notes:

The property is currently zoned RUT. The property is located on parcel #S1406325615, S1406325900, S1406325800. The college expanded onto parcel #S1406336004. 02-47-CU was approved to allow a 10,085 sq ft addition to the existing classroom and a new 14,434 sq ft lab building. A modification was approved for a different location of 3 outside lights and retaining the boundary fence.

Due to the expansion a new conditional use/master site plan will be required.

See Article 8-4E of the Ada County Code for information on Master Site Plans.

A master site plan will require submittal of a natural features analysis. See Subsection 8-4E-4D of the Ada County Code for regulations regarding Natural Features Analysis. The following features shall be mapped, described, or noted as not applicable in the natural features analysis: Hydrology; Soils; Topography; Vegetation; Sensitive Plant and Wildlife Species; Historic Resources; Hazardous Areas; and Impact on Natural Features.

A master site plan also requires submittal of a parking plan. See Article 8-4G of the Ada County Code for information on Parking. The off-street parking and loading plan shall contain the location, size, and type of all proposed off-street parking and loading facilities. See Table 8-4G-1 for required automobile width and stall length by parking angle.

The applicant may submit a landscaping and screening plan at the time of application if a landscaping and screening plan is not submitted at the time of application, then it will be required to be submitted as a condition of approval. See Article 8-4F of the Ada County Code for information on landscaping and screening plans. There is a fee for the landscaping plan review of \$135. You can request a waiver of landscaping requirement for properties not adjacent to a roadway.

If any outdoor lighting is proposed or anticipated, the applicant shall submit a lighting plan. See Article 8-4H of the Ada County Code for information on lighting plans. There is a fee for the lighting plan review of \$100.

If any signs are proposed or anticipated, the applicant shall concurrently submit a sign plan. See Article 8-4I of the Ada County Code for information on sign plans. The landscaping, lighting, and sign plans can be conditions of approval.

See Section 8-5-3-101 of the Ada County Code for information and specific use standards for (School, Public or Private).

A. Locations for public school sites shall be determined in conformance with the applicable comprehensive plan. The following location criteria shall apply unless in conflict with the applicable comprehensive plan:

1. Elementary schools shall take access off a local street.
2. Middle schools, junior high schools, and senior high schools shall take access off a designated arterial or urban collector street.
3. No elementary, middle, or junior high schools shall abut a commercial or industrial district.
4. No school shall be located in a floodplain or adjacent to a hazardous land use.

B. All structures shall meet a minimum setback of forty feet (40') from any public street and thirty feet (30') from any other property line.

C. Accessory uses including, but not limited to, daycare centers, community services, social services, meeting facilities for clubs and organizations, and administrative offices for the individual school facility may be allowed.

See Article 8-5B of the Ada County Code for information on Conditional Uses.

A conditional use application will require a public hearing in front of the Planning and Zoning Commission.



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PREAPPLICATION CONFERENCE NOTES

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

Applicants will be required to post the property for the public hearing. The property will need to be posted at least ten (10) days prior to the public hearing and the signed certification form and dated photos will be required to be submitted at least seven (7) days before the public hearing. See Subsection 8-7A-5F of the Ada County Code for information on Signposting Requirements.

MEETING NOTES:

The applications will require a public hearing in front of the Planning and Zoning Commission.

NLC is on a number of parcels that are contiguous to each other. Since the parcels are contiguous to each other we look at the parcel as one (1) unit for development purposes.

The life estate will also need to sign the application since they are one of the owners.

For the sign posting we suggest that you send a draft of the sign to the assigned planner to make sure all the required information will be on the sign before the sign is made.

If a natural features analysis was previously done on the property for an approved application then you will not need to do a new natural features analysis. It appears that a natural features analysis has already been done on the property for an approved application. Thus, a natural features analysis is not required for this application.

For the landscaping you can request for an alternative landscaping plan. If you request an alternative landscaping plan you will want to be specific in your detailed letter for your request.

Additional Preap Conference: Not Recommended

Neighborhood Meeting Required? Yes

Cross References:



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:

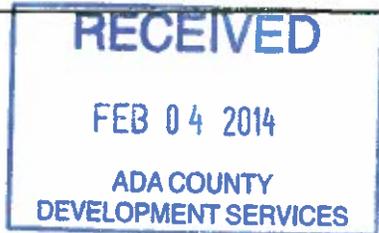
- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

REQUIRED SUBMITTALS:

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

SITE INFORMATION:

Section: 06 Township: 2N Range: 1E Total Acres: 5
 Subdivision Name: - Lot: _____ Block: _____
 Site Address: 7600 S. MERIDIAN RD. City: MERIDIAN
 Tax Parcel Number(s): 51406325800
 Existing Zoning: RUT Proposed Zoning: _____ Area of City Impact: _____ Overlay _____
 District(s): _____

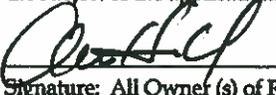
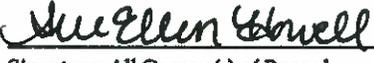


Master site plan 882.00
 Conditional Use 1332.50
 Landscape 135.00

OFFICE USE ONLY

Project #: <u>201400175-CU-MSP</u>	Planning Fees/GIS: <u>2350.60</u>	Engineering Fees:
Received By: <u>BA</u>	Date: <u>2/4/14</u>	Stamped <input checked="" type="checkbox"/>

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: <u>TRENT KOCI</u>	Name: _____
Address: <u>1010 S. ALLANTE PL.</u>	Address: _____
City: <u>BOISE</u> State: <u>ID</u> Zip: <u>83709</u>	City: _____ State: _____ Zip: _____
Telephone: <u>336-8370</u> Fax: _____	Telephone: _____ Fax: _____
Email: <u>TRENT@BRSARCHITECTS.COM</u>	Email: _____
I certify this information is correct to the best of my knowledge.	ENGINEER/SURVEYOR if applicable: (Please Print)
	Name: _____
	Address: _____
	City: _____ State: _____ Zip: _____
	Telephone: _____ Fax: _____
	Email: _____
 _____	
Signature: (Applicant)	Date: <u>1.31.14</u>

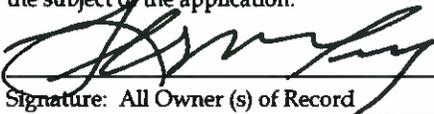
OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: <u>Aaron Howell</u>	Name: <u>Sue Ellen Howell</u>
Address: <u>7600 S. Meridian Rd</u>	Address: <u>7600 S. Meridian Rd.</u>
City: <u>Meridian</u> State: <u>ID</u> Zip: <u>83642</u>	City: <u>Meridian</u> State: <u>ID</u> Zip: <u>83642</u>
Telephone: <u>208) 340-2076</u>	Telephone: <u>208) 424-0700</u>
Fax: <u>208) 888-4275</u>	Fax: <u>208) 888-4275</u>
Email: <u>ahowell@lineman.edu</u>	Email: <u>showella@lineman.edu</u>
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	Signature: All Owner (s) of Record
Date: <u>1/30/14</u>	Date: <u>1/30/14</u>

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.



APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: _____	Name: _____
Address: _____	Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____	Telephone: _____ Fax: _____
Email: _____	Email: _____
I certify this information is correct to the best of my knowledge.	ENGINEER/SURVEYOR if applicable: (Please Print)
_____	Name: _____
_____	Address: _____
_____	City: _____ State: _____ Zip: _____
_____	Telephone: _____ Fax: _____
_____	Email: _____
Signature: (Applicant) _____ Date _____	

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: <u>GLEN E. MCCONNUGHEY</u>	Name: _____
Address: <u>654 W. WHISPERWOOD WAY</u>	Address: _____
City: <u>Boise</u> State: <u>IDA</u> Zip: <u>83709</u>	City: _____ State: _____ Zip: _____
Telephone: <u>208-866-4650</u>	Telephone: _____
Fax: _____	Fax: _____
Email: <u>glenmc@aol.com</u>	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.
 1-30-2014 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.



ADA COUNTY DEVELOPMENT SERVICES

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



MASTER SITE PLAN CHECKLIST (ACC 8-4D)

A Master Site Plan request does not require a public hearing. It is a staff level application, as long as it is not associated with a conditional use.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
✓	One paper copy and one electronic copy of all required submittals.	
✓	Completed and signed Master Application.	✓
✓	Completed Supplemental Information.	✓
✓	DETAILED LETTER by the applicant fully describing the request or project and address the information on supplemental sheet;	✓
✓	DEED or evidence of proprietary interest.	✓
✓	IDAHO DEPARTMENT OF FISH AND GAME LETTER.	✓
✓	FULL SIZE SCALED PLOT PLAN, showing all existing and proposed easements, property lines, and structures drawn to scale, including one electronic copy and one copy reduced to 8 1/2 X 11. (Address required information on supplemental sheet)	✓
✓	FULL SIZE NATURAL FEATURES ANALYSIS ACC 8-4E-4D, including one electronic copy and one copy reduced to 8 1/2 X 11. (Address required information on supplemental sheet)	✓
✓	LANDSCAPING (ACC 8-4F) (Address required information on supplemental sheet) One electronic copy, one full size, and one 8 1/2 X 11 copy.	✓
✓	Drawn by a landscape professional. (within an area of impact)	
✓	OFF STREET PARKING & LOADING FACILITIES (ACC 8-4G) (Address required information on supplemental sheet)	
N/A	LIGHTING (ACC 8-4H) (Address required information on supplemental sheet)	✓
	SIGN PLAN (ACC 8-4I)	
	Indicate all proposed and existing signs.	
✓	NATURAL FEATURES ANALYSIS (ACC 8-4E-4D) see supplemental info.	✓
N/A	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	
	HILLSIDE DEVELOPMENT (ACC 8-3H)	
	FLOOD HAZARD (ACC 8-3F)	
	WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)	
	SOUTHWEST PLANNING AREA (ACC 8-3C)	
	PLANNED UNIT DEVELOPMENT (ACC 8-3D)	
	BOISE RIVER GREENWAY (ACC 8-3G)	
	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
APPLICATION FEE: Call County or go to www.adaweb.net for fees		

Supplementary information at the discretion of the Director or County Engineer may be required to sufficiently detail the proposed development within any special development area, including but not limited to hillside, planned unit development, floodplain, southwest, WUFI, Boise River Greenway, airport influence, and/or hazardous or unique areas of development.

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

MSP SUPPLEMENTAL INFORMATION (to be completed by the applicant)	
✓ DETAILED LETTER MUST ADDRESS THE FOLLOWING (If applicable)	
✓	Proposed use (s):
✓	Is the project associated with a Conditional Use YES () NO ()
✓	Conditional Use #
✓	Area of city impact: MERIDIAN (PARTIAL)
✓	Is this application a modification of an approved master site plan? Original MSP #
✓	Is this application a change or expansion of an approved master site plan? Original MSP #
✓	Total square feet of all proposed structures: 4,440 SF
	Hours of operation: 8:00 AM - 5:00 PM
	Days of operation: M-F
✓	Required parking: (12) NEW
✓	Required bicycle parking: (1)
✓	Required ADA parking: (1) NEW
	Number of employees during the largest shift: 55
	Maximum number of patrons expected: 130
✓	Outdoor speaker system YES () NO (✓)
N/A	Proposed Sewer:
N/A	Proposed Water:
N/A	Pressurized Irrigation YES () NO ()
	Multifamily structures shall have varied setbacks within the same structure and staggered and/or reversed unit plans. Structures within a multi-family development shall be rotated, staggered, and/or reversed.
	Explain if the utilities are underground or if screening is provided.
✓ SITE PLAN	
✓	Structure location.
✓	Pedestrian access and circulation.
✓	Building elevations.
✓	Well locations.
✓	Drain fields.
	Hydrant location, fire department access, fire flow resources, etc.
N/A	Pressurized Irrigation if required.
✓	Parking plan. (required) ACC 8-4G
✓	ADA parking identified.
✓	Automobile access and circulation.
N/A	Lighting plan. (condition of approval) ACC 8-4H
	Sign Plan. (If proposed, condition of approval) ACC 8-4I
LANDSCAPING (If applicable)	
✓	Location, size, type, 75% maturity
✓	Vegetation to be saved YES () NO ()
	Phased project YES () NO ()
✓	Verification that standards are met.
	Fences over 100' YES () NO ()
✓	Size at planting:
	Flood Hazard Overlay YES () NO ()
	Sound walls YES () NO ()

	Outdoor speakers	YES () NO (✓)	
✓	Perimeter Landscaping & Screening		
	Required landscape points:		
	Minimum landscape width:		
✓	Parking Area Landscaping & Screening		
	% of Shading required:		
	Screening	YES () NO ()	
	Pedestrian access required	YES () NO ()	
✓	PARKING		
✓	Identify all off street parking and loading.		
	Phased project	YES () NO (✓)	
	Restrictions on use	YES () NO ()	
✓	Within 300' of the entrance:	YES () NO ()	
	Joint Parking Agreement (Submitt copy)	YES () NO ()	
✓	Identify width, angle, and depth of parking spaces.		
✓	Address Bicycle Parking.		
✓	List the number of required spaces for cars, bikes:		
	List the number of off street loading spaces:		
	List dimensionsof off street loading spaces:		
	Detailed description of proposed paving materials.		
	LIGHTING (If applicable)		
	Setbacks of the proposed lights:		
	Maximum Height:		
	Floodlights	YES () NO ()	
	Shielding	YES () NO ()	
✓	NATURAL FEATURES ANALYSIS		
	HYDROLOGY. ACC 8-4E-4D1		
	SOILS ACC 8-4E-4D2		
	TOPOGRAPHY ACC 8-4E-4D3		
	VEGETATION ACC 8-4E-4D4		
	SENSITIVE PLANT AND WILDLIFE SPECIES ACC 8-4E-4D5		
	HISTORIC RESOURCES ACC 9-4E-4D6		
	HAZARDOUS AREAS ACC 8-4E-4D7		
	IMPACT ON NATURAL FEATURES ACC 8-4E-4D8		

