



**TO: ADA COUNTY PLANNING & ZONING COMMISSION**

**HEARING DATE: April 24, 2014**

**STAFF: Brent Danielson, Diana Sanders, Brent Moore, Associate Planners**

**PROJECT NO.: 201400281 CPA-ZC-ZOA**

**APPLICANT: Ada County**

### **INTRODUCTION**

A comprehensive plan map and text amendment to adopt Blueprint Boise as the applicable comprehensive plan for the Boise Area of Impact as was adopted by the Boise City Council on November 15, 2011. Also, a zoning ordinance map amendment for the adjustment of the Boise and Meridian Impact Area boundary line and for the expansion of the Boise Area of City Impact boundary line to match its city boundary in the Eisenman Road Interchange area and to add the Ten Mile Creek Area. In addition, a zoning ordinance text amendment for changes made to Chapter 3 of Title 9.

### **EXECUTIVE SUMMARY**

Under Idaho Law comprehensive plans do not by themselves operate as legally controlling law, but rather to serve and advise the governing body responsible for making a decision. The comprehensive plan is the vision for development within the jurisdiction while the zoning ordinance is the controlling law that carries out the vision.

It is proposed that the Ada County Comprehensive Plan be updated in order to adopt the 2011 version of the Boise City Comprehensive Plan, Blueprint Boise, as the applicable comprehensive plan to be utilized in Boise's Area of City Impact. The changes to the comprehensive plan include updating the future land use map for Boise's Area of City Impact by designating new future land uses; updating Boise's planning areas; and the incorporating new goals and policies. In addition, the Comprehensive Plan update would also expand Boise's Area of City Impact boundaries.

The Zoning Ordinance Map Amendment will adjust the Boise and Meridian Impact Area boundary line in four (4) places. These adjustments include matching the Area of City Impact boundary to existing parcel lines and to include a parcel from Meridian's Area of City Impact to Boise's Area of City Impact for the ability to serve the parcel. The City of Meridian has provided letters (Exhibits #1 and #4) supporting the adjustment of the Area of Impact Boundary Line between Meridian and Boise. The Zoning Ordinance Map Amendment will also extend Boise's Area of City Impact boundary in the Eisenman Road Interchange Area to match city limits. In

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#### **STAFF REPORT**

Project #201400281 CPA-ZOA-ZC  
Ada County

addition to the minor boundary adjustments listed above, Boise has also proposed adding the Ten Mile Creek area to its Area of City Impact.

According to Ada County's Area of City Impact Renegotiation Criteria, in order for a city to renegotiate an area of city impact, the city must provide justification for the expansion and provide assurance that the area of expansion can be served with urban services. The city must also provide evidence demonstrating how the area will accommodate the future growth goals of the city. In their petition to Ada County, Boise City proposed adding the Ten Mile Creek area because it was adjacent to their existing impact area and Boise feels that this area has the potential to accommodate a significant population and to develop in full compliance with the goals and policies of Blueprint Boise. As the Ten Mile Creek area is directly adjacent to the existing Boise Area of Impact it is readily serviceable from the extension of existing facilities and through the provision of augmented service. Boise has determined that urban services can be provided to the Ten Mile Creek area and has provided evidence in the Ten Mile Creek Planning Area section of Blueprint Boise and its letter to Ada County (Exhibit #10).

The Zoning Ordinance Text Amendment will amend Chapter 3 of Title 9 of the Ada County Code to reference Blueprint Boise as the adopted comprehensive plan for Boise's Area of Impact. It will also incorporate the split parcel provision pertaining to parcels of land that are divided by the Area of Impact boundary line. The split parcel provision would be if a property under single ownership is divided by the boundary line of the Boise Area of City and any other city impact boundary, and the line divides such property so that one or both of the parts has a depth of 300 feet or less, such part may be included in the jurisdiction within which the remainder and larger portion of the property is located.

There is an existing residential area in the Airport Planning Area which has been designated as industrial on the land use map in Blueprint Boise. This area includes properties on Wright Street, Raymond Street, Elder Street, and Victory Road. The area is bounded by Victory Road to the north, Raymond Street to the east and not quite extending to Beverly Street for the west and south boundaries. In the 1997 Boise City Comprehensive Plan as adopted by Ada County this area was designated as Estate Density (2 DU/acre) on the Land Use Map in the Comprehensive Plan. The majority of the properties in this area are located in the Home Acres No. 9 Subdivision, which was platted in 1944. There are seven (7) parcels in this general area that are owned by the City and have been annexed by the City. These parcels are currently vacant and zoned Open Land Very Low Density (A-1). There are two (2) parcels in unincorporated Ada County near the intersection of W. Victory Road and S. Raymond Street that are zoned Airport Industrial (M3). The other parcels located in unincorporated Ada County along W. Victory Road are zoned Medium Density Residential (R6). The rest of the unincorporated Ada County parcels are zoned Estate Residential (R1). Two (2) of the parcels that are zoned R1 are vacant.

Staff finds the area proposed as Industrial in Blueprint Boise for the area generally bounded by Victory Road to the north, Raymond Street to the east, and not quite extending to Beverly Street on the south and west should be designated as residential on the Land Use Map in the comprehensive plan. Specifically, the large lot designation, which is what the properties to the south and west are designated. If this area is designated as Industrial then it could be problematic for those two (2) vacant lots if they wanted to build a new single family dwelling on one of the properties as they are either located in Influence Area B or C of the Boise Air Terminal Airport

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STAFF REPORT

Influence Areas Overlay District. Subsection 8-3A-3A5 states, “Within airport influence area B, new dwellings and/or new residential subdivisions shall be prohibited unless the subject property is designated for a residential land use in the applicable comprehensive plan.” Thus, based on this standard a new dwelling would not be allowed on these vacant parcels. Since most of the properties are residential it would not be compatible for the vacant parcels to be developed as industrial due to the increased amount of traffic on the local road system in the neighborhood as well the potential for increased noise and/or odors resulting from industrial operations.

Staff finds that there is an inconsistency with a sentence in Principle GDP-AIA.2: Soundproofing and Use Restrictions and the Airport Planning Area Policies in Chapter 4. Principle GDP-AIA.2 is one of the General Design Principles for the Airport Influence Area. The General Design Principles apply to all development occurring within the Airport Influence Area, as identified on the Airport Influence Area map. The principles should be applied in conjunction with relevant planning area-specific policies in Chapter 4 of Blueprint Boise. Under section (b) of Principle GDP-AIA.2 there is a sentence that states, “Residential development is not allowed within Area B.” This sentence is in conflict with Policy AP-CCN 1.7: Residential in Airport Influence Area B and C on page AP-5 of Blueprint Boise. This policy allows for new subdivisions in accordance with base zone standards, but prohibit higher density rezones, conditional use permits for higher density, and accessory dwelling units. Thus, Principle GDP-AIA.2 is inconsistent with Policy AP-CCN 1.7 and Principle GDP-AIA.2. Therefore, staff finds that the following sentence “Residential development is not allowed within Area B” should be deleted from Principle GDP-AIA.2

### **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 with the following changes; the area depicted on Exhibit #53 (For the area generally bounded by Victory Road to the north, Raymond Street to the east, and not quite extending to Beverly Street on the south and west to be designated as large lot residential on the Future Land Use Map instead of industrial) and #54 (“Residential development is not allowed within Area B” should be deleted from Principle GDP-AIA.2).

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

### **EXHIBIT LIST – PROJECT NO.: 201400281 CPA-ZC-ZOA**

- 1 Letter from the City of Meridian to the City of Boise dated October 12, 2011 relating to Parcel #S110120800. 1 page.
- 2 Map of Parcel #S1109120800 for inclusion in Boise Impact Area. 1 page.
- 3 Land Use Designation Map of the Impact Area Adjustment relating to Parcel #S110120800. 1 page.

- 4 Letter from the City of Meridian to the City of Boise dated December 12, 2013 relating to Parcels S1128131300, S1128131270, and S1128131350 dated December 12, 2013. 1 page.
- 5 Legal Description for Parcel #S1128131270. 2 pages.
- 6 Legal Description for Parcel #S1128131300. 2 pages.
- 7 Legal Description for Parcel #S1128131350. 2 pages.
- 8 Topographic Survey of Warhurst Property. 1 page.
- 9 Map of Warhurst Property for inclusion in Boise Area of Impact. 1 page.
- 10 Letter from the City of Boise to Ada County Development Services dated January 29, 2014. 3 pages.
- 11 Map of the City of Boise Impact Area Adjustment. 1 page.
- 12 Zoning Ordinance Text Amendment. 2 pages.
- 13 Legal Description for the Ten Mile Creek Planning Area. 3 pages.
- 14 Ten Mile Creek Impact Area Expansion Land Use Designation Map. 1 page.
- 15 Ten Mile Creek Planning Area Map. 1 page.
- 16 Legal Description for Parcel #S1109120800. 1 page.
- 17 Legal Description for Parcel #S1404110025. 1 page.
- 18 Map of Parcel #S1404110025 for inclusion Boise Impact Area. 1 page.
- 19 Map of Impact Area Adjustment relating to the Boise Ranch Golf Course. 1 page.
- 20 Legal Description for Parcels S1618131200, S1618212402, and S01618120601. 1 page.
- 21 Map of Parcels S1618120601 and S1618131200 to be included in the Boise Impact Area. 1 page.
- 22 Land Use Designation Map of Parcels S1618120601 and S1618131200 to be included in the Boise Impact Area. 1 page.
- 23 Legal Description for Cloverdale/Victory Area Impact Area Adjustment. 1 page.
- 24 Map of Cloverdale/Victory Area Impact Area Adjustment. 1 page.
- 25 Land Use Designation Map of Cloverdale/Victory Area Impact Area Adjustment. 1 page.
- 26 Master Application/Petition Request Form. 2 pages.
- 27 Zoning Ordinance Map Amendment Checklist. 1 page.
- 28 Zoning Ordinance Text Amendment Checklist. 1 page.
- 29 Area of Impact Expansion Checklist. 1 page.
- 30 Applicant's/Petitioner's Detailed Letter dated March 3, 2014. 2 pages.

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STAFF REPORT

Blueprint Boise is only viewable by clicking on the links below

- 31 Blueprint Boise [Chapters 1-3. 163 pages.](#) [Chapters 4-5. 202 pages.](#)
- 32 Agency Transmittal. 2 pages.
- 33 Agency Response from the City of Boise. 2 pages.
- 34 Agency Response from the Central District Health Department. 1 page.
- 35 Agency Response from the Boise City Public Works Department. 1 page.
- 36 Agency Response from the North Ada County Fire & Rescue District. 1 page.
- 37 Agency Response from the City of Meridian. 1 page.
- 38 Agency Response from the Eagle Fire District. 1 page.
- 39 Mailing List for the Ten Mile Creek Expansion Area. 1 page.
- 40 Radius Notice for the Ten Mile Creek Expansion Area dated March 28, 2014.  
1 page.
- 41 Mailing List for the Area of Impact Adjustment Areas. 1 page.
- 42 Radius Notice for the Area of Impact Adjustment Areas dated March 28, 2014.  
2 pages.
- 43 Radius Notice for the Warhurst Parcel Adjustment Area dated April 1, 2014.  
1 page.
- 44 Wright, Raymond, Elder Street Neighborhood Radius Map. 1 page.
- 45 Mailing List for the Wright, Raymond, Elder Street Neighborhood. 1 page.
- 46 Radius Notice for the Wright, Raymond, Elder Street Neighborhood dated April  
1, 2014. 2 pages.
- 47 Legal Notice of Public Hearing published on April 1, 2014. 1 page.
- 48 Letter from Grant Reddington dated April 4, 2014. 1 page.
- 49 Legal Notice of Public Hearing published on April 8, 2014. 1 page.
- 50 Public Service Announcement released on April 9, 2014. 1 page.
- 51 Map of Zoning in the Home Acres No. 9 Subdivision Vicinity. 1 page.
- 52 1997 Boise City Comprehensive Plan Land Use Map. 1 page.
- 53 Airport Planning Area: Land Use Map Residential to Industrial. 1 page.
- 54 Proposed Change to the Airport Influence Area Design Principles Principle  
GDP-AIA.2: Soundproofing and Use Restrictions. 1 page.
- 55 Public Response from Andrea & Morgan Grohs. 1 page.
- 56 Public Response from Gerry & Linda Fraise. 2 pages.
- 57 Public Response from Lee Eyerman. 4 pages.
- 58 Window & Siding quote from Lee Eyerman. 1 page.
- 59 Furnace & Air Conditioning receipt from Lee Eyerman. 1 page.



Mayor Tammy de Weerd  
City Council Members:  
Keith Bird  
Brad Hoaglund  
Charles Rountree  
David Zarembo

October 12, 2011

Ms. Tricia Nilsson, Comprehensive Planning Manager  
City of Boise  
150 N. Capital Blvd.  
Boise, ID 837702

**SUBJECT: REQUEST TO ADJUST AREA OF CITY IMPACT BOUNDARY- TIM GIBSON  
PROPERTY, PARCEL S110120800**

Dear Ms. Nilsson:

The City of Meridian has reviewed the request from the owner of the referenced property to adjust the Area of City Impact Boundary (AOCI) between our two cities. We understand that the owner is pursuing an amendment to the City of Boise Comprehensive Plan for the portion of his property that is within the Boise city limits and wishes to have his contiguous property currently in the Meridian AOCI included in that amendment.

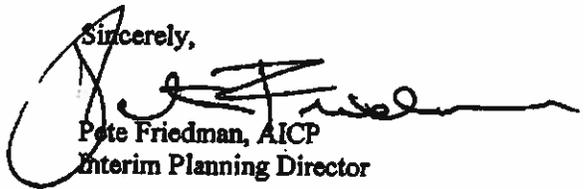
The Meridian City Council considered the request at their regular meeting on October 11, 2011. After reviewing the factors, the Council concluded that the request is reasonable and is not opposed the property being removed from the Meridian AOCI. The Council did indicate that the following actions occur:

- 1) The owner process a comprehensive plan map amendment with the City of Meridian to remove the parcel from the Meridian AOCI.
- 2) The owner or future developer meets with the adjacent residents in Mcaille Meadows to discuss future development plans.
- 3) That future development of both parcels provides vehicular access from N. Mt. Hood Avenue to Cloverdale Road.

In addition, it is necessary for our two staffs to work cooperatively on the submittal of the appropriate application to Ada County to remove the property from the Meridian AOCI and include it in the Boise AOCI.

Please feel free to me you have any questions.

Sincerely,

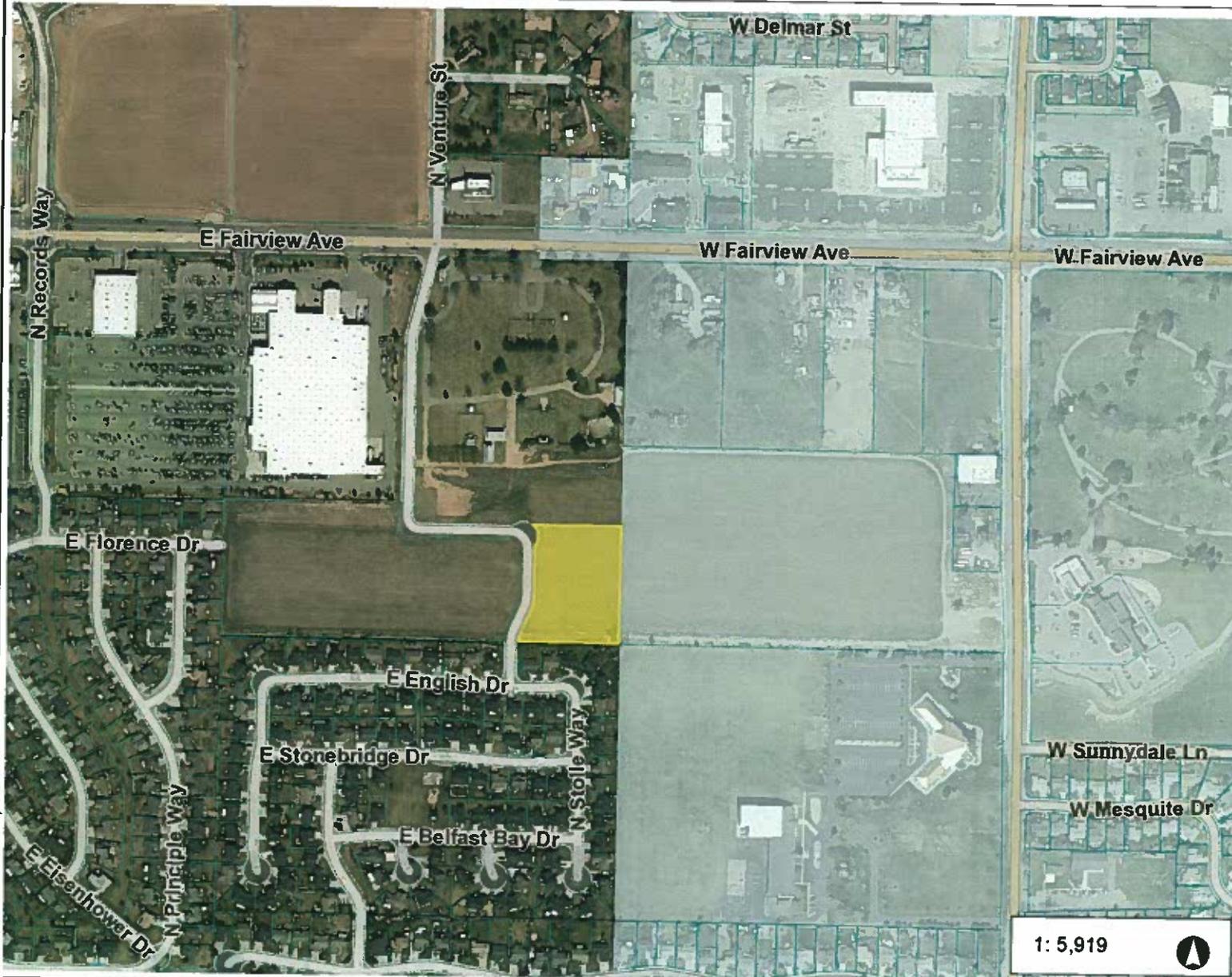


Pete Friedman, AICP  
Interim Planning Director

Cc Mayor  
City Council  
Peter Oliver



# Parcel S1109120800 for Inclusion in Boise Impact Area



**Legend**

Roads (4,000 - 8,000)