RECEIVED
 FEB 04 2014
 ADA COUNTY
 DEVELOPMENT SERVICES

ADA COUNTY DEVELOPMENT SERVICES

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



CONDITIONAL USE CHECKLIST

A Conditional Use request requires a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
✓	One paper copy and one electronic copy of all required submittals.	✓
✓	Completed and signed Master Application	✓
✓	DETAILED LETTER by the applicant fully describing the request or project and addressing the following:	✓
	Explain the proposed use, and all uses associated with the request.	
	Any other supporting information.	
	Address the standards in ACC 8-5-3 for proposed use(s):	
	Days of use:	
	Hours of use:	
	Duration of use(s):	✓
✓	MASTER SITE PLAN (If required)	✓
✓	NEIGHBORHOOD MEETING CERTIFICATION	✓
✓	PRE-APPLICATION CONFERENCE NOTES	✓
✓	SITE PLAN is not required if associated with a MSP.	
	Show existing and proposed structures.	
	Submit one electronic copy, one full sized plan and one 8 1/2" X 11" plan.	
✓	DEED (or evidence of proprietary interest)	✓
N/A	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	
	HILLSIDE (ACC 8-3H)	
	FLOOD HAZARD (ACC 8-3F)	
	WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)	
	SOUTHWEST PLANNING AREA (ACC 8-3C)	
	PLANNED UNIT DEVELOPMENT (ACC 8-3D)	
	BOISE RIVER GREENWAY (ACC 8-3G)	
	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
✓	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
✓	APPLICATION FEE: Call County or go to www.adaweb.net for fees	

Supplementary information at the discretion of the Director or County Engineer may be required to sufficiently detail the proposed development within any special development area, including but not limited to hillside, planned unit development, floodplain, southwest, WUFI, Boise River Greenway, airport influence, and/or hazardous or unique areas of development.

Application will not be accepted unless all applicable items on the form are submitted. This application shall not be considered complete until staff has received all required information.



ADA COUNTY DEVELOPMENT SERVICES

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



LANDSCAPING CHECKLIST (ACC 8-4F)

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
	Completed and signed Master Application.	
	address the information on supplemental sheet;	
	Proposed use (s).	
	DEED or evidence of proprietary interest.	
LANDSCAPING		
<input checked="" type="checkbox"/>	LANDSCAPING One electronic copy, one full size, and one 8 1/2 X11 copy.	
<input checked="" type="checkbox"/>	Drawn by a landscape professional. (within an area of impact)	
<input checked="" type="checkbox"/>	Location, size, type, 75% maturity	
<input checked="" type="checkbox"/>	Vegetation to be saved YES () NO ()	
	Phased project YES () NO ()	
<input checked="" type="checkbox"/>	Verification that standards are met.	
	Fences over 100' YES () NO ()	
<input checked="" type="checkbox"/>	Size at planting: _____	
	Flood Hazard Overlay YES () NO ()	
	Sound walls YES () NO ()	
	Outdoor speakers YES () NO ()	
<input checked="" type="checkbox"/>	Perimeter Landscaping & Screening	
	Required landscape points: _____	
	Minimum landscape width: _____	
<input checked="" type="checkbox"/>	Parking Area Landscaping & Screening	
	% of Shading required: _____	
	Screening YES () NO ()	
	Pedestrian access required YES () NO ()	
OVERLAY DISTRICT: May require a separate checklist or additional information for the		
	HILLSIDE DEVELOPMENT (ACC 8-3H)	
	FLOOD HAZARD (ACC 8-3F)	
	WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)	
	SOUTHWEST PLANNING AREA (ACC 8-3C)	
	PLANNED UNIT DEVELOPMENT (ACC 8-3D)	
	BOISE RIVER GREENWAY (ACC 8-3G)	
	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
APPLICATION FEE: Call County or go to www.adaweb.net for fees		

Application will not be accepted unless all applicable items on the form are submitted. This application shall not be considered complete until staff has received all required information.





ARCHITECTS

1010 S. ALLANTE ST., SUITE 100
BOISE, IDAHO 83709
TELEPHONE 208 336 8370
FAX 208 336 8380

February 3, 2014

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

Re: Master Application
Northwest Lineman College - Executive Office Addition
7600 S. Meridian Road, Meridian, Idaho 83643
BRS Project # 13095

To Whom it May Concern,

This letter is in regard to the Northwest Lineman College - Executive Office Addition project. This letter shall serve as the Supplemental Information required for the submittal of the Master Application.

The property address, indicated above, is located within Ada County Planning and Zoning jurisdiction, which requires Master Site Plan approval for new development projects. Please reference the previously approved master site plan, and associated Conditional Use, File # 05-026-CU / 05-031-MSP (approved January 13, 2006). The Executive Office Addition will also require submittal of a new Conditional Use, included in this application.

The project shall reference the Natural Features Analysis report for the Northwest Lineman College (November 29, 2006), prepared by GeoEngineers, which documents on-site natural conditions including identifying hazards that could impact potential development. Included in Appendix A of the report, is the required letter from Idaho Department of Fish and Game, indicating there is no record of any special status on or near the project site, and would not provide impact to threatened or endangered species.



The project consists of a 4,440 SF, single-level addition to the South end of the existing Northwest Lineman College Administration Building. The addition will house the executive offices, conference rooms, and support space for the college. As indicated on our plans, the project will include (12) new parking stalls, (1) reassigned handicap accessible stall, and locking capabilities for a minimum of (1) bicycle parking. The maximum number of students is 130, with 55 employees. Hours of operation will remain as currently set: Monday through Friday, 8:00 AM to 5:00 PM.

Please refer to the additional information included in the Master Application submittal, and let us know if you have any questions regarding our submitted documentation. Thank you.

Sincerely,



Trent Koci
BRS Architects

enclosures:
Master Application
Report: Natural Features Analysis



Neighborhood Meeting Certification

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

www.adaweb.net (208) 287-7900

GENERAL INFORMATION:

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

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

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

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

Description of proposed project: EXECUTIVE OFFICE WING ADDITION TO NWLC
Date and time of neighborhood meeting: 01/22/2014, 6:00 PM
Location of neighborhood meeting: NORTHWEST LINEMAN COLLEGE

SITE INFORMATION:

Location: Quarter: _____ Section: 06 Township: 2N Range: 1E Total Acres: 5
Subdivision Name: - Lot: _____ Block: _____

Site Address: 7600 S. MERIDIAN RD.
MERIDIAN, IDAHO 83643

Tax Parcel Number(s): _____

APPLICANT:

Name: TRENT KOCI
Address: 1010 S. ALLANTE PLACE
City: BOISE State: ID Zip: 83709
Telephone: 336.8370 Fax: _____
Email: TRENT@DRSARCHITECTS.COM

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

Trent Koci
Signature: (Applicant)

2.3.14

Date



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

8/4/11



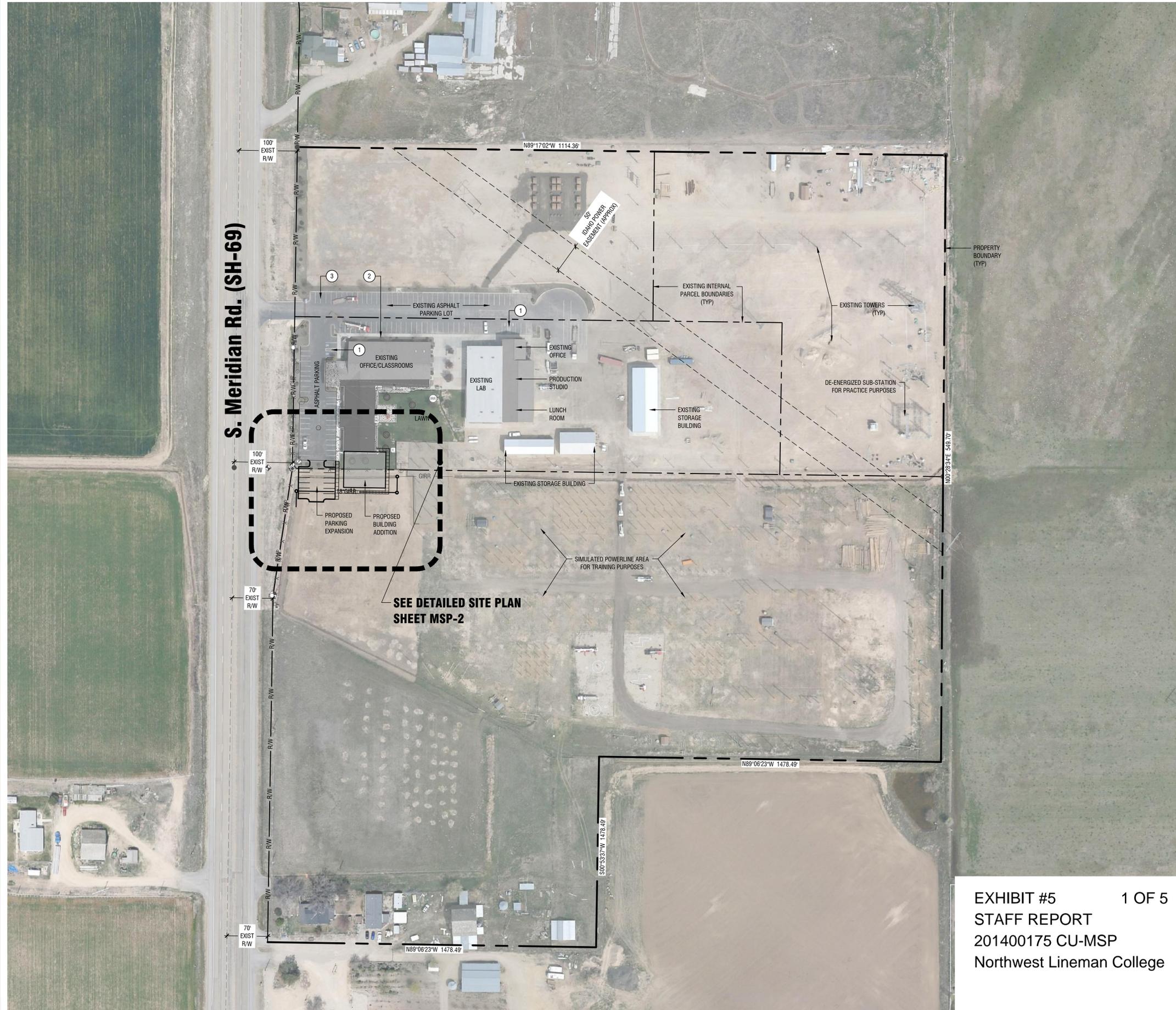
ARCHITECTS

1010 S. Allante Place, Suite 100
Boise, Idaho 83709
Telephone 208 336-8370
Fax 208 336-8380
www.brsarchitects.com

Neighborhood Meeting Sign-In Sheet

Project Name: NORTHWEST LINEMAN COLLEGE BRS Project #: 13095
Meeting Date: 1.22.14 Meeting Time: 6:00 PM
Meeting Place: 7600 S. MERIDIAN RD. MERIDIAN, ID 83642

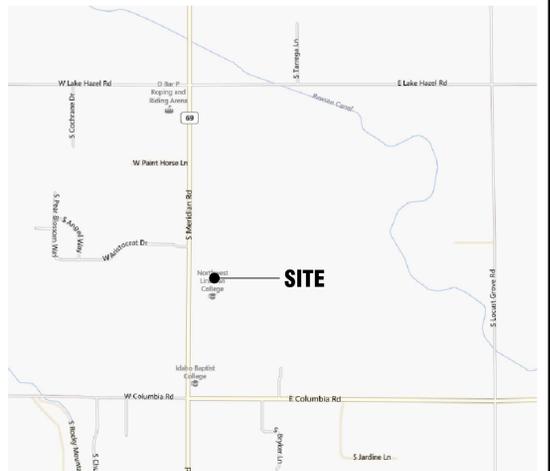
	<u>Name</u>	<u>Address</u>
1.	<u>Karen Rosa</u>	
2.	<u>TIAA Keri</u>	<u>1010 S. ALLANTE PL. BOISE, ID 83709</u>
3.	<u>John E L</u>	<u>7600 S. MERIDIAN RD meridian ID 83642</u>
4.		
5.		
6.		
7.		
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10.		
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17.		
18.		
19.		
20.		
21.		



Master Site Plan - Overall Site
 HORIZONTAL SCALE: 1" = 80'

EXHIBIT #5 1 OF 5
STAFF REPORT
 201400175 CU-MSP
 Northwest Lineman College

Nearby Map:



Legend:

---	PROPERTY BOUNDARY
---	RIGHT-OF-WAY LINE
---	INTERNAL PROPERTY LINE
---	SETBACK LINE
---	CENTERLINE
---	EASEMENT
---	GRAVITY IRRIGATION

General Notes:

PROJECT DESCRIPTION
 THE PROPOSED DEVELOPMENT IS SITUATED IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

SITE ACCESS
 ACCESS TO THE SITE MAY BE GAINED VIA INTERSTATE-84 TO THE MERIDIAN RD (STATE HIGHWAY 69) EXIT. PROCEED SOUTH ON MERIDIAN ROAD APPROXIMATELY 7.9-MILES TO 7600 S. MERIDIAN RD, WHICH LIES ON THE EAST SIDE OF S. MERIDIAN RD. BETWEEN E. LAKE HAZEL AND W. COLUMBIA RD.