- Interstate
- Major Roads
- Minor Roads

Parcels

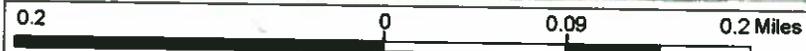
Parks

Boise Area of Impact

2013 Photos

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1: 5,919



NAD\_1983\_Transverse\_Mercator  
Date Generated: 1/29/2014 2:44:29 PM

This map is a user generated static output from an Internet mapping site and is for 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

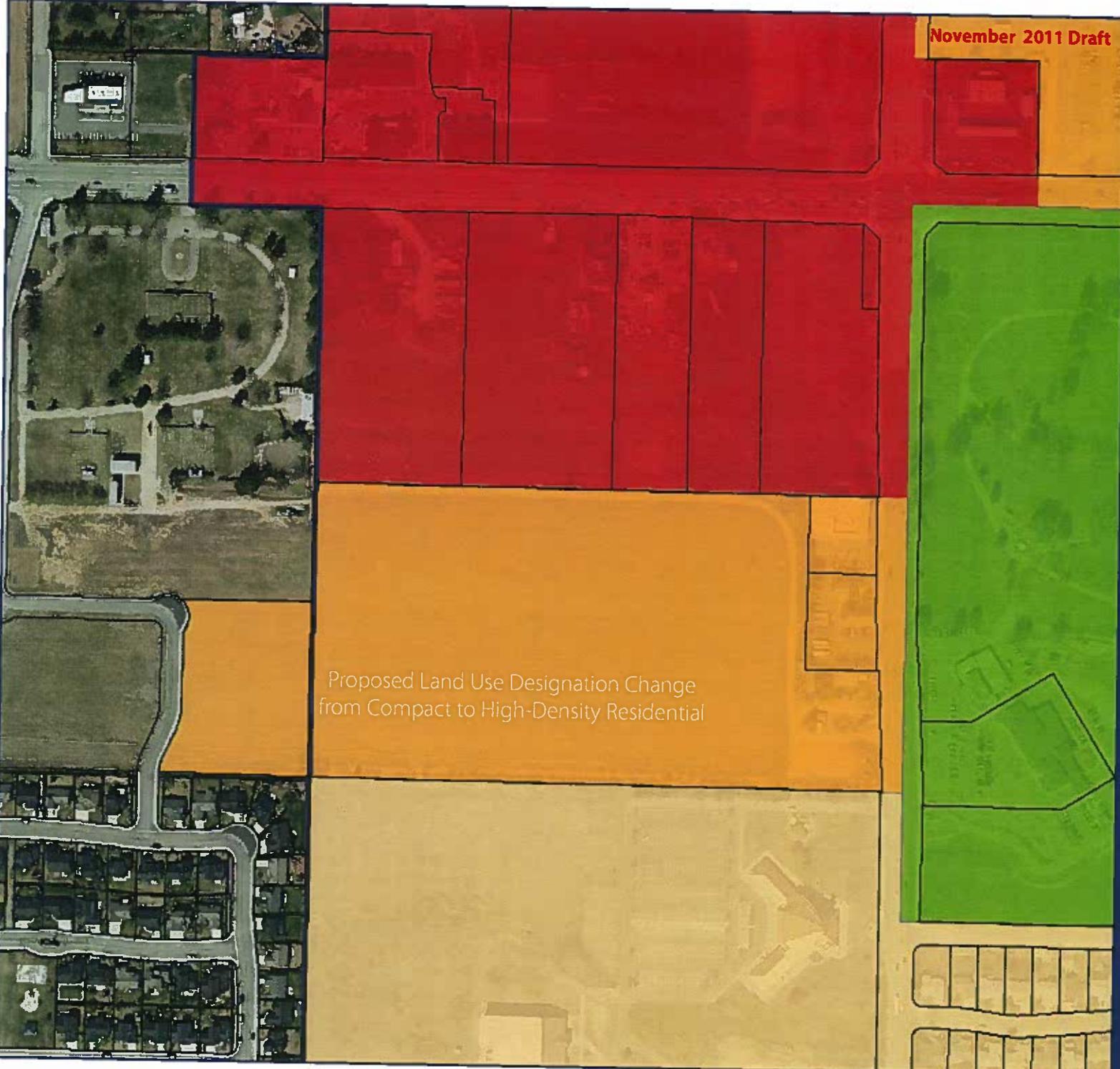
## Notes

**EXHIBIT 2**  
Page 1 of 1  
Project # 201400281 CM-2-20A

November 2011 Draft



# Impact Area Adjustment



Proposed Land Use Designation Change  
from Compact to High-Density Residential

## Legend

### Mixed-Use Activity Centers

- Regional Activity Center
- Community Activity Center
- Neighborhood Activity Center

### Land Use Categories

#### Neighborhoods

- High Density
- Compact
- Suburban
- Large Lot

#### Commercial/Employment

- Commercial
- Office
- Industrial

#### Mixed-Use

- Mixed-Use
- Downtown Mixed-Use

#### Parks and Open Space

- Parks/Open Space

#### Public/Institutional

- Airport
- Public/Quasi-Public
- Education

#### Other

- BSU Master Plan
- Planned Community
- Slope Protection
- Buildable
- Area of Impact



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

EXHIBIT 3

Page 1 of 1

Project # 201100211 CIP # 2-20A



Mayor Tammy de Weerd  
City Council Members:  
Keith Bird  
Brad Hoaglund  
Charles Rountree  
David Zaremba

December 12, 2013

Darren Fluke  
Comprehensive Planning Manager  
City of Boise  
150 N. Capital Blvd.  
Boise, ID 837702

SUBJECT: WARHURST REQUEST TO ADJUST AREA OF CITY IMPACT BOUNDARY –  
3577 S. CLOVERDALE ROAD, PARCELS S1128131300, S1128131270 & S1128131350

Dear Mr. Fluke:

The City of Meridian has received a request from the owner of the properties referenced above to adjust the Area of City Impact Boundary (AOCI) between our two cities. We understand that the owner is currently pursuing an amendment to the City of Boise Comprehensive Plan to have these properties, which are currently in the Meridian AOCI, included in the City of Boise's AOCI instead.

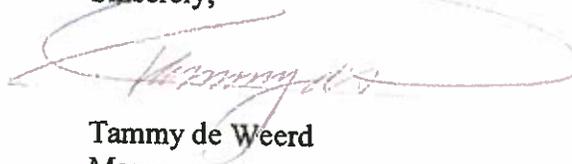
The Meridian City Council considered the request to remove the subject properties from Meridian's AOCI during their regular meeting on November 26<sup>th</sup>, 2013. After reviewing the request and the facts, the Council concluded that the request is reasonable and the City is not opposed to the subject property being removed from the Meridian AOCI. The following steps shall occur to formalize this action:

- 1) The Boise City Council must approve the inclusion of the subject property to be within its AOCI and included in Boise City's Comprehensive Plan.
- 2) The appropriate application(s) be submitted to, and approved by, Ada County to amend the AOCI boundary between Meridian and Boise.

If the City of Boise agrees, and Ada County approves the subject request, the City of Meridian will amend its Comprehensive Plan to reflect the AOCI boundary adjustment. Should you have any questions please feel free to contact Caleb Hood at 884-5533.



Sincerely,



Tammy de Weerd  
Mayor

cc: Bruce Chatterton, Director of Community Development, City of Meridian  
Brent Danielson, Associate Planner, Ada County

Mayor's Office ■ 33 E. Broadway Avenue, Meridian, ID 83642  
Phone 208-888-4433 ■ Fax 208-884-8116 ■ www.meridiancity.org

EXHIBIT 4  
Page 1 of 1  
Project # 20140031 CPA-21-20A



December 6, 2013  
Project No. 13-127  
Warhurst Property  
Parcel S1128131270

A parcel of land situated in the NE 1/4 of the SW 1/4 of the NE 1/4 of Section 28, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the East 1/4 corner of said Section 28, which bears S00°02'08"W a distance of 2,657.13 feet from a found brass cap marking the Northeast corner of said Section 28, thence following the easterly line of the NE 1/4 of said Section 28, N00°02'08"E a distance of 664.22 feet to a point;

Thence leaving said easterly line, N89°49'23"W a distance of 45.00 feet to a found 1/2-inch rebar marking the northeast corner of Lot 8, Block 1 of Bremerton Subdivision (a subdivision on file in Book 66, Pages 6,806-6,807, records of Ada County, Idaho);

Thence following the northerly line of said Lot 8, Block 1, N89°49'23"W a distance of 1,282.65 feet to a found 1/2-inch rebar and being the **POINT OF BEGINNING**.

Thence following said northerly line, N89°49'23"W a distance of 200.32 feet to a point;

Thence leaving said northerly line, N00°03'46"E a distance of 435.60 feet to a point;

Thence N89°49'23"W a distance of 100.00 feet to a point;

Thence N00°03'46"E a distance of 227.72 feet to a point on the southerly line of Lot 2, Block 2 of Bridlewood Subdivision (a subdivision on file in Book 58, Pages 5,461-5,462, records of Ada County, Idaho);

Thence following the said southerly line, S89°51'33"E a distance of 299.98 feet to a found 5/8-inch rebar marking the southeast corner of said Lot 2, Block 2 and also being the Northeast 1/16 corner of said Section 28;

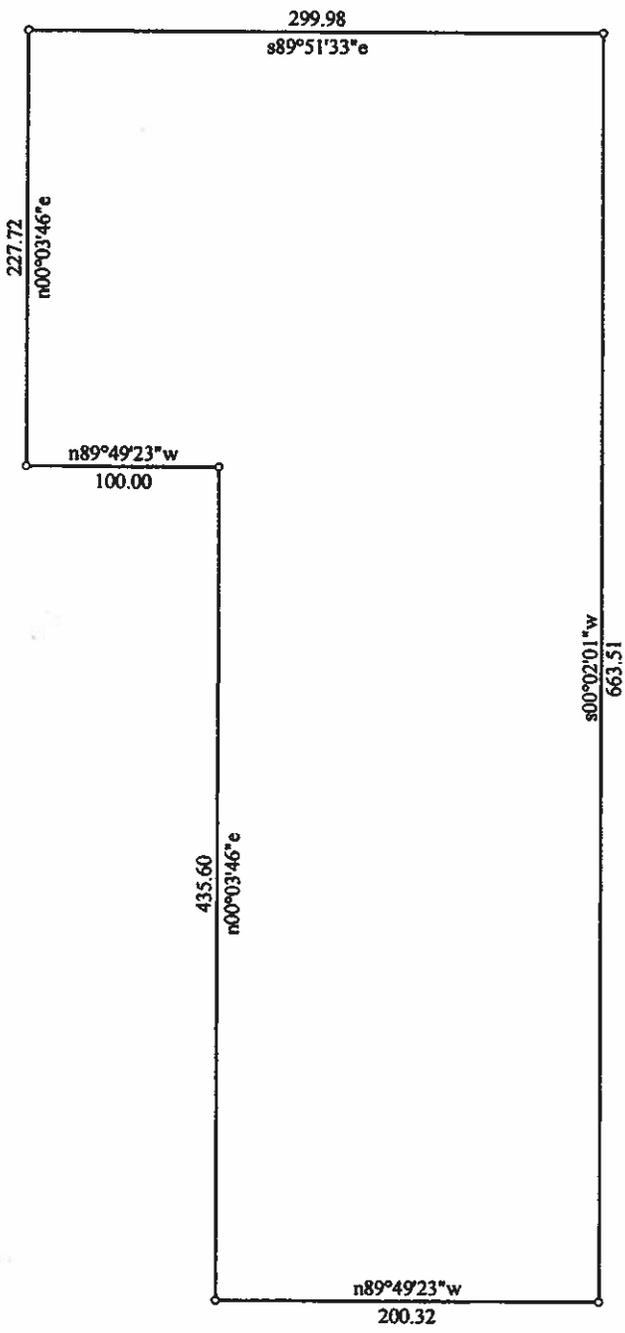
Thence leaving said southerly line, S00°02'01"W a distance of 663.51 feet to the **POINT OF BEGINNING**.

Said parcel contains 3.57 acres, or 155,564 square feet more or less.



12.6.2013

EXHIBIT 5  
Page 1 of 2  
Project # 2014000010A-2c-20A



Title:		Date: 12-06-2013
Scale: 1 inch = 100 feet	File:	
Tract 1: 3.571 Acres: 155564 Sq Feet: Closure = n84.5623e 0.00 Feet: Precision =1/999949: Perimeter = 1927 Feet		
001=n89.4923w 200.32	004=n00.0346e 227.72	
002=n00.0346e 435.60	005=s89.5133e 299.98	
003=n89.4923w 100.00	006=s00.0201w 663.51	



December 6, 2013  
Project No. 13-127  
Warhurst Property  
Parcel S1128131300

A parcel of land situated in the NE 1/4 of the SW 1/4 of the NE 1/4 of Section 28, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the East 1/4 corner of said Section 28, which bears S00°02'08"W a distance of 2,657.13 feet from a found brass cap marking the Northeast corner of said Section 28, thence following the easterly line of the NE 1/4 of said Section 28, N00°02'08"E a distance of 664.22 feet to a point;

Thence leaving said easterly line, N89°49'23"W a distance of 45.00 feet to a found 1/2-inch rebar marking the northeast corner of Lot 8, Block 1 of Bremerton Subdivision (a subdivision on file in Book 66, Pages 6,806-6,807, records of Ada County, Idaho);

Thence following the northerly line of said Lot 8, Block 1, N89°49'23"W a distance of 1,482.97 feet to a point and being the **POINT OF BEGINNING**.

Thence following said northerly line, N89°49'23"W a distance of 100.00 feet to a point;

Thence leaving said northerly line, N00°03'46"E a distance of 435.60 feet to a point;

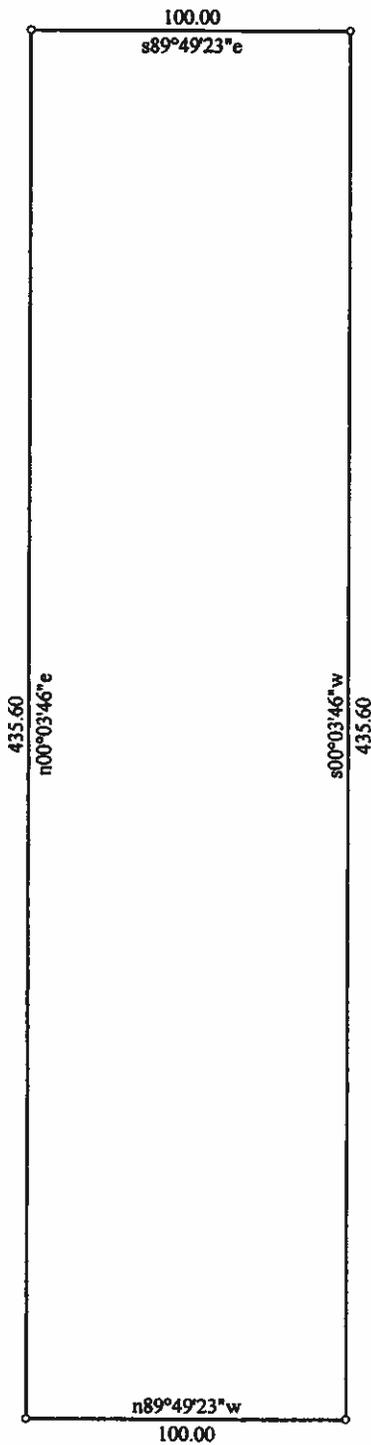
Thence S89°49'23"E a distance of 100.00 feet to a point;

Thence S00°03'46"W a distance of 435.60 feet to the **POINT OF BEGINNING**.

Said parcel contains 1.00 acres, or 43,560 square feet more or less.



12.6.2013



Title:		Date: 12-06-2013
Scale: 1 inch = 60 feet	File:	
Tract 1: 1.000 Acres: 43560 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 1071 Feet		
001=n89.4923w 100.00	003=s89.4923e 100.00	
002=n00.0346e 435.60	004=s00.0346w 435.60	



December 6, 2013  
Project No. 13-127  
Warhurst Property  
Parcel S1128131350

A parcel of land situated in the NE 1/4 of the SW 1/4 of the NE 1/4 of Section 28, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the East 1/4 corner of said Section 28, which bears S00°02'08"W a distance of 2,657.13 feet from a found brass cap marking the Northeast corner of said Section 28, thence following the easterly line of the NE 1/4 of said Section 28, N00°02'08"E a distance of 664.22 feet to a point;

Thence leaving said easterly line, N89°49'23"W a distance of 45.00 feet to a found 1/2-inch rebar marking the northeast corner of Lot 8, Block 1 of Bremerton Subdivision (a subdivision on file in Book 66, Pages 6,806-6,807, records of Ada County, Idaho);

Thence following the northerly line of said Lot 8, Block 1, N89°49'23"W a distance of 1,582.97 feet to a point and being the **POINT OF BEGINNING**.