Project Summary:

PROJECT AREA:	TOTAL PROJECT AREA	± 31.08-ACRES
ZONING:	EXISTING ZONING DESIGNATION	ADA COUNTY RR (SOUTHERN PORTION)
	PROPOSED ZONING DESIGNATION	ADA COUNTY RUT (NORTHERN PORTION) UNCHANGED
COUNTY:	ADA	
SEWER PROVIDER:	NONE. ONSITE SEPTIC SYSTEM. (NO CHANGE PROPOSED)	
WATER PROVIDER:	NONE. ONSITE WELL SUPPLY. (NO CHANGE PROPOSED)	
IRRIGATION DISTRICT:	BOISE-KUNA IRRIGATION COMPANY	
DRAINAGE DISTRICT:	DRAINAGE DISTRICT NO. 2	
SCHOOL DISTRICT:	KUNA SCHOOL DISTRICT	
FIRE DISTRICT:	KUNA FIRE DISTRICT	
PROJECT INFORMATION:	PROPOSED BUILDING EXPANSION	± 4,440-SF
	PARKING EXPANSION PROPOSED	12 SPACES

Keynotes:

- EXISTING ADA-ACCESSIBLE PARKING.
- APPROXIMATE LOCATION OF EXISTING WELL.
- APPROXIMATE LOCATION OF UNDERGROUND 10,000-GAL FIRE-PROTECTION WATER STORAGE TANK.

Development Contacts:

OWNER
 NORTHWEST LINEMAN COLLEGE
 7600 S. MERIDIAN RD
 MERIDIAN, IDAHO 83642

ARCHITECT
 BRS ARCHITECTS
 1010 S. ALLANTE PL. STE 100
 BOISE, IDAHO 83709
 PH 208.336.8370
 TRENT KOZI, AIA
 trent@brsarchitects.com

CIVIL ENGINEER
 THE LAND GROUP INC.
 462 E SHORE DR, STE 100
 EAGLE, ID 83616
 PH 208.939.4041
 JASON DENSMER, PE

LANDSCAPE ARCHITECT
 THE LAND GROUP INC.
 462 E SHORE DR, STE 100
 EAGLE, ID 83616
 PH 208.939.4041
 DOUG RUSSELL, LA

SURVEYOR
 THE LAND GROUP INC.
 462 E SHORE DR, STE 100
 EAGLE, ID 83616
 PH 208.939.4041
 MICHAEL CELT, PLS



•Landscape Architecture
 •Civil Engineering
 •Site Planning
 •Cul. Course Irrigation & Engineering
 •Graphic Communication

462 East Shore Drive,
 Suite 100
 Eagle, Idaho 83616
 Phone (208) 939-4041
 www.thelandgroupinc.com

NO.	REVISIONS	DATE

NO.	REVISIONS	DATE

1010 S. ALLANTE PL.
 SUITE 100
 BOISE, IDAHO 83709
 (208) 336-8370
 FAX (208) 336-8380

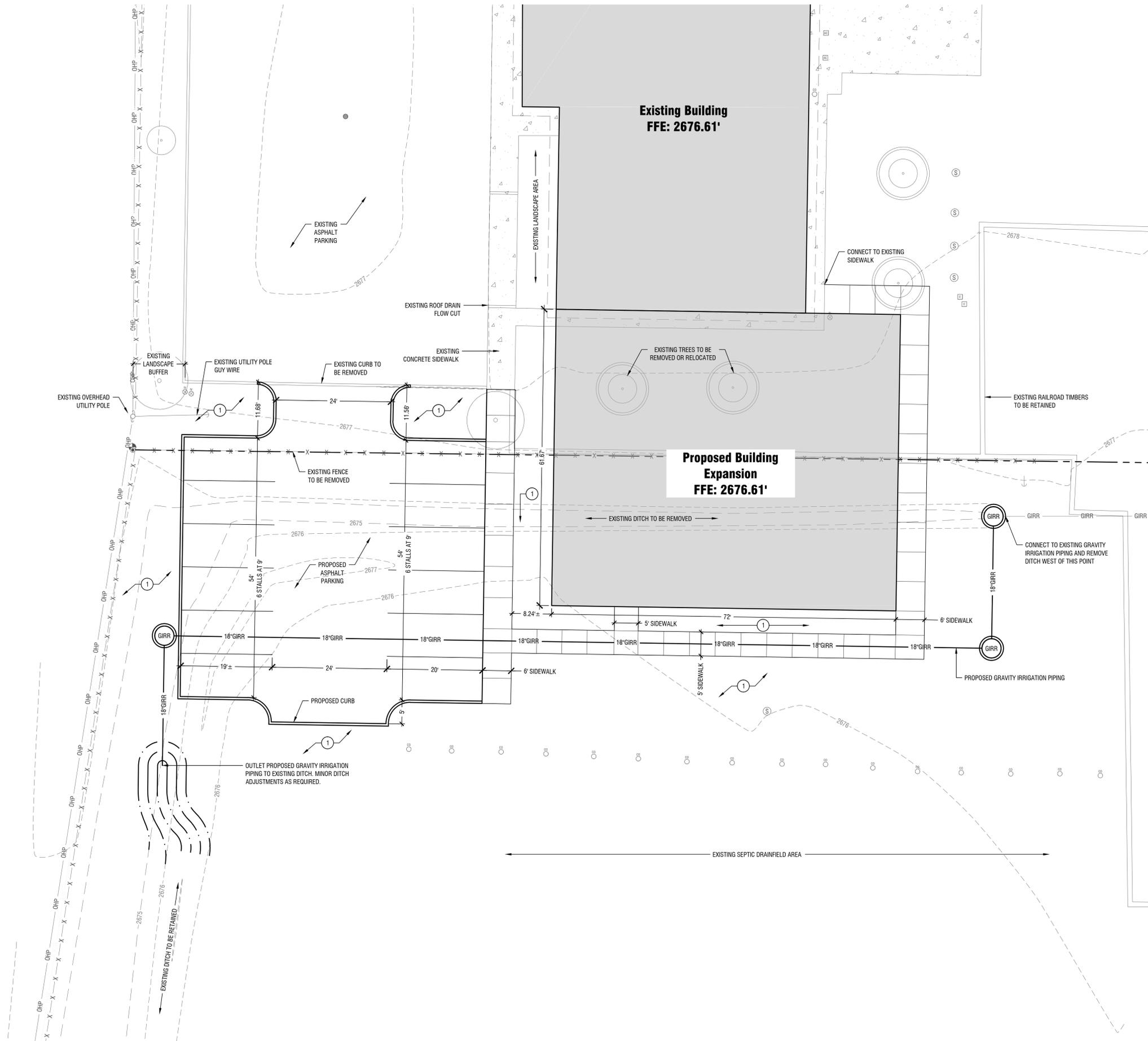
PROPOSED TENANT IMPROVEMENT FOR:

NW LINEMAN COLLEGE
 MASTER SITE PLAN AND EXECUTIVE WING ADDITION

MERIDIAN, IDAHO
 7600 S. MERIDIAN RD.

DRAWN	TLG
DATE	01/31/2014
CHECKED	JCD
JOB NO.	13095/TLG 114003
SHEET	MSP-1

S. Meridian Rd. (SH-69)



Keynotes:

1. PROPOSED LANDSCAPE AREA. REFER TO LANDSCAPE PLAN FOR DETAILS.

Master Site Plan - Detailed Improvement Area

HORIZONTAL SCALE: 1" = 10'



EXHIBIT #5 3 of 5
 STAFF REPORT
 201400175 CU-MSP
 Northwest Lineman College



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 •Site Planning
 •Golf Course Irrigation & Engineering
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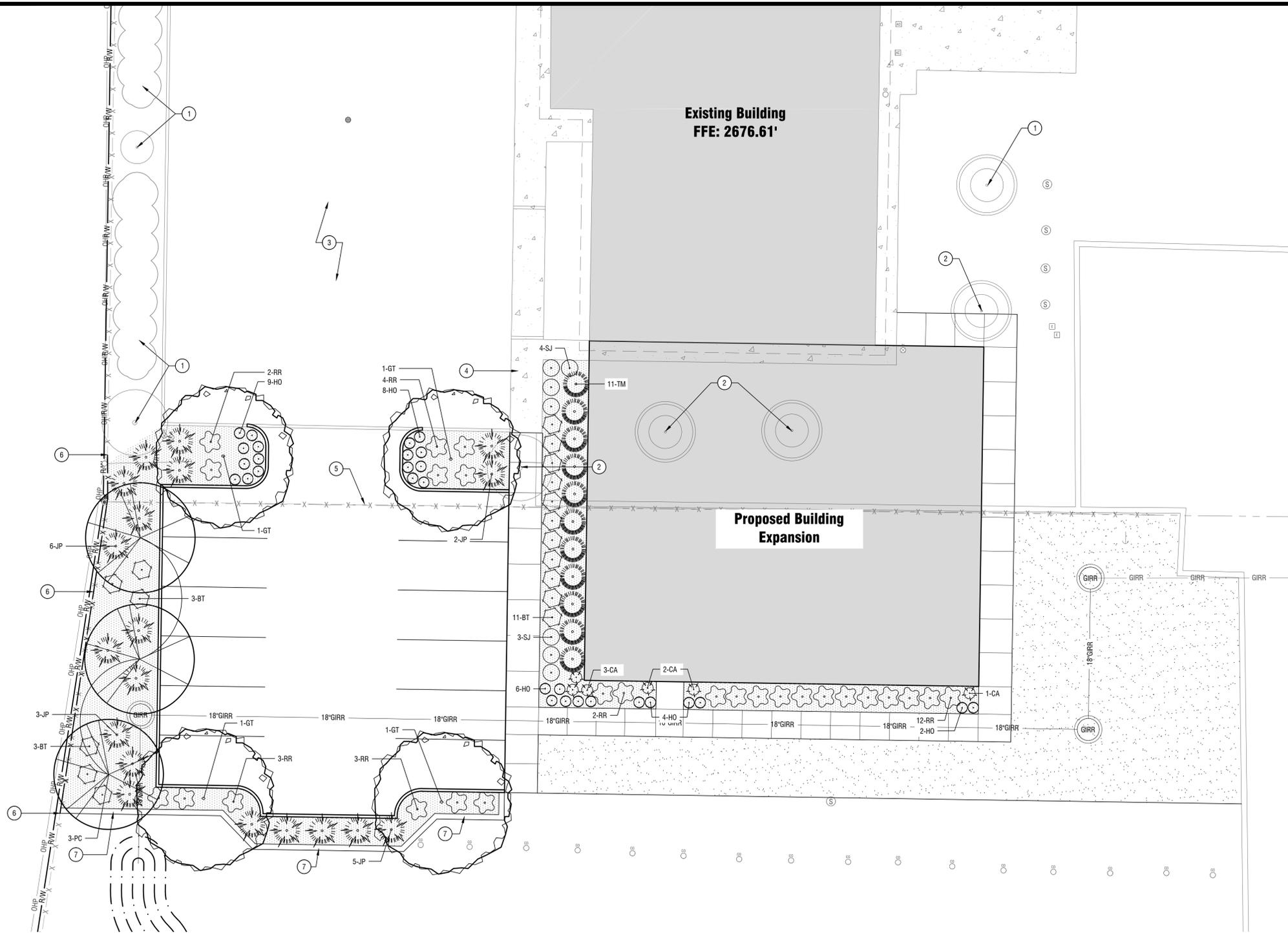
NO.	REVISIONS	DATE

1010 S. ALLANTE PL.
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PROPOSED TENANT IMPROVEMENT FOR:
NW LINEMAN COLLEGE
 MASTER SITE PLAN AND EXECUTIVE WING ADDITION
 MERIDIAN, IDAHO
 7600 S. MERIDIAN RD.

DRAWN	TLG
DATE	01/31/2014
CHECKED	JCD
JOB NO.	13095/TLG 114003
SHEET	MSP-2

S. Meridian Rd. (SH-69)



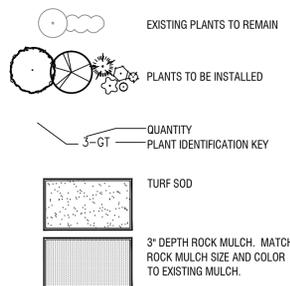
Existing Building
FFE: 2676.61'

Proposed Building
Expansion

Plant Schedule

Key	Botanical Name	Common Name	Size	Notes
Deciduous Shade Trees				
GT	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2 1/2' CAL. B&B	Class II
Ornamental Flowering Trees				
PC	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2 1/2' CAL. B&B	Class I
Shrubs/Perennials/Ornamental Grasses				
BT	Berberis thunbergii atropurpurea 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	#2	
CA	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1	
HO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1	
JP	Juniper x pfitzeriana 'Aurea Improved'	Gold Coast Juniper	#5	
RR	Rosa x 'Radtko'	Double Knock Out Rose	#5	
SJ	Spiraea japonica 'Yan'	Double Play Gold Spiraea	#2	
TM	Taxus x media 'Tauntonii'	Tauntoni Yew	#5	

Landscape Plan Legend:



Keynotes:

- RETAIN AND PROTECT EXISTING DECIDUOUS TREE AND/OR SHRUBS.
- REMOVE EXISTING DECIDUOUS TREE.
- EXISTING ASPHALT PARKING
- EXISTING CONCRETE SIDEWALK
- REMOVE EXISTING FENCE.
- SPLIT RAIL FENCE TO MATCH EXISTING FENCE ALONG S. MERIDIAN RD. (SH-69)
- RE-USE EXISTING RAILROAD TIMBERS.