Thence following said northerly line, N89°49'23"W a distance of 20.00 feet to a found 5/8-inch rebar marking the northwest corner of said Lot 8;

Thence leaving said northerly line and following the easterly lines of Lots 1-3, Block 1 of said Bremerton Subdivision, N00°03'46"E a distance of 663.31 feet to a found 1/2-inch rebar marking the northeast corner of said Lot 1, Block 1 on the southerly line of Lot 2, Block 2 of Bridlewood Subdivision (a subdivision on file in Book 58, Pages 5,461-5,462, records of Ada County, Idaho);

Thence leaving said easterly lines and following the said southerly line, S89°51'33"E a distance of 20.00 feet to a point;

Thence leaving said southerly line, S00°03'46"W a distance of 663.32 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.31 acres, or 13,266 square feet more or less.





Title:		Date: 12-06-2013
Scale: 1 inch = 100 feet	File:	
Tract 1: 0.305 Acres: 13266 Sq Feet: Closure = s00.3140w 0.00 Feet: Precision =1/524573: Perimeter = 1367 Feet		
001=n89.4923w 20.00	003=s89.5133e 20.00	
002=n00.0346e 663.31	004=s00.0346w 663.32	





# Warhurst Property for Inclusion in Boise AOI



## Legend

### Roads (4,000 - 8,000)

- Interstate
- Major Roads
- Minor Roads

### Parcels

### Parks

### Boise Area of Impact

### 2013 Photos

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

## Notes

EXHIBIT 9  
 Page 1 of 1  
 Project # 2010081 CPA-20-20A

0.1 0 0.07 0.1 Miles

NAD\_1983\_Transverse\_Mercator  
 Date Generated: 1/29/2014 3:33:56 PM

This map is a user generated static output from an Internet mapping site and is for 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



# Planning & Development Services

**Derick O'Neill**  
Director

January 29, 2014

**Boise City Hall**  
150 N. Capitol Boulevard

Meg Leatherman, Director  
Ada County Development Services  
200 W. Front St.  
Boise, Idaho 83702

**Mailing Address**  
P. O. Box 500  
Boise, Idaho 83701-0500

**Phone**  
208/384-3830

**Fax**  
208/384-3814

**TDD/TTY**  
800/377-3529

**Web**  
[www.cityofboise.org/pds](http://www.cityofboise.org/pds)

**Mayor**  
David H. Bieler

**City Council**  
**President**  
Maryanne Jordan

**Council Pro Tem**  
David Eberle

Elaine Clegg  
Lauren McLean  
TJ Thomson  
Ben Quintana

## RE: Boise City Area of Impact

Dear Meg:

Please accept this application for amending the current Boise Impact Area agreement between our two agencies.

### *Text Amendments*

We have included our requested amendments in a legislative format (attached). In summary, the City requests that Title 9 of the Ada County Code be amended to:

- Reference Blueprint Boise, Boise's Comprehensive Plan, adopted November 15, 2011, as the applicable comprehensive plan for the Boise Area of Impact;
- Incorporate the split parcel provision pertaining to parcels of land that are divided by the Area of Impact boundary line.

### *Map Amendments*

The enclosed maps show the areas proposed for expansion/adjustment of the Impact Area Boundary line. In summary, there are six areas proposed for adjustment based upon a tax parcel being split by the existing boundary line and one area (Ten Mile Creek) proposed for expansion. The Ten Mile Creek area is included within Blueprint Boise as a distinct planning area and has been designated as an urban expansion area with policies and planning for a full suite of urban services. Legal descriptions have been prepared for each boundary change and are included in this application package.

With regard to the expansion of the AOI into the Ten Mile Creek Planning Area, Blueprint Boise notes that no public facilities are currently located in the planning area and that schools, parks, police, and fire coverage will all be provided upon development in the area. Blueprint Boise is organized around 7 themes and attendant guiding principles for each theme. Of particular relevance to the expansion of the AOI is Theme #2: A Predictable Development Pattern which begins on page 2-23 of the plan.

Goals and policies to achieve a predictable development pattern are derived from three principles: encourage compact growth; plan for and coordinate growth within the city's AOI; and use and expand public facilities and services efficiently. Blueprint Boise clearly states and establishes that "new growth will be encouraged only in areas where adequate public water, sewer, fire protection and emergency services, schools transit and roads are currently available or are planned". Furthermore, minimum level-of-service standards have been established and new development will be required to be served with public services that meet those standards.

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The Ten Mile Creek Planning Area is directly adjacent to the existing impact area and is readily serviceable from the extension of existing facilities or through the provision of augmented service. Specifically:

- **Central Water** – Water is currently available at the northwest end of the area and the vast majority falls within United Water’s service area. Roughly 240 acres of the area falls outside of the United Water service area, upon approval of this application the City of Boise will begin working with United Water to incorporate the entire planning area within the water service area.
- **Wastewater Collection & Treatment** – A 10” sewer main in Cloverdale and Columbia Roads serves the area south of Columbia Road with service to the West Boise Wastewater Treatment Plan. In 2010 the City’s Public Works Dept. completed the City’s Wastewater Facilities Plan 2020, which establishes a plan for serving the Ten Mile Creek Planning Area with both collection facilities and plant capacity.
- **Public Safety Services** – Blueprint Boise establishes Level of Service Standards for public safety services and concurrency provisions for new development that may not meet the standards. In addition, the Fire Department Master Siting Plan and Boise City Police Long Range Plan are incorporated and show the serviceability of the planning area either with existing or planned facilities.
- **Schools** – The western portion of the planning area falls within the Kuna School District and the eastern portion falls within the Meridian District. Both are independent taxing districts that are able to accommodate growth through a combination of exactions concurrent with development, existing tax revenues, and bond issues.
- **Transportation Facilities** – Blueprint Boise incorporates the Master Street Map which is jointly adopted by the Ada County Highway District and City of Boise as the long range street plan for the city. The Master Street Map establishes the future network of arterial and collector roadways which will be built in accordance with the ACHD Capital Improvement Plan or as development demands. In addition, goals and policies for the future roads are established in the section pertaining to the Ten Mile Creek Planning Area.
- **Parks and Recreational Facilities** – Goal TMC-NC2 strives to “Establish a variety of recreational opportunities to serve the Ten Mile Creek area” while TMC-NC2.1 calls for an update to the Boise City Parks and Recreation System Plan to create a parks and open space plan for the Ten Mile Creek area. Moreover, TMC-NC2.3 calls for “parks and common areas as a public focus with each neighborhood” with amounts to be based on the quantity of residential development. Finally, the Parks and Recreation Plan on pg. 2-86 identifies a new Neighborhood Park in the area.
- **Public Transportation** – Goal TMC-C1.8 provides for the promotion of “transit supportive and transit-ready development at activity centers and potential transit nodes”, TMC-C1.9 requires multi-modal design of new transportation corridors, and TMC-C1.12 calls for the identification of potential transit corridors and nodes and reservation for future use. Finally, Blueprint Boise calls for the expansion of the City’s transit system and provides goals and policies in Principle #4 A Connected Community (pg. 2-55).
- **Libraries** – the city recognizes the importance of libraries and invests in library locations, technologies, the bookmobile, and reciprocal agreements with other systems including Ada County and Meridian (see pg. 2-68).
- **Storm Drainage** - Multiple sections within Blueprint Boise pertain to Stormwater management and establish the use of Best Management Practices in the design, construction and operation of the facilities. See pages 2-9, 2-10, 2-11 and 2-27.
- **Utility Facilities** – Blueprint Boise requires the extension of utilities concurrent with new development and establishes Level of Service requirements for each (See Use and Expand Public Facilities and Services Efficiently, pg. 2-27 – 2-30).
- **Urban Irrigation** – Both the Boise-Kuna Irrigation District and New York Irrigation District operate within the Ten Mile Creek Area, but lands that fall south and east of the New York Canal are not within a district. Boise requires pressurized irrigation in new developments where irrigation water is available.

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In addition to the analysis that went into the creation of Blueprint Boise, numerous plans and studies are incorporated by reference. These studies add additional data points, analysis, and planning that form the technical assurance that urban services can be provided within a ten year planning horizon. Please see the Blueprint Boise Table of Contents for a full listing of plans adopted by reference, all of which were transmitted with our initial request to renegotiate the Area of Impact Agreement between our two agencies.

Details regarding the incorporation of the Ten Mile Creek Area into the Impact Area and evidence of the relationship to the future growth of the City are found throughout Blueprint Boise, but most especially in the section pertaining to the Ten Mile Creek Planning Area (pg. TMC-1). Being adjacent to the existing impact area and largely undeveloped, this area has the potential to accommodate a significant population and to develop in full compliance with the goal and policies of Blueprint Boise.