Landscape and Irrigation Notes:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- NEW DECIDUOUS TREE PLANTING, SEE DETAIL 1/MSP-4. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E. ... FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- NEW SHRUB PLANTING, SEE DETAIL 2/MSP-4
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" OF ROCK MULCH. SUBMIT FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN.
- IN ALL PLANTER BED AND LAWN AREAS, THE TOP 6 INCHES OF TOPSOIL WILL BE AMENDED AT A RATIO OF 3 CUBIC YARDS OF ORGANIC MATTER PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM OF 12" TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW SURFACE OF WALKS AND CURBS IN PLANTING BED AREAS, 1 1/2" AT SOD LAWN AREAS, AND 1" AT SEED LAWN AREAS.
- REUSE EXISTING SURFACE TOPSOIL STOCKPILED ON THE SITE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER, A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B.) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
 - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECTS REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEMS OR POP-UP SPRAY SYSTEMS. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS SIDEWALK, DRIVEWAYS, AND PARKING AREA.
- PROVIDE MINIMUM (1) QUICK-CLOSURE VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE O.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ADJUST TREE PLACEMENT IN THE FIELD TO PREVENT CONFLICTS WITH SITE UTILITIES AND SPRINKLER COVERAGE. NOTIFY LANDSCAPE ARCHITECT IF ANY MAJOR ADJUSTMENTS ARE REQUIRED.

Project Calculations:

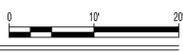
S. Meridian Rd (SH-69) (West Property Line)			
Requirements (minimum):			
Landscape Depth (min.):	20'-0"		
Points Required (per 10 Lineal Feet):	12		
Lineal Feet:	71		
Total Points Required:	85		
Points Provided:			
20'-0"(min) wide landscape buffer along property line			
Landscape Element	Point Value	Provided	Points
Shade Tree (drought tolerant or native)	10	0	0
Shade Tree (other)	9	0	0
Ornamental Trees (drought tolerant or native)	7	3	21
Ornamental Trees (other)	6	0	0
Evergreen Trees	5	0	0
Shrub (drought tolerant or native)	3	18	54
Shrub (other)	1	0	0
Flowering Plants (per 5 plants)	1	0	0
Ground Cover (drought tolerant or native) (per 100 sq. ft.)	3	0	0
Ground Cover (other) (per 100 sq. ft.)	1	984	10
Turf (drought tolerant or native) (per 100 sq. ft.)	1	0	0
Turf (other) (per 100 sq. ft.)	0.5	0	0
Fence (per 10 lineal feet)	4	71	28
		Total Points	113

PARKING LOT SHADE:
SHADE OF PARKING STALLS: 30% (REQUIRED)
33% (PROVIDED)



Landscape Architecture
Civil Engineering
Site Planning
Soft Course Irrigation & Engineering
Graphic Communication

462 East Shore Drive,
Suite 100
Eagle, Idaho 83616
Phone (208) 939-4041
www.thelandgroupinc.com



NO.	REVISIONS	DATE

1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

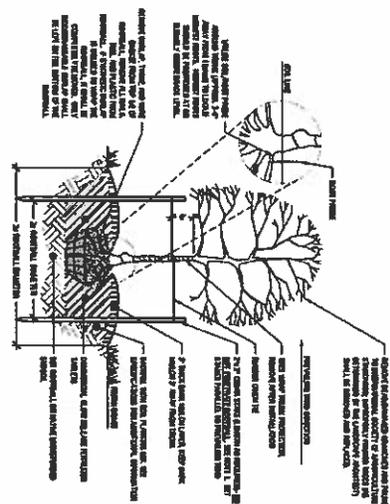
BRB ARCHITECTS

PROPOSED TENANT IMPROVEMENT FOR:

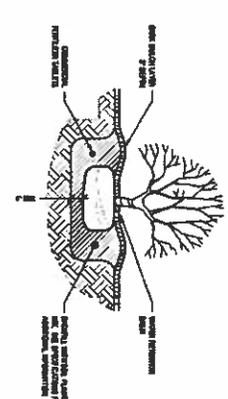
NW LINEMAN COLLEGE
MASTER SITE PLAN AND EXECUTIVE WING ADDITION

MERIDIAN, IDAHO
7600 S. MERIDIAN RD.

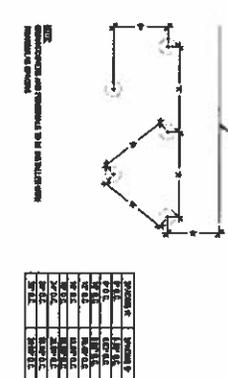
DRAWN	TLG
DATE	01/31/2014
CHECKED	JCD
JOB NO.	13095/TLG 114003
SHEET	MSP-3



1 Deciduous Tree Planting
Scale: 1/8" = 1'-0"



2 Shrub Planting
Scale: 1/8" = 1'-0"



3 Typical Plant Spacing
Scale: 1/8" = 1'-0"

Master Site Plan - Landscape Details



THE LAND CENTER
1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

PROPOSED TENANT IMPROVEMENT FOR:

NW LINEMAN COLLEGE
MASTER SITE PLAN AND EXECUTIVE WING ADDITION

7600 S. HERODIAN RD. MERIDIAN, IDAHO



1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

NO.	REVISIONS	DATE

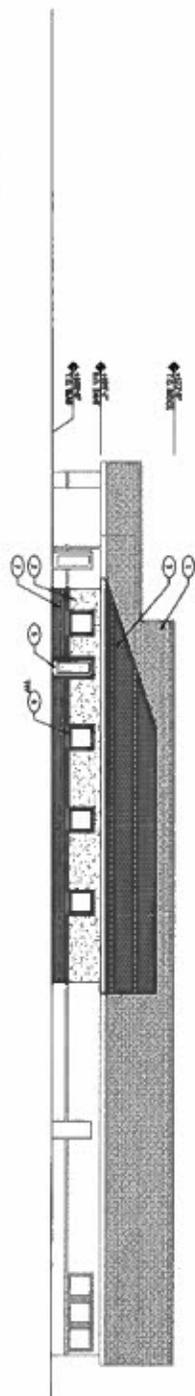
EXHIBIT #5
STAFF REPORT
201400175 CU-MSP
Northwest Lineman College

DATE	BY
02/26/14	XD

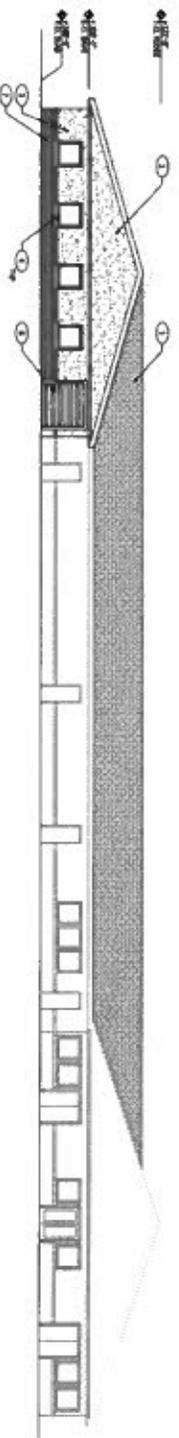
MSP-4



WEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"

KEYNOTES

1. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
2. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
3. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
4. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
5. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
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8. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
9. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
10. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.

MSP-6

PROPOSED TENANT IMPROVEMENT FOR
NW LINEMAN COLLEGE
 MASTER SITE PLAN AND EXECUTIVE WORK ADDITION
 7300 S. HERZOGAN RD. MERIDIAN, IDAHO

BRS ARCHITECTS
 3010 S. ALLANITE PL.
 SUITE 100
 BOISE, IDAHO 83709
 (208) 336-8370
 FAX (208) 336-8380

NO.	REVISION	DATE

EXHIBIT #6
STAFF REPORT
 201400175 CU-MSP
 Northwest Lineman College

ADA COUNTY RECORDER J. L.
BOISE IDAHO 06/11/09 04:17 PM
DEPUTY Vicki Allen
RECORDED - REQUEST OF
Ghena Pursley

NAVARRO AMOUNT 18.00 5
109054315

When recorded, please return to:

Givens Pursley LLP
Attention: Scott Tschirgi
601 West Bannock Street
Boise, Idaho 83702

GENERAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Aaron Q. Howell and Sue Ellen Howell, whose mailing address is 5281 S. Hayseed Way, Boise, Idaho 83716-9018 (hereinafter referred to as the "Grantors"), hereby grants, bargains, sells, and conveys unto NLC Properties, LLC, (hereinafter collectively referred to as the "Grantee"), whose mailing address is 5281 S. Hayseed Way, Boise, Idaho 83716-9018, interest in the property to wit (hereinafter referred to as the "Premises"):

Parcel Number S1406325800 See Exhibit A, Parcel 1

Parcel Number S1406325900 See Exhibit A, Parcel 2

Parcel Number S1406325615 See Exhibit A, Parcel 3

Parcel Number S1406336004 See Exhibit B

TOGETHER WITH all of Grantors' right, title and interest in and to all water and water rights, ditch or irrigation company shares, streets, alleys and rights of way adjacent thereto, all mineral rights appurtenant thereto, and all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises with its appurtenances unto Grantee, its successors, heirs and assigns, forever.

AND Grantors do hereby covenant to and with Grantee, and its successors and assigns forever, that Grantors are owner in fee simple of the Premises; that Grantors have a good right to convey the fee simple; that the Premises is free from any and all liens, claims, encumbrances or other defects of title; that Grantors shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, and its successors and assigns forever, against all other claims whatsoever except as excluded or excepted herein; and that Grantors and its heirs and assigns will, on demand of the Grantee or its heirs or assigns, execute any instrument necessary for the further assurance of the title to the Premises that may be reasonably required.

General Warranty Deed

DATED effective as of the 8 day of ^{MAY} April, 2009.

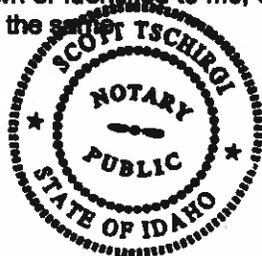
GRANTORS:

By: [Signature]
Aaron Q. Howell

By: [Signature]
Sue Ellen Howell

State of Idaho)
County of Ada) ss.

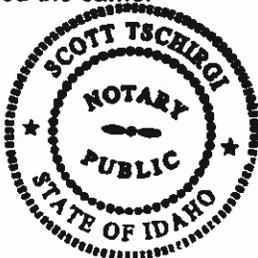
On this 8 day of ^{MAY} April, in the year of 2009, before me Scott Tschirgi, a notary public, personally appeared Aaron Q. Howell, known or identified to me, executed the within instrument and acknowledged to me that he executed the same.



[Signature]
Notary Public for Idaho
My Commission expires 6.9.12

State of Idaho)
County of Ada) ss.

On this 8 day of ^{MAY} April, in the year of 2009, before me Scott Tschirgi, a notary public, personally appeared Sue Ellen Howell, known or identified to me, executed the within instrument and acknowledged to me that she executed the same.



[Signature]
Notary Public for Idaho
My Commission expires 6.9.12

General Warranty Deed

EXHIBIT "A"

PARCEL 1

A portion of Government Lot 6 of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the Quarter corner common to Section 1, Township 2 North, Range 1 West, Boise Meridian and Section 6 of Township 2 North, Range 1 East, Boise Meridian; thence South 0°53'30" West a distance of 1323.39 feet to the South line of said Government Lot 6; thence South 89°26'56" East along the South line of said Government Lot 6 a distance of 100.00 feet to the East right of way line of Highway 69, Project No. STP-3782(101), which is the TRUE POINT OF BEGINNING; thence North 0°53'30" East along said right of way line a distance of 260 feet; thence South 89°26'56" East parallel with the South line of said Government Lot 6 a distance of 837.69 feet; thence South 0°53'30" West parallel to the East right of way line of Highway 69, Project No. STP-3782(101) a distance of 260 feet to the South line of said Government Lot 6; thence North 89°26'56" West along the South line of said Government Lot 6 a distance of 837.69 feet to the TRUE POINT OF BEGINNING.

PARCEL 2

A portion of Government Lot 6 in Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the West Quarter corner of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and running South 0°53'50" West 1,323.32 feet along the Westerly boundary of Government Lot 6, said Section 6 to the Southwest corner thereof; thence South 89°16'49" East (formerly described as South 89°16'56" East) 937.72 feet (formerly described as 937.71 feet) along the Southerly boundary of said Government Lot 6 to the TRUE POINT OF BEGINNING; thence continuing South 89°16'49" East 280.66 feet to the Southeast corner of said Government Lot 6 in Section 6; thence North 0°28'47" East 549.70 feet along the Easterly boundary of said Government Lot 6 to a set 5/8 inch iron pin; thence North 89°16'49" West 500.75 feet along a line parallel with the said Southerly boundary of Government Lot 6 to a set 5/8 inch iron pin; thence South 0°28'47" West 289.80 feet along a line parallel with the said Easterly boundary of Government Lot 6 to a set 5/8 inch iron pin; thence South 89°17'25" East (formerly described as South 89°16'56" East) 222.00 feet to a found half inch iron pin; thence South 0°53'49" West 259.94 feet (formerly described as South 0°53'50" West 260.00 feet) to a found half inch iron pin, said point being the POINT OF BEGINNING.