We appreciate your consideration and look forward to working with the County toward the adoption of all the above. Please do not hesitate to call if you have question or need more information.

Sincerely,



Daren Fluke, AICP  
Comprehensive Planning Manager

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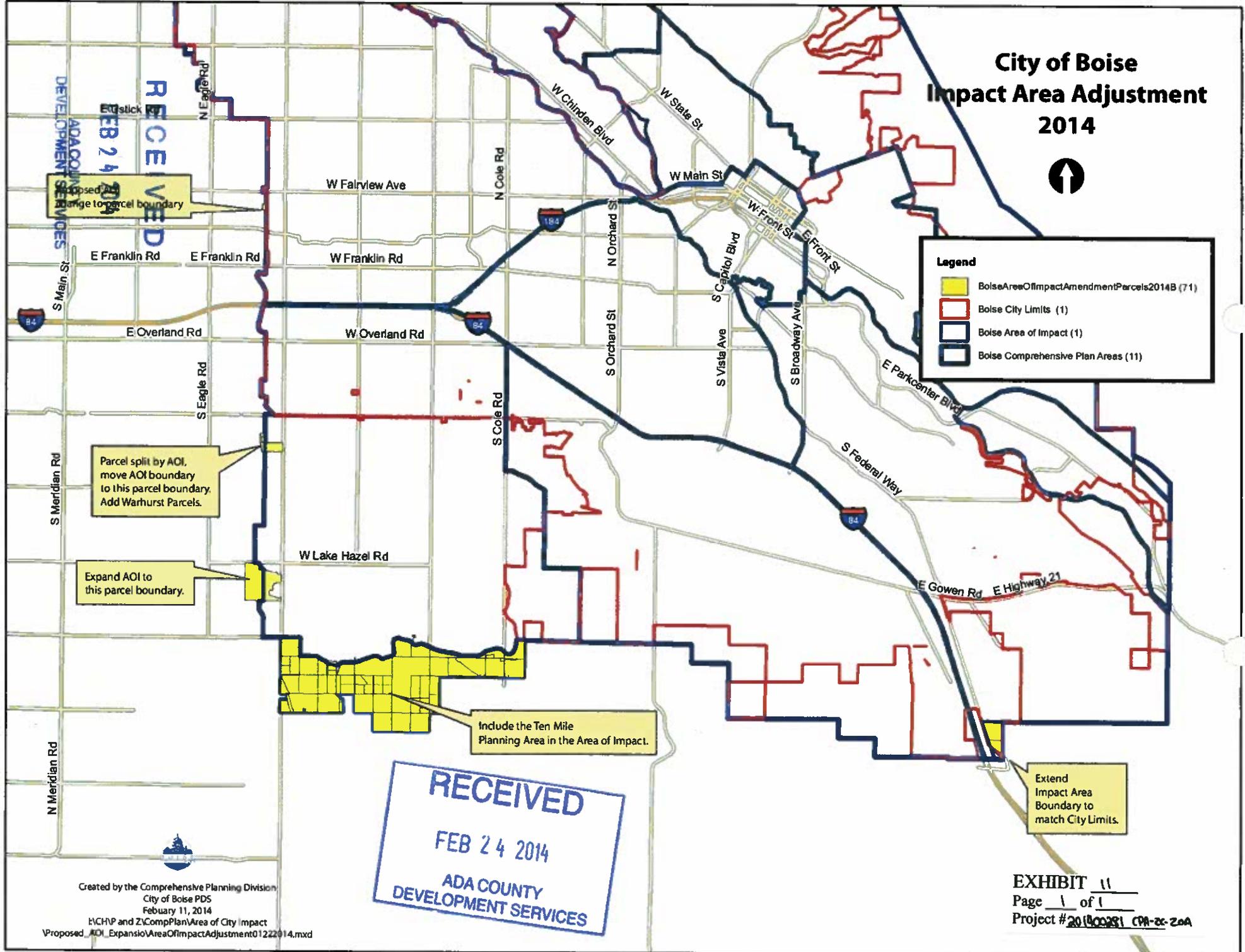
EXHIBIT 10  
Page 3 of 3  
Project # 201400281 CPA-2C-20A

# City of Boise Impact Area Adjustment 2014



**Legend**

- Boise Area of Impact Amendment Parcels 2014B (71)
- Boise City Limits (1)
- Boise Area of Impact (1)
- Boise Comprehensive Plan Areas (11)



Parcel split by AOI, move AOI boundary to this parcel boundary. Add Warhurst Parcels.

Expand AOI to this parcel boundary.

Include the Ten Mile Planning Area in the Area of Impact.

Extend Impact Area Boundary to match City Limits.

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 ADA COUNTY  
 DEVELOPMENT SERVICES

**Title 9, Chapter 3 of the Ada County Code shall be amended as follows:**

**9-3-1: BOISE CITY AREA OF CITY IMPACT BOUNDARY:**

**A. Boise City Area Of City Impact Boundary Map:**

1. The Boise City area of city impact is the area designated on the Boise City area of city impact boundary map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County development services department.

2. Amendments to the map are as follows:

- a. Ordinance 158, November 26, 1986.
- b. Ordinance 187, June 9, 1988.
- c. Ordinance 245, April 2, 1992.
- d. Ordinance 257, December 3, 1992.
- e. Ordinance 282, December 1, 1994.
- f. Ordinance 284, December 22, 1994.
- g. Ordinance 285, January 26, 1995.
- h. Ordinance 327, April 9, 1997.
- i. Ordinance 354, March 11, 1998.
- j. Ordinance 366, October 7, 1998.
- k. Ordinance 425, May 23, 2001.
- l. Ordinance 473, November 20, 2002.
- m. Ordinance 508, September 24, 2003.
- n. Ordinance 539, April 28, 2004.
- o. Ordinance 579, April 13, 2005.
- p. Ordinance 602, December 28, 2005.
- g. Ordinance ???, Month day, 2014

B. Annexation: Upon annexation of any portion of the area of city impact into Boise City, the provisions of this chapter shall no longer apply to such annexed areas. (Ord. 138, 11-30-1984; amd. Ord. 139, 11-30-1984; amd. Ord. 158, 11-26-1986; amd. Ord. 187, 6-9-1988; amd. Ord. 245, 4-2-1992; amd. Ord. 257, 12-3-1992; amd. Ord. 260, 2-25-1993; amd. Ord. 282, 12-1-1994; amd. Ord. 284, 12-22-1994; amd. Ord. 285, 1-26-1995; amd. Ord. 327, 4-9-1997; amd. Ord. 354, 3-11-1998; amd. Ord. 366, 10-7-1998; amd. Ord. 425, 5-23-2001; amd. Ord. 473, 11-20-2002; amd. Ord. 508, 9-24-2003; amd. Ord. 539, 4-28-2004; amd. Ord. 579, 4-13-2005; amd. Ord. 602, 12-28-2005)

C. Division By Boundary: In case a property under single ownership is divided by the boundary line of the Boise area of city impact and any other area of city impact boundary, and the line divides such property so that one or both of the parts has a depth of three hundred feet (300') or less, such part may be included in the jurisdiction within which the remainder and larger portion of the property is located.

Exception: In the case where a property under a single ownership is divided by the boundary line of the Boise area of city impact only, the smaller portion of such property may, without the three hundred foot (300') limitation stated above, be included in the jurisdiction within which the larger portion of the property is located.

### **9-3-3: APPLICABLE PLAN POLICIES AND ORDINANCES:**

A. The Boise City comprehensive plan, Blueprint Boise, adopted by Boise City as of ~~January 21, 1997, and as amended on December 22, 1998, February 19, 2002, July 24, 2002, January 7, 2003, by resolution 17367~~ November 15, 2011 with the accompanying map fully incorporated by reference, copies of which are available for inspection at Ada County development services department, ~~February 11, 2003,~~ and including the Boise City comprehensive park and recreation system plan, as amended on October 5, 2004, by resolution 18344 and as further amended on November 15, 2005, by resolution 18866, and as further amended by resolution???? on MONTH, DAY, YEAR, shall apply within the unincorporated part of the Boise City area of city impact.