PARCEL 3

A portion of Government Lot 6 in Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the West Quarter corner of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and running

Exhibit "A"
Legal Description

Exhibit A

South 0°53'50" West 1,323.32 feet along the Westerly boundary of Government Lot 6 of said Section 6 to the Southwest corner thereof; thence
South 89°16'49" East (formerly described as South 89°16'06" East) 100.00 feet along the Southerly boundary of said Government Lot 6 to the Easterly right of way line of State Highway 69; thence
North 0°53'50" East 259.79 feet (formerly described as 260.00 feet) to the True Point of Beginning from which a found 1/2 inch iron pin lies
North 69°17'25" West 0.15 feet; thence continuing
North 0°53'50" East 269.91 feet along said Easterly right of way line of State Highway 69 to a set 5/8 iron pin; thence
South 89°16'49" East 613.61 feet along a line parallel with the said Southerly boundary of Government Lot 6 to a found 5/8 inch iron pin; thence
South 0°28'47" West 269.00 feet along a line parallel with the Easterly boundary of said Government Lot 6 to a found 5/8 inch iron pin; thence
North 69°17'25" West 615.72 feet to the POINT OF BEGINNING.

Exhibit "A"
Legal Description

Exhibit A

271028

EXHIBIT "B"

A parcel of land being a portion of U.S. Government Lot 7, located in the SW ¼ of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

BEGINNING at an aluminum cap marking the section corner common to Sections 1 and 12, Township 2 North, Range 1 West, Boise Meridian; and Sections 6 and 7, Township 2 North, Range 1 East, Boise Meridian;
Thence along the section line common to said Sections 1 and 6, also being the centerline of Idaho State Highway No. 69, North 0°53'50" East 513.05 feet to a point;
Thence leaving said section line, South 89°06'10" East 33.00 feet to an iron pin on the East right-of-way line of said Highway No. 69; also being the REAL POINT OF BEGINNING;
Thence along said East right-of-way line, North 0°53'50" East 810.43 feet to an iron pin on the North boundary line of said U.S. Government Lot 7;
Thence leaving said East right-of-way line and along the said North boundary line, South 89°16'56" East 1185.45 feet to an iron pin marking the Northeast corner of said U.S. Government lot 7;
Thence leaving the said North boundary line and along the East boundary line of said U.S. Government Lot 7, South 0°27'33" West 488.09 feet to an iron pin;
Thence leaving said East boundary line, North 89°06'10" West 587.58 feet to an iron pin;
Thence South 0°53'50" West 326.15 feet to an iron pin;
Thence North 89°06'10" West 601.59 feet to the REAL POINT OF BEGINNING.

EXCEPT that portion conveyed to the State of Idaho by Deed recorded under Instrument No. 97017561 which is a re-recording of No. 96011402.

Exhibit B

QUITCLAIM DEED

FOR VALUE RECEIVED, AARON HOWELL AND SUE ELLEN HOWELL, HUSBAND AND WIFE

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

AARON Q. HOWELL AND SUE ELLEN HOWELL, HUSBAND AND WIFE

whose current address is: 7600 S. MERIDIAN ROAD MERIDIAN, IDAHO 83642

the following described premises:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: JUNE 6, 2003

By *[Signature]*
AARON HOWELL

By *[Signature]*
SUE ELLEN HOWELL

STATE OF IDAHO
COUNTY OF ADA

ON THIS 6TH OF JUNE, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED, AARON HOWELL AND SUE ELLEN HOWELL, KNOWN TO ME OR PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

[Signature]

NOTARY PUBLIC
RESIDING AT: BOISE ID
MY COMMISSION EXPIRES: 8/10/2008

(SEAL)

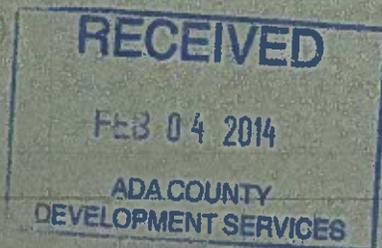


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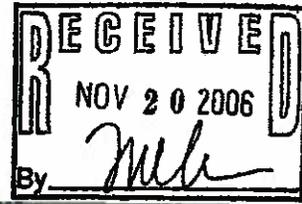
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Exhibit "A"
Legal Description

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South $0^{\circ}28'47''$ West 289.80 feet along a line parallel with the Easterly boundary of said Government Lot 6 to a found 5/8 inch iron pin; thence
North $89^{\circ}17'25''$ West 615.72 feet to the POINT OF BEGINNING.



IDAHO DEPARTMENT OF FISH AND GAME
 SOUTHWEST REGION
 3101 South Powerline Road
 Nampa, Idaho 83686



James E. Risch / Governor
 Steven M. Huffaker / Director

1594600100

November 16, 2006

Michelle Holtzclaw
 GeoEngineers
 802 W. Bannock Street, Suite 700
 Boise, ID 83702

Subject: Northwest Lineman's College Expansion

Dear Ms. Holtzclaw:

The Idaho Department of Fish and Game (Department) has reviewed your request for the identification of any special status species, including federally listed threatened or endangered species in or near (within 1.5 miles of) the proposed expansion of the Northwest Lineman's College.

The site is located on the northeast corner of Meridian Road (Highway 69) and Columbia Road. The proposed project calls for the expansion of the existing power pole and distribution yard training area into an adjacent area owned by the College.

Much of the site has previously been developed with the existing College facilities. The expansion would occur in adjacent irrigated agricultural fields.

The Department has no records of any special status on or near the project. Therefore, the Department does not believe this project would significantly impact any rare, sensitive, threatened, or endangered fish, wildlife or plant species.

If you have any questions, please contact Eric Leitzinger in the Southwest Regional Office at 465-8465. Thank you.

Sincerely,

Scott T. Reinecker
 Southwest Regional Supervisor



STR/el
 Cc: NRPB

Keeping Idaho's Wildlife Heritage

Equal Opportunity Employer • 208-465-8465 • Fax: 208-465-8467 • Idaho Relay (TDD) Service: 1-800-377-3529 • <http://fishandgame.idaho.gov/>

**REPORT
NATURAL FEATURES ANALYSIS
MERIDIAN, IDAHO**

NOVEMBER 29, 2006

**FOR
NORTHWEST LINEMAN COLLEGE**

RECEIVED

FEB 04 2014

**ADA COUNTY
DEVELOPMENT SERVICES**

**Report
Natural Features Analysis
Northwest Lineman College
Meridian, Idaho
File No. 15946-001-00**

November 29, 2006

Prepared for:

**Northwest Lineman College
7600 South Meridian Road
Meridian, Idaho 83642**

Attention: Jeanne Bullock

Prepared by:

**GeoEngineers, Inc.
802 West Bannock Street, Suite 700
Boise, Idaho 83702
(208) 433-8098**

GeoEngineers, Inc.



**Brent W. Hardy, CPSS, PWS
Environmental Project Manager**



**Dean L. Fredrickson, PE
Associate**

BWH:JEP:DLF:mjh
Boise:\15\15908001\00\Finals\1590800100R.doc

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Figure 2. Soil Map

Figure 3. National Wetlands Inventory Map

APPENDICES

APPENDIX A – AGENCY CORRESPONDENCE

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**REPORT
NATURAL FEATURES ANALYSIS
NORTHWEST LINEMAN COLLEGE
MERIDIAN, IDAHO
FOR
NORTHWEST LINEMAN COLLEGE**

1.0 INTRODUCTION

1.1 PURPOSE, SCOPE AND BACKGROUND

GeoEngineers Inc. (GeoEngineers) was contracted by Jeanne Bullock of Northwest Lineman College to conduct a Natural Features Analysis (NFA) on the subject site in general accordance with the requirements of the Ada County Development Services Master Plan Application and Ada County Code 8-6-3D. The purpose of the NFA is to document on-site natural conditions including identifying hazards that could impact potential development.

GeoEngineers conducted the following tasks to complete the NFA as stated above.

TASK 1 FIELD PREPARATION

Prior to conducting the field investigation, GeoEngineers collected and reviewed the appropriate United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) maps, topographic maps, United States Geological Service (USGS) maps, the Ada County Soil Survey, and other background information provided by the College to prepare for the field assessment. Historical aerial photographs that depict the subject site were obtained and reviewed.

A formal request was made for information pertaining to sensitive, threatened, or endangered species that may be potentially located on or near the subject site from the U.S. Fish and Wildlife Service (USFWS) and species information obtained from the Idaho Fish and Game (IFG). Information pertaining to historical resources from the Idaho State Historical Society and the Ada County Historic Preservation Council website was also requested. Property boundary information was obtained from the College.

TASK 2 FIELD INVESTIGATION

GeoEngineers conducted a site visit to assess the property on November 15, 2006. Information gathered during Task 1 was used to assist with this task. On-site natural features on-site were reviewed and compared with information gathered from the literature review. The information obtained from this field survey will be provided to Northwest Lineman College for use during the Conditional Use Permit application process. Documentation of the assessment is described under Task 3 below.

TASK 3 REPORTING

The elements within the Master Site Plan checklist (hydrology, geology, soils, topography, vegetation, sensitive plant/wildlife, historic resources, and hazardous areas) were evaluated and defined in the following report.

1.2 GENERAL SITE LOCATION

The subject site is located near East Columbia Road and Highway 69 in Meridian, Idaho (within the Southwest ¼ of the Southwest ¼ of Section 6, Township 2 North, Range 1 East of the U.S. Geological Survey (USGS) Meridian, Idaho Topographical Map (dated 1953, photorevised 1979 Boise Meridian). The site is currently utilized by the Northwest Lineman College for classroom and field instruction. The existing instruction areas comprise the northern and western portions of the 17 acre parcel (see Vicinity Map Figure 1).

2.0 PROPOSED ACTION

2.1 DETAILED APPROACH

Northwest Lineman College owns the 17-acre parcel that encompasses the current College buildings and practice facilities which includes a mock distribution yard complete with power poles and power lines. The College proposes to expand their current training area into the adjoining southern ten acres. It is estimated that approximately six acres, will be utilized for this expansion. Additional mock power poles, power lines, and transformers are projected to be erected in the expansion. Best management practices will be employed throughout the duration of the construction and efforts will be made to minimize environmental impacts.

3.0 NATURAL FEATURES

3.1 HYDROLOGY

There are no streams, ponds or lakes, wetlands, floodplain, or seasonally high groundwater areas on site. A drainage ditch follows Highway 69 for the majority of the property and cuts through the southern and crosses the central portion of the property. This ditch is outside of the proposed expansion area and will not be impacted by the proposed construction. Depressional areas, poorly drained areas, or other areas subject to flooding were not observed on the site.

3.2 GEOLOGY

The USGS general geologic description for the greater Treasure Valley area includes Quaternary sediments of alluvium and colluvium on landscapes including floodplains, alluvial fans, side-stream terraces, and landslides. Geologic features in the area include the foothills, floodplain, step-like terraces (ranging in age from the approximately 10,000-year-old Boise Terrace to the 2,000,000-year-old Tenmile Terrace), and faults at the base of the foothills and at depth in terraces. These geologic features are the result of a complex history of valley-floor subsidence, glacial episodes, and volcanism.

The areas that encompass current day Meridian, Idaho are underlain with undivided-multiple flows of medium to dark gray olivine basalt of Indian Creek. Undivided basalts are generally aphyric but include flows with small olivine and plagioclase phenocrysts erupted from vents south and southeast. Lavas flowed into and down ancestral Indian Creek and Boise River valleys, which over time became mantled with loess 1.5 to 12 feet thick.

The proposed project will have no impacts to the area geology.

3.3 SOILS

The soil series on-site designated by the Ada County Area Soil Survey consist of the Elijah Silt Loam, Power Silt Loam, and the Purdum Silt Loam. These soils are described in detail below:

Elijah Silt Loam, Bedrock Substratum 0-2% slopes

This soil is moderately deep to a hardpan and it is well drained. It formed in loess or silty alluvium on basalt plains. The elevation is 2,600 to 3,100 feet. The average annual precipitation is 11 inches, the average annual temperature is 51 degrees Fahrenheit, and the frost-free period is 150 days. Typically, the surface layer is pale brown silt loam about 11 inches thick. The subsoil is yellowish brown and brown silty clay loam about 15 inches thick. The substratum consists of very pale brown loam about five inches thick and a light gray hardpan about 12 inches thick. Basalt underlies the hardpan. Depth to the hardpan ranges from 20 to 40 inches.

Power Silt Loam 0-2% slopes

This soil is very deep and well drained. It formed in loess or silty alluvium that is underlain by mixed alluvium. It is on low alluvial terraces and basalt plains. The elevation is 2,600 to 3,100 feet. The average annual precipitation is 10 inches, the average annual temperature is 51 degrees Fahrenheit, and the frost-free period is about 150 days. Typically, the surface layer is pale brown silt loam about six inches thick. The subsoil is pale brown, yellowish brown, and light yellowish brown silt loam and silty clay loam about 21 inches thick. The substratum is light yellowish brown and very pale brown loam to a depth of 60 inches or more.