DESCRIPTION  
FOR  
TEN MILE CREEK PLANNING AREA  
BOISE CITY IMPACT AREA BOUNDARY

Beginning at the North Quarter corner of Section 7, Township 2 North, Range 2 East, Boise Meridian, Ada County, Idaho; thence along the northerly boundary of Section 7 North  $88^{\circ}31'48''$  West 1303.86 feet to the northeast corner of Government Lot 1 and the TRUE POINT OF BEGINNING;

Thence along the easterly boundary of Government Lots 1 and 2 South  $0^{\circ}45'57''$  West 2660.88 feet;

Thence along the southerly boundary of Government Lot 2 North  $88^{\circ}31'45''$  West 1427.65 feet to the West Quarter corner of said Section 7;

Thence along the east west quarter line of Section 12, Township 2 North, Range 1 East, Boise Meridian, North  $89^{\circ}21'49''$  West 4669.33 feet;

Thence South  $0^{\circ}29'56''$  West 2657.19 feet to the southerly boundary of said Section 12;

Thence along said southerly boundary North  $89^{\circ}19'54''$  West 667.68 feet to the southwest corner of said Section 12;

Thence along the easterly boundary of Section 14, Township 2 North, Range 1 East, Boise Meridian, South  $0^{\circ}46'55''$  West 1329.78 feet;

Thence leaving said easterly boundary North  $89^{\circ}46'38''$  West 3983.98 feet;

Thence North  $0^{\circ}18'24''$  East 1335.15 feet to the northerly boundary of said Section 14;

Thence along said northerly boundary North  $89^{\circ}42'27''$  West 1331.21 feet to the northwest corner of said Section 14;

Thence along the easterly boundary of Section 10, Township 2 North, Range 1 East, Boise Meridian, North  $0^{\circ}01'50''$  East 1328.04 feet;

Thence leaving said easterly boundary South  $89^{\circ}53'05''$  West 1379.79 feet;

Thence South  $31^{\circ}27'01''$  East 252.26 feet;

Thence South  $51^{\circ}24'35''$  East 412.18 feet;

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Page 1 of 3  
Project # 20140081 PH-2-201



Thence South 5°02'44" East 861.31 feet to the southerly boundary of said Section 10;

Thence along said southerly boundary South 89°39'45" West 1816.43 feet to the South Quarter corner of said Section 10;

Thence continuing along said southerly boundary South 89°39'45" West 853.77 feet;

Thence leaving said southerly boundary North 0°20'06" West 237.92 feet;

Thence North 83°10'23" West 176.38 feet;

Thence South 0°20'06" East 259.91 feet to the southerly boundary of said Section 10;

Thence along said southerly boundary South 89°39'54" West 1630.10 feet to the southwest corner of said Section 10;

Thence along the westerly boundary of said Section 10 North 0°51'33" East 845.53 feet;

Thence leaving said westerly boundary South 89°26'27" East 484.81 feet;

Thence North 4°49'27" West 343.70 feet;

Thence North 39°51'33" East 153.70 feet;

Thence South 88°46'27" East 100.00 feet;

Thence North 24°00'27" West 30.00 feet;

Thence North 88°00'27" West 635.00 feet to the westerly boundary of said Section 10;

Thence along said westerly boundary North 0°51'33" East 1348.67 feet to the West Quarter corner of said Section 10;

Thence continuing along said westerly boundary North 0°42'59" East 2667.42 feet to the northwest corner of said Section 10;

Thence along the northerly boundary of said Section 10 South 89°26'51" East 1322.91 feet.

End of Description

3000 1500 0 3000 6000ft



SCALE

Parcel Line Table

Line #	Length	Direction
L1	2660.88	S0° 45' 57"W
L2	1427.65	N88° 31' 45"W
L3	4669.33	N89° 21' 49"W
L4	2657.19	S0° 29' 56"W
L5	667.68	N89° 19' 54"W
L6	1329.78	S0° 46' 55"W
L7	3983.98	N89° 46' 38"W
L8	1335.15	N0° 18' 24"E
L9	1331.21	N89° 42' 27"W
L10	1328.04	N0° 01' 50"E
L11	1379.79	S89° 53' 05"W
L12	252.26	S31° 27' 01"E
L13	412.18	S51° 24' 35"E
L14	861.31	S5° 02' 44"E
L15	1816.43	S89° 39' 45"W
L16	853.77	S89° 39' 45"W
L17	237.92	N0° 20' 06"W
L18	176.38	N83° 10' 23"W
L19	259.91	S0° 20' 06"E
L20	1630.10	S89° 39' 54"W
L21	845.53	N0° 51' 33"E
L22	484.81	S89° 26' 27"E
L23	343.70	N4° 49' 27"W
L24	153.70	N39° 51' 33"E
L25	100.00	S88° 46' 27"E
L26	30.00	N24° 00' 27"W
L27	635.00	N88° 00' 27"W
L28	1348.67	N0° 51' 33"E
L29	2667.42	N0° 42' 59"E
L30	1322.91	S89° 26' 51"E

N88° 31' 48"W  
1303.86'  
T.P.O.B.

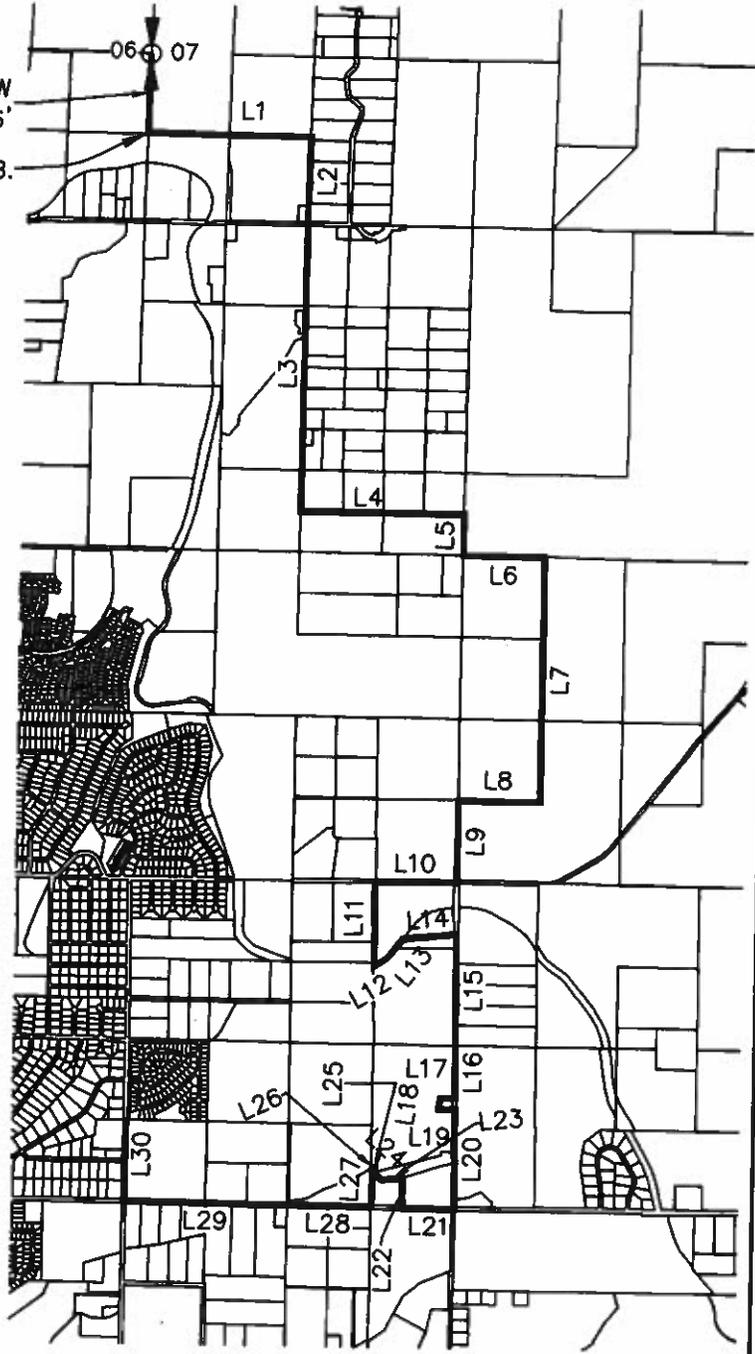


EXHIBIT 13  
Page 3 of 3  
Project # 20140081 07-2-20A

EXHIBIT 'A'



# Impact Area Expansion

## Legend

- Mixed-Use Activity Centers**
- Regional Activity Center
  - Community Activity Center
  - Neighborhood Activity Center

- Land Use Categories**
- Neighborhoods**
- High Density
  - Compact
  - Suburban
  - Large Lot