Purdum Silt Loam 0-2% slopes

This soil is moderately deep to a hardpan, and it is well drained. It formed in loess or silty alluvium that is underlain by mixed alluvium. It is on low alluvial terraces. The elevation is 2,600 to 3,100 feet. The average annual precipitation is 10 inches, the average annual temperature is 51 degrees Fahrenheit, and the frost-free period is about 150 days. Typically, the surface layer is light brownish gray silt loam about 10 inches thick. The subsoil is light brownish gray and pale brown silty clay loam and silt loam about 12 inches thick. The substratum consists of very pale brown silt loam and loam about 15 inches thick; a light yellowish brown, weakly cemented hardpan about 12 inches thick; and, to a depth of 60 inches or more, light gray sandy loam. Depth to the hardpan ranges from 20 to 40 inches.

These series are not considered prime agricultural soils under non-irrigated conditions and are typically not subject to erosion. The presence of a hardpan at a depth between 20 and 40 inches in the Elijah and the Purdum series have some limitations to construction. This characteristic limits infiltration and can limit structures such as basements and crawl spaces. However, the proposed training area expansion should not be affected.

3.4 TOPOGRAPHY

The topography onsite is nearly level. One to two percent slopes influence the surface gradient that generally trends toward the west-southwest.

3.5 VEGETATION

The current plant community on the proposed expansion area consists of pasture grasses that appear to have been recently harvested. There are no unique, rare, or endangered plant species on the site that would require special consideration (see Appendix A).

3.6 SENSITIVE PLANTS AND WILDLIFE

Animal life on site includes typical urban area songbirds, field rodents, rabbits, snakes, and insects. These species observed on site are common to the area and are not categorized as endangered or threatened. The area is not a designated migratory route or prime habitat for wildlife. The Idaho Department of Fish and Game has indicated that there are no species with special status within the greater project area (see Appendix A).

3.7 HISTORIC RESOURCES

GeoEngineers submitted a letter to the Idaho Historical Society (IHS) regarding information pertaining to cultural resources on or adjacent to the subject site. Although, as of this report a response to our request for information has not been received, it does not appear that cultural resources will be affected by the proposed site redevelopment. However, if information is received from the IHS that would indicate a concern to the site development process, a letter summarizing the information will be provided to Northwest Lineman College at that time. Furthermore, there does not appear to be archaeological sites, religious or sacred uses, unique ethnic cultural values, or historic buildings, structures, or objects identified on site. Should artifacts or finding of human skeletal remains be encountered, construction would need to be ceased and a representative from the Idaho State Historical Society or the appropriate Indian tribes would be notified for further analysis.

3.8 HAZARDOUS AREAS

There were no hazardous areas including areas with flooding potential, high ground water, poorly drained, or buried pipelines identified on-site during the November 15, 2006 site visit. The proposed expansion and associated construction of training poles and power lines should have no impacts to the natural features on site.

4.0 CONCLUSION AND RECOMENDATIONS

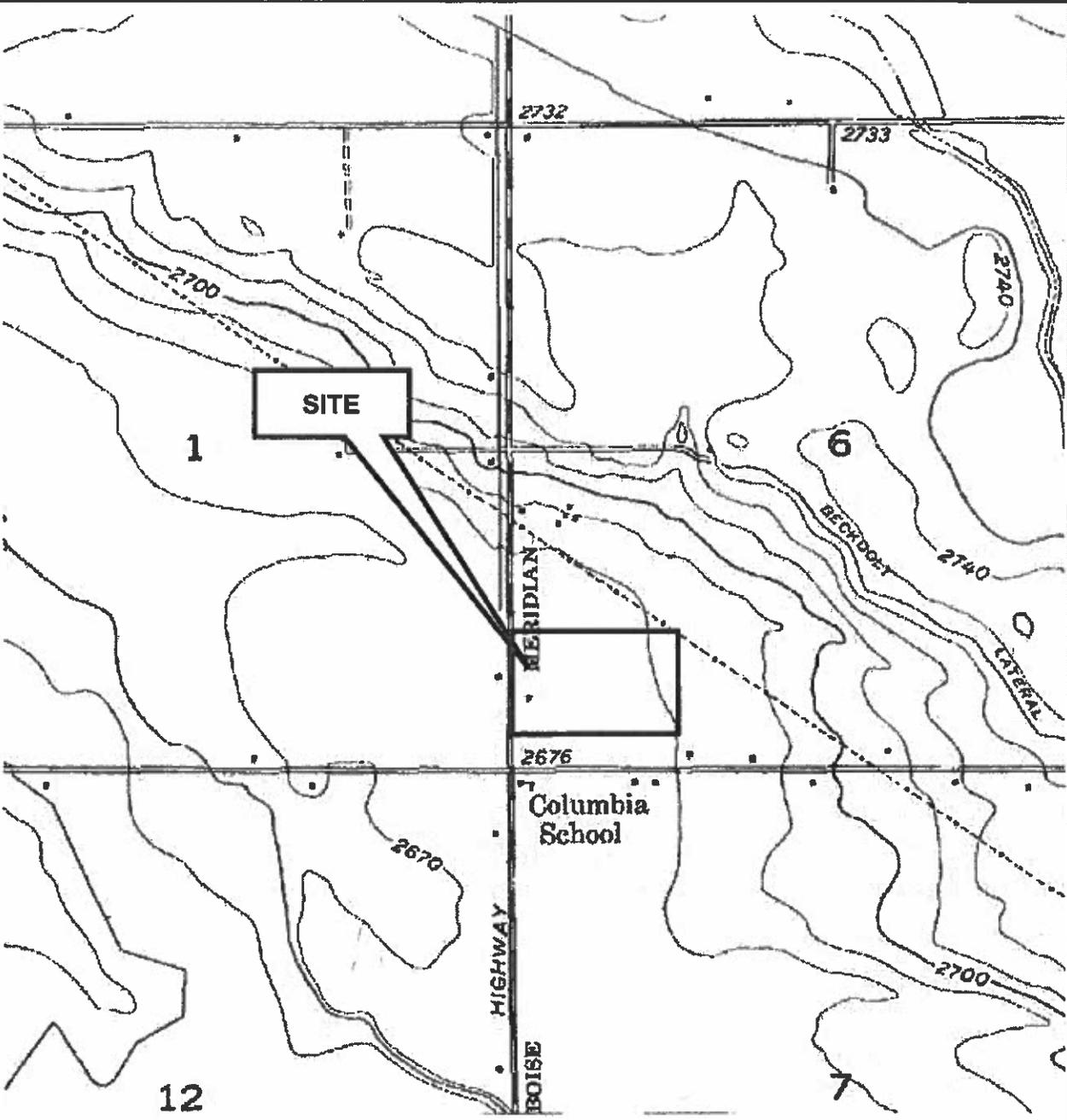
The proposed expansion will change the land use for approximately six acres of the parcel from a hay field to a training area for students. Coordination with the Ada County Development Services and compliance with the existing county rules, guidelines, and laws for new construction will be followed. Efforts will be made to minimize impacts to the natural features onsite through the use of construction Best Management Practices (BMPs), construction phasing, and minimizing impacts to non-construction areas. Minimal impacts to the environment and the surrounding area can be achieved for this proposed construction by following the county guidelines and by employing the appropriate BMPs.

5.0 LIMITATIONS

GeoEngineers has performed this Natural Features Analysis of the property in general accordance with the scope and limitations of our proposal. Within the limitations of scope, schedule and budget, our services have been executed in general accordance with the Ada County, Idaho Code 8-6-3D. No warranty or other conditions, express or implied, should be understood.

This report has been prepared for the exclusive use of the Northwest Lineman College and their authorized agents and regulatory agencies following the described methods and information available at the time of the work. No other party may rely on the product of our services unless we agree in advance to such reliance in writing. The information contained herein should not be applied for any purpose or project except the one originally contemplated.

BOISE: P:\1511594600\100\Working\1594600\100 Figure 1.ppt BWH:jep 11/1/06



Not to scale

Reference: Topo obtained from the U.S. Geological Service.

Vicinity Map	
Idaho Lineman College Highway 69, Meridian, Idaho	
GEOENGINEERS 	Figure 1



Soil Series on-site:
 51-Elijah Silt Loam, Bedrock Substratum 0-2% slopes
 129-Power Silt Loam 0-2% slopes
 141Purdum Silt Loam 0-2% slopes



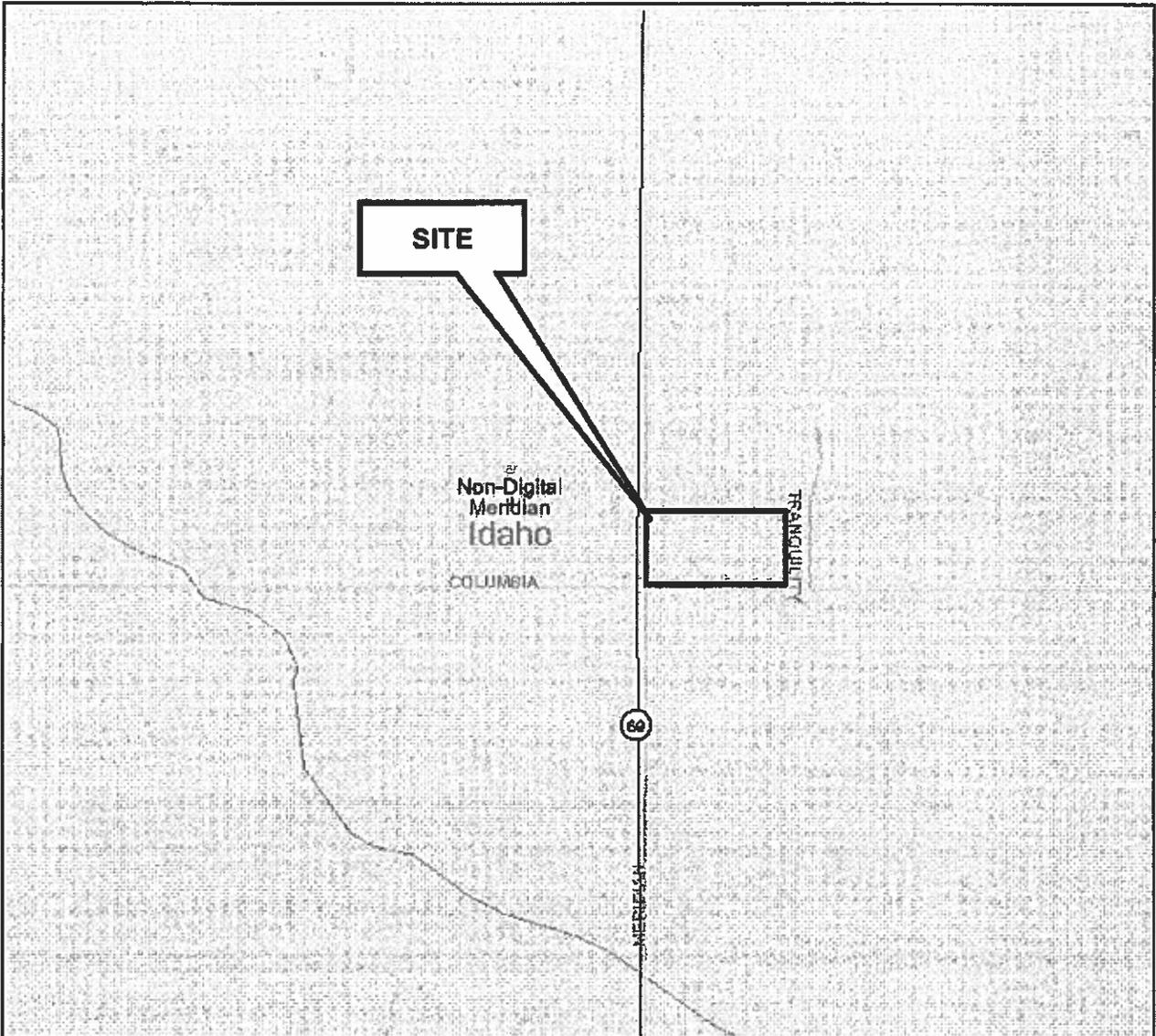
Not to scale

BOISE:P:\15\1594600\100\Working\1594600\100 Figure 1.ppt BWH:JEP 11/1/06

Soils Map	
Idaho Lineman College Highway 69, Meridian, Idaho	
GEOENGINEERS	Figure 2

Reference:
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

BOISE:P:\1515946001\001\Working\1594600100 Figure 1.ppt BWH:JEP 11/1/06



Not to scale

National Wetland Inventory Map

Idaho Lineman College
Highway 69, Meridian, Idaho

Reference: <http://wetlandsfws.er.usgs.gov/wtinds/launch.html>



Figure 3



APPENDIX A
AGENCY CORRESPONDENCE



APPENDIX B
REPORT LIMITATIONS & GUIDELINES FOR USE

APPENDIX B REPORT LIMITATIONS AND GUIDELINES FOR USE

This appendix provides information to help you manage your risks with respect to the use of this report.

ENVIRONMENTAL SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES, PERSONS AND PROJECTS

GeoEngineers has performed this Natural Features Analysis for the proposed expansion of the Northwest Lineman College training facilities located near East Columbia Road and Highway 69 in Meridian, Idaho in general accordance with the scope and limitations of our proposal, dated October 24, 2006 and with the Ada County Development Services and Ada County Code 8-6-3D (Natural Features Analysis). This report has been prepared for the exclusive use of Northwest Lineman College, their authorized agents and Ada County. This report is not intended for use by others, and the information contained herein is not applicable to other sites.

GeoEngineers structures our services to meet the specific needs of our clients. For example, an environmental site assessment study conducted for a property owner may not fulfill the needs of a prospective purchaser of the same property. Because each environmental study is unique, each environmental report is unique, prepared solely for the specific client and project site. No one except Northwest Lineman College should rely on this environmental report without first conferring with GeoEngineers. This report should not be applied for any purpose or project except the one originally contemplated.

THIS ENVIRONMENTAL REPORT IS BASED ON A UNIQUE SET OF PROJECT-SPECIFIC FACTORS

This report has been prepared for the proposed Northwest Lineman College expansion project located in Meridian, Idaho. GeoEngineers considered a number of unique, project-specific factors when establishing the scope of services for this project and report. Unless GeoEngineers specifically indicates otherwise, do not rely on this report if it was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

If important changes are made to the project or site after the date of this report, GeoEngineers should be retained to review our interpretations and recommendations and to provide written modifications or confirmation, as appropriate.

RELIANCE CONDITIONS FOR THIRD PARTIES

Our report was prepared for the exclusive use of our Client. No other party may rely on the product of our services unless we agree in advance to such reliance in writing. This is to provide our firm with reasonable protection against open-ended liability claims by third parties with whom there would otherwise be no contractual limits to their actions. Within the limitations of scope, schedule and budget, our services have been executed in accordance with our Agreement with the Client and generally accepted environmental practices in this area at the time this report was prepared.

HISTORICAL INFORMATION PROVIDED BY OTHERS

GeoEngineers makes no warranties or guarantees regarding the accuracy or completeness of information provided or compiled by others. The information presented in this report is based on the above-described research and a single recent site visit. GeoEngineers has relied upon information provided by others in our description of historical conditions and in our review of agency databases and files. The available data do not provide definitive information with regard to all past uses, operations or incidents at the site or adjacent properties.

UNCERTAINTY REMAINS EVEN AFTER THIS ENVIRONMENTAL STUDY IS COMPLETED

No environmental study can wholly eliminate uncertainty regarding the potential for environmental impacts in connection with property development. Performance of an environmental study is intended to identify, but not eliminate, uncertainty regarding the potential for impacts in connection with a property. There is always a potential that areas with limitations that were not identified during this study exist at the site or in the study area. Further evaluation of such potential limitations would require additional research, subsurface exploration, sampling and/or testing.

SITE CONDITIONS CAN CHANGE

This environmental assessment is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time by events such as a change in property use or occupancy, or by natural events, such as floods, earthquakes, slope instability or groundwater fluctuations. Always contact GeoEngineers before applying this report so that GeoEngineers may evaluate reliability of the report to changed conditions.

READ THESE PROVISIONS CLOSELY

Some clients, design professionals and contractors may not recognize that the geoscience practices (geotechnical engineering, geology and environmental science) are far less exact than other engineering and natural science disciplines. This lack of understanding can create unrealistic expectations that could lead to disappointments, claims and disputes. GeoEngineers includes these explanatory "limitations" provisions in our reports to help reduce such risks. Please confer with GeoEngineers if you are unclear how these "Report Limitations and Guidelines for Use" apply to your project or site.

GEOTECHNICAL, GEOLOGIC AND ENVIRONMENTAL REPORTS SHOULD NOT BE INTERCHANGED

The equipment, techniques and personnel used to perform an environmental study differ significantly from those used to perform a geotechnical or geologic study and vice versa. For that reason, a geotechnical engineering or geologic report does not usually relate any environmental findings, conclusions or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. Similarly, environmental reports are not used to address geotechnical or geologic concerns regarding a specific project.

BIOLOGICAL POLLUTANTS

GeoEngineers' Scope of Work specifically excludes the investigation, detection, prevention or assessment of the presence of Biological Pollutants. Accordingly, this report does not include any interpretations, recommendations, findings, or conclusions regarding the detecting, assessing, preventing or abating of Biological Pollutants and no conclusions or inferences should be drawn regarding Biological Pollutants,

as they may relate to this project. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and/or any of their byproducts.

If Northwest Lineman College desires these specialized services, they should be obtained from a consultant who offers services in this specialized field.

Ada County Development Services

200 W. Front St., Boise, ID 83702
(208) 287-7900

Receipt Number: 40711

Date: 2/4/2014

Date Created: 2/4/2014

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Grid Training Corporation

Comments: Northwest Lineman College Expansion

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning Application App-Permit Fee	201400175-MSP A	\$1,332.80		
Planning Application App-Permit Fee	201400175-CU A	\$1,017.80		
Sub Total:		\$2,350.60		
Sales Tax:		\$0.00		
Total Charges:		\$2,350.60		

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	22345	\$2,350.60
Total Payments:		\$2,350.60

ADJUSTMENTS

Receipt Balance: \$0.00

ADA COUNTY
DEVELOPMENT SERVICES



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

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

BUILDING * ENGINEERING * PLANNING * ZONING

February 5, 2014

Trent Koci
1010 S Allante Place
Boise, ID 83709

RE: PROJECT #201400175 CU-MSP, NORTHWEST LINEMAN COLLEGE

Dear Mr. Koci;

This is to notify you that your application has been scheduled to be heard by the Ada County Planning and Zoning Commission on April 10, 2014. This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. I can be reached at 287-7998 or via bmoore@adaweb.net

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

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

Sincerely,

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

Brent Moore
Associate Planner
Ada County Development Services

CC: Aaron & Sue Ellen Howell, 7600 S Meridian Road, Meridian, ID 83642

Glen McConaughy, 654 W. Whisperwood Way, Boise, ID 83709

PROJECT #201400175 CU-MSP
Northwest Lineman College

EXHIBIT #12
STAFF REPORT
201400175 CU-MSP
Northwest Lineman College

1 of 1

Brent Moore

From: Brent Moore
Sent: Friday, February 07, 2014 8:50 AM
To: laurenboehlke@yahoo.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; dave.szplett@itd.idaho.gov; mark.wasdahl@itd.idaho.gov; jtillman@kunafire.com; mhill@meridiancity.org; velta@nyid.org; clittle@achdidaho.org; syarrington@achdidaho.org; Mark Ferm; Angela Gilman; Jean Schaffer; Dale Ann Barton; rkinney@republicservices.com
Cc: Brent Moore
Subject: Ada County Application Transmittal Notice.



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

File Number: <u>201400175-CU / MSP</u>	X-Reference: 02047CU/02032MSP/201300123PREAPP
Description: A conditional use and master site plan application for a 4,440 square foot single-level office addition for Northwest Lineman College.	
Reviewing Body: P AND Z	Hearing Date: 4/10/2014
Applicant: BRS ARCHITECTS	P&Z Recommendation:
Property: The property contains 22.002 acres and is located at 7600 S MERIDIAN RD MERIDIAN 83642. Section 6 2N 1E.	

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

We request that you submit your comments or recommendations by 2/22/2014. When responding, please reference the file number identified above. If responding by email, please send comments to bmoore@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 MOORE, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
bmoore@adaweb.net

(208) 287-7998



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

(208) 334-8300
itd.idaho.gov

February 7, 2014

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

Re: (201400175-CU / MSP) – Lineman's College - 7600 South Meridian Road, Meridian

Dear Mr. Moore:

The Idaho Transportation Department (ITD) has reviewed the referenced conditional use application for the expansion of the lineman's college on SH-69 near Kuna.

ITD has the following comments:

1. ITD has no objections to this project and requires no mitigation. The peak hour trip generation is very low and SH-69 has sufficient capacity to accommodate the site-generated traffic volumes. The project does not require a new approach to the state highway system.

If you have any questions, you may contact me directly at 334.8377.

Sincerely,

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

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

MEMORANDUM



DATE: 2/10/2014

RE: 201400175-CU/MSP NW Linemane addition

TO: Brent Moore, Associate Planner

FROM: Mark Ferm, Ada County Building Official

Summary of Project:

A conditional use and master site plan application for a 4,440 square foot single-level office addition for Northwest Lineman College at 7600 S Meridian Road.

Findings and Conditions:

The Building Division has no objection to the proposed use however the applicant should be aware that Building permits will be required for addition. Plans prepared by a licensed Architect including a thorough Code analysis based on the 2012 International Building Code will be required.

Conclusion:

Approved with condition listed above

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

markf@adaweb.net



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

Date: February 18, 2014

To: Trent Koci, via e-mail
BRS Architects
1010 S. Allante Pl.
Boise, ID 83709

Subject: 201400175-CU/MSP
7600 S. Meridian Rd.
Request for an addition to Northwest Lineman College.

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

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

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

Sincerely,

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

Traffic Information

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**State Highway 69 Meridian Rd.	550-feet	Principal Arterial	1,176	N/A

** ACHD does not set level of service thresholds for State Highways.

Average Daily Traffic Count (VDT):

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

- The average daily traffic count for State Highway 69 north of Columbla Road was 19,483 on June 26, 2013.

Standard Conditions of Approval

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

Request for Appeal of Staff Decision

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

Sign Posting Certification

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

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

GENERAL INFORMATION:

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

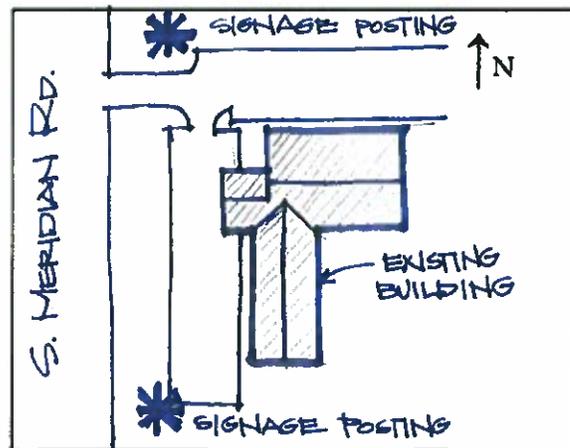
Please attach dated photographs of each sign with the certification.

PROJECT INFORMATION:

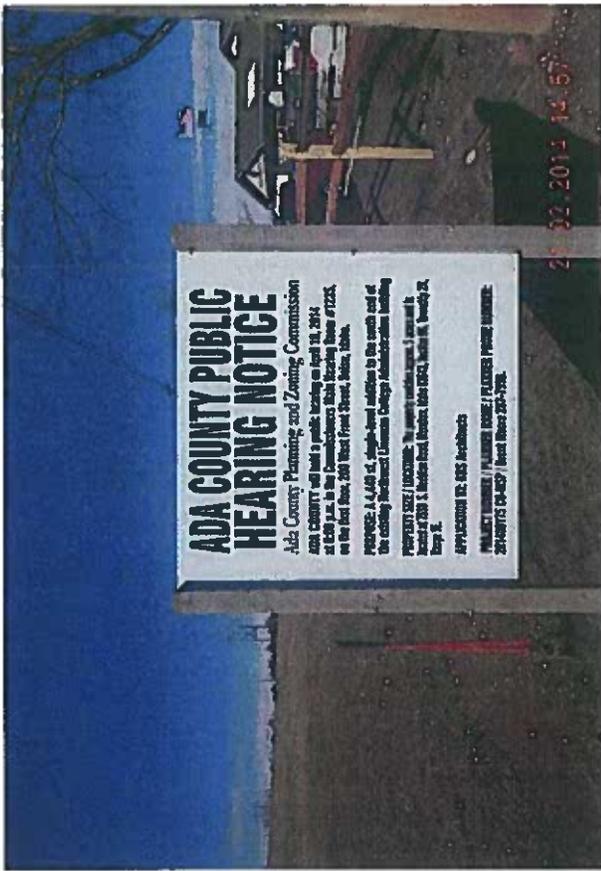
Location:	Quarter:	Section: <u>06</u>	Township: <u>2N</u>	Range: <u>1E</u>	Total Acres: <u>5</u>
Project Name: <u>NORTHWEST LINEMAN COLLEGE EXECUTIVE OFFICE WING ADDITION</u>				Lot:	Block:
Site Address: <u>7600 S. MERIDIAN RD., MERIDIAN, ID 83643</u>			Tax Parcel Number(s): <u>51406325800</u>		
File Number: <u>201400175 CU-MSP</u>				Date Posted: <u>2.21.2014</u>	

APPLICANT: <u>BRS ARCHITECTS</u>			
Name: <u>TRENT KOOL</u>			
Address: <u>1010 S. ALLANTE PLACE</u>			
City: <u>BOISE</u>	State: <u>ID</u>	Zip: <u>83709</u>	
Telephone: <u>336.8370</u>	Fax:		
<p>I certify that the property was posted at least ten (10) days prior to the scheduled public hearing and have attached dated photographs of each sign in accordance with Section 8-7A-5 of the Ada County Code.</p>			
			<u>2.3.14</u>
Signature: (Applicant)			Date

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



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



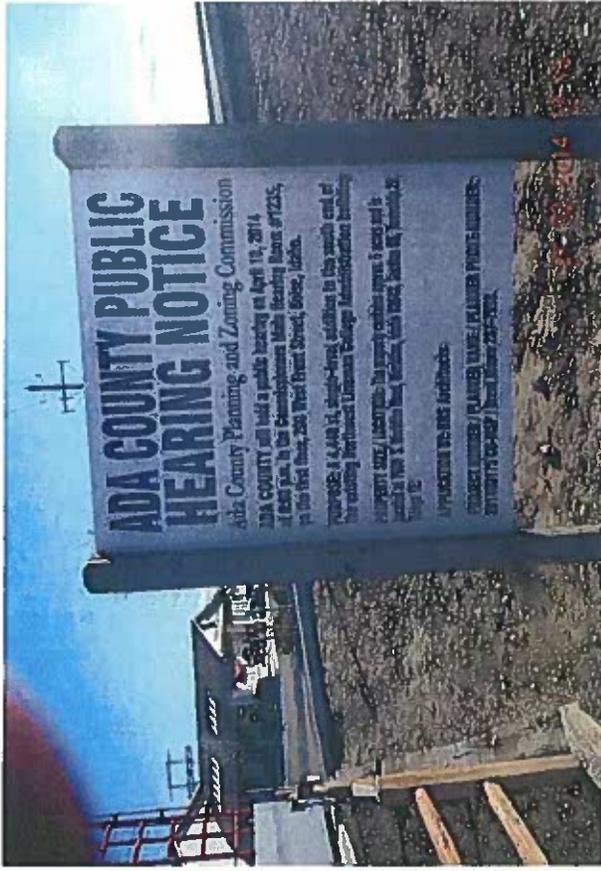
ADA COUNTY PUBLIC HEARING NOTICE

Ada County Planning and Zoning Commission
 ADA COUNTY will hold a public hearing on April 10, 2014 at 6:00 p.m. in the Commissioners' Board Hearing Room #1225, on the first floor, 200 West Front Street, Boise, Idaho.

PROPOSED: A 4,400 sq. single-level addition to the south end of the existing Northwest Lutheran College Administration building.

PROPERTY SIZE / LOCATION: The property contains approximately 5 acres and is located at 200 S. Madison Blvd., Boise, Idaho 83725, Section 06, Township 2N, Range 1E.

APPLICATION NO. 085 Architects:
 PAULEY HANSEN / PAULEY HANSEN / PAULEY HANSEN ARCHITECTS
 201400175 CU-MSP / Board Room 251-7508.



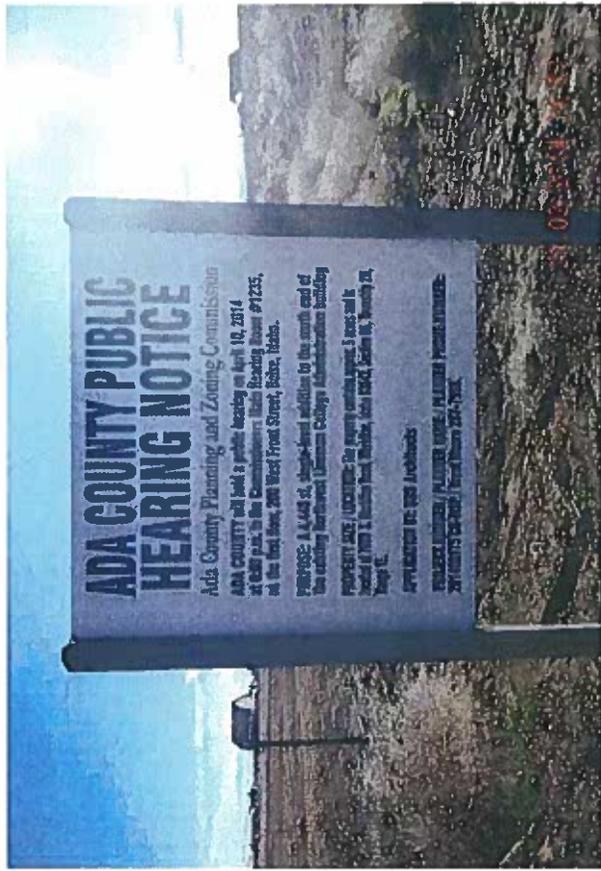
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 201400175 CU-MSP / Board Room 251-7508.



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # _____

Conditional Use # 201400175- CU/MSP

Preliminary / Final / Short Plat _____

Northwest Lineman College
sect 9.

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

14. An accessory use application
must be submitted to CDHD

Reviewed By: Low Proof
Date: 2/28/14

MEMORANDUM



DATE: March 5, 2014

RE: Recommendation Regarding File 201400175 CU MSP NW Lineman College Addition

TO: Brent Moore, Associate Planner

FROM: Angela Gilman, Ada County Engineer

Brent,

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

- Master Application
- Detailed Letter
- Master Site Plan

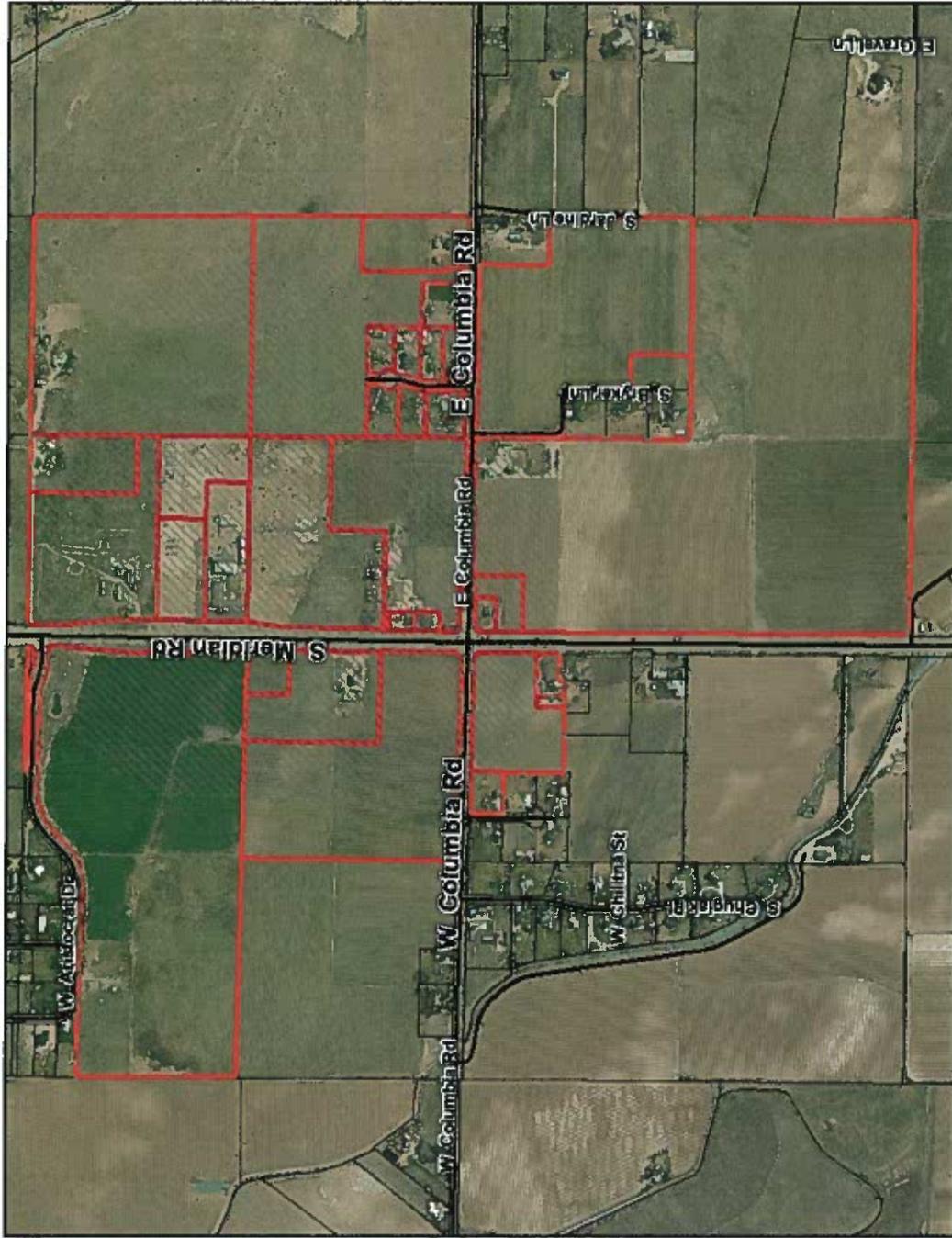
My comments and Conditions of Approval are as follows:

Drainage

A Drainage Study and Drainage Plan need to be submitted in accordance with Ada County Code 8-4A-11. Upon completion of the site work the applicant shall inform us so a site visit can take place.

Primary Owner	Mailing Address	Mailing Address City, State Zip
ALLEN TROY D	8206 S BRYKER LN	MERIDIAN, ID 83642-0000
ANCHOR BAPTIST CHURCH	P O BOX 190978	BOISE, ID 83719-0978
BODAM LETHA A	8145 S MERIDIAN RD	MERIDIAN, ID 83642-7139
BOONE RODNEY D	7975 S TRANQUILITY LN	MERIDIAN, ID 83642-0000
BRIGHTON INVESTMENTS LLC	12601 W EXPLORER DR STE 200	BOISE, ID 83713-1560
BRODIN GARY L	7930 S TRANQUILITY LN	MERIDIAN, ID 83642-0000
COGDILL BYRON	740 E COLUMBIA RD	MERIDIAN, ID 83642-0000
DAVIS MELVON S	7775 S MERIDIAN RD	MERIDIAN, ID 83642-7138
DAVIS MONTE S	7775 S MERIDIAN RD	MERIDIAN, ID 83642-7138
HERNDON JOHN T	8050 S MERIDIAN RD	MERIDIAN, ID 83642-0000
IDAHO POWER COMPANY	PO BOX 70	BOISE, ID 83707-0070
KASH TIMOTHY	600 E COLUMBIA RD	MERIDIAN, ID 83642-0000
LEE SOO W	5402 W OVERLAND RD	BOISE, ID 83705-0000
M7 DEVELOPMENT LLC	1135 W 6TH ST S	MTN HOME, ID 83647-0000
MASON KENNETH M	7884 S TRANQUILITY LN	MERIDIAN, ID 83642-0000
MCCONAUGHEY GLEN E LIFE ESTATE	1715 E COLUMBIA RD	MERIDIAN, ID 83642-0000
NLC PROPERTIES LLC	7600 S MERIDIAN RD	MERIDIAN, ID 83642-0000
PACIFIC CROSSROADS INTERNATIONAL INC	5402 OVERLAND RD	BOISE, ID 83705-0000
PALMER LARRY N	8375 S MERIDIAN RD	MERIDIAN, ID 83642-0000
PARKLAND DEVELOPMENT LLC	PO BOX 344	MERIDIAN, ID 83680-0334
REYNOLDS DALLAS G	7838 S TRANQUILITY LN	MERIDIAN, ID 83642-0000
SKIRMANTS FAMILY TRUST	3420 HILLCREST DR	BOISE, ID 83705-4501
TRANQUIL ESTATES HOA INC	7837 TRANQUILITY LN	MERIDIAN, ID 83642-0000
TURLEY TINA M	7976 S TRANQUILITY LN	MERIDIAN, ID 83642-0000
VAUGHN COREY L	7883 S TRANQUILITY LN	MERIDIAN, ID 83642-0000
WAKEFIELD JOHN D	7837 S TRANQUILITY LN	MERIDIAN, ID 83642-0000
WESLEY NORMAN T	7208 S MERIDIAN RD	MERIDIAN, ID 83642-0000
WHITT RALPH	8048 S OBADIAH LN	MERIDIAN, ID 83642-0000

201400175 CU-MSP Radius Map



Map center: 43° 31' 52" N, 116° 23' 36" W



Scale: 1:12,215

Legend

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



201400175 CU-MSP Map



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

Map center: 43° 32' 2.4" N, 116° 23' 31.1" W



Legend

- Railroads
- Major Streets
- Minor Arterial
- Collector
- SECTION
- PRINCIPAL Arterial
- INTERSTATE
- Other
- Minor Streets
- LOCAL
- PARKS
- PRIVATE
- RESIDENTIAL
- Other
- Street Names (minor)
- Parcels
- Water
- Parks
- Ada-002013



Scale: 1:4,800

ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST BOISE ID 83702



March 10, 2014

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Ada County Planning & Zoning Commission will hold a public hearing on **April 10, 2014** at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear the following:

201400175-CU-MSP, A conditional use and master site plan application for a 4,440 square foot single-level office addition for Northwest Lineman College. The property contains 22 acres and is located at 7600 S. Meridian Road in Section 6, T. 2N, R. 1E, Meridian, ID.

Contact Brent Moore, Associate Planner, at 287-7998 or bmoore@adaweb.net for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within **1000'** of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed on-line by completing the following:

- 1 Type <http://gisx.adaweb.net/acdsv2>
- 2 Enter "**201400175-CU**" in 'Search Application by File Number'
- 3 Click on 'Application Information'
- 4 Review documents by clicking on 'Supporting Documents'

5 days prior to the hearing you can go to www.adacounty.id.gov to view the agenda or staff report.



NOTES:

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

TIME RECEIVED
March 26, 2014 11:03:45 AM .OT

REMOTE CSID
2083441437

DICTION
32

PAGES
1

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03/26/2014 11:19 2083441437

BOISE PROJECT

PAGE 01/01

RICHARD DURRANT
CHAIRMAN OF THE BOARD

GRAHAM PATTERSON
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

3485 OVERLAND ROAD
BOISE, IDAHO 83705-3168

OPERATING AGENCY FOR 187,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

21 March 2014

Ada County Development Services
Courthouse
200 West Front Street 2nd floor
Boise, Idaho 83702

RE: BRS Architects 201400175-CU/MSP
7600 S. Meridian Rd.
Boise-Kuna Irrigation District BK-148A, BK-151
Beckdolt Lateral 40+10
Columbia Lateral 03+50A
Sec. 06, T2N, R1E, BM.

Brent Moore, Associate Planner:

There are no Project facilities located on the above-mentioned property; however it does in fact possess a valid water right.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Bob Carter
Assistant Project Manager- BPBC

bdc/bc

cc: Phil Comegys Watermaster, Div; 2 BPBC
Lauren Boehlke Secretary - Treasurer, BKID
File