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

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

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

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

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

- Boise City Limits Outline



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

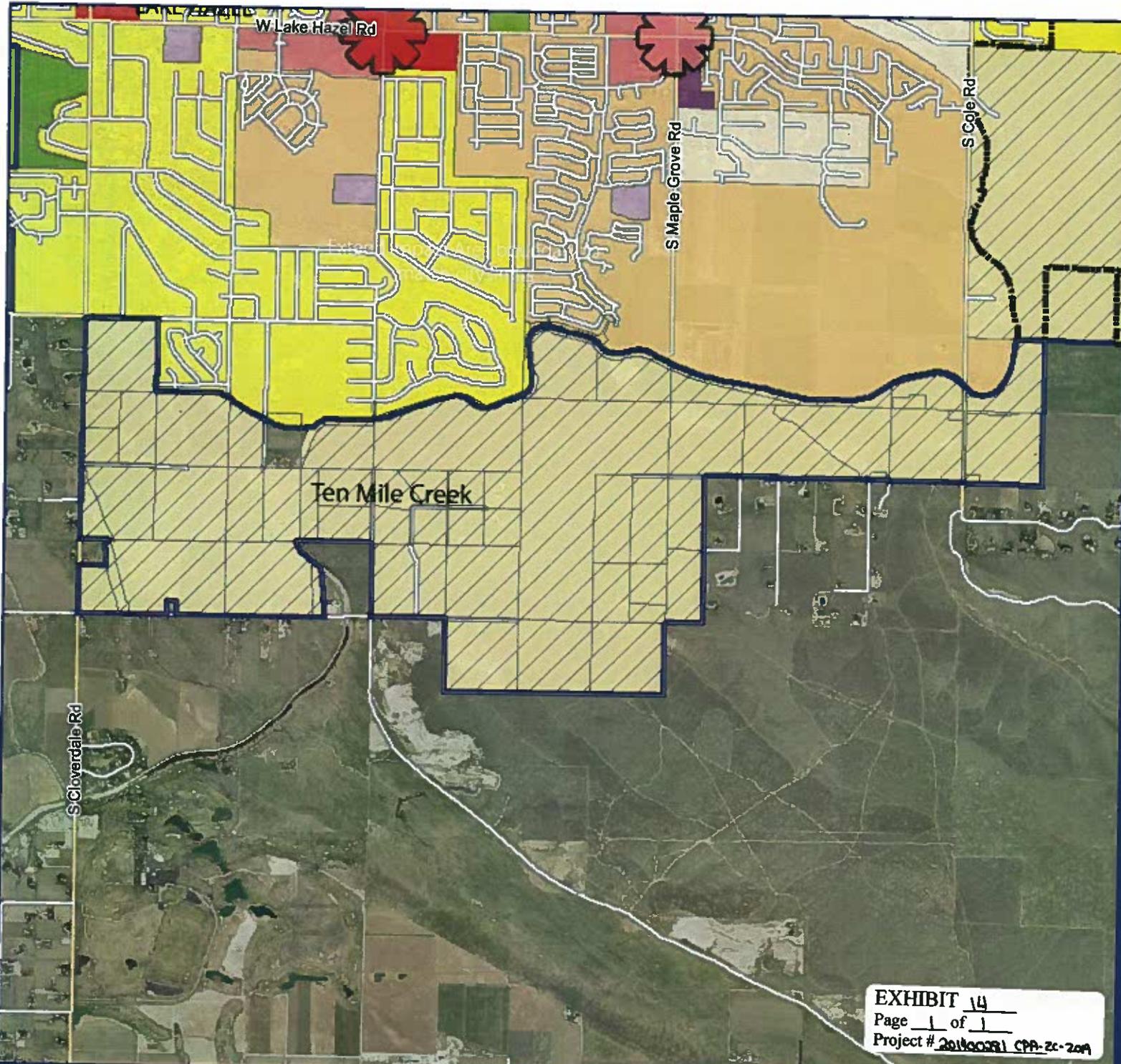
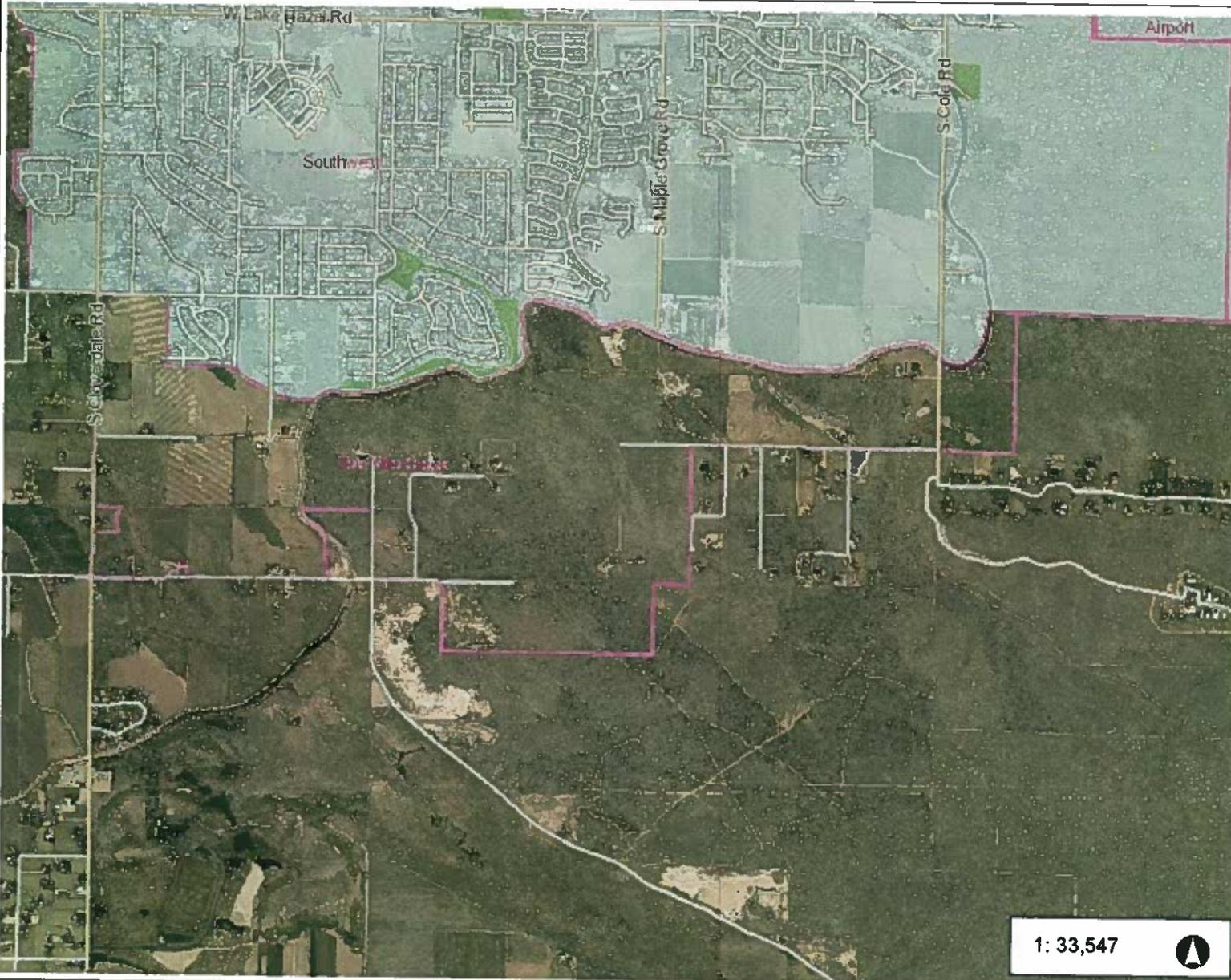


EXHIBIT 14  
 Page 1 of 1  
 Project # 201100581 CPP-2c-209



# Ten Mile Creek Planning Area



## Legend

- Railroads
- Roads (25,000 - 50,000)
  - Interstate
  - Major Roads
  - Minor Roads
- Parks
- Planning Areas
- Boise Area of Impact
- 2013 Photos
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

1: 33,547



1.1 0 0.53 1.1 Miles

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## Notes

EXHIBIT 15  
Page 1 of 1  
Project # 201400261 CIP 2c-20A

LAND DESCRIPTION  
FOR  
BOISE CITY AREA OF IMPACT  
PARCEL NO. S1109120800



A parcel of land located in part of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the northeast corner of Section 9; thence along the northerly boundary of Section 9 North  $89^{\circ}23'13''$  West 1329.34 feet to the northeast corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence along the easterly boundary of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  South  $0^{\circ}30'23''$  West 933.47 feet to the TRUE POINT OF BEGINNING;

Thence continuing along said easterly boundary South  $0^{\circ}30'23''$  West 392.15 feet to the southeast corner of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;

Thence along the southerly boundary of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  North  $89^{\circ}22'16''$  West 337.92 feet to the easterly right of way of North Mount Hood Avenue;

Thence 30.72 feet along the arc of a curve right, said curve having a radius of 75.00 feet, a central angle of  $23^{\circ}28'17''$  and a chord bearing North  $12^{\circ}21'25''$  East 30.51 feet;

Thence North  $24^{\circ}05'33''$  East 78.00 feet to the beginning of a curve;

Thence 51.46 feet along the arc of a curve left, said curve having a radius of 125.00 feet, a central angle of  $23^{\circ}35'09''$  and a chord bearing North  $12^{\circ}17'58''$  East;

Thence North  $0^{\circ}30'24''$  East 162.98 feet to the beginning of a curve;

Thence 11.79 feet along the arc of a curve right, said curve having a radius of 20.00 feet, a central angle of  $33^{\circ}47'00''$  and a chord bearing North  $17^{\circ}23'54''$  East 11.62 feet to the beginning of a curve;

Thence 72.87 feet along the arc of a curve left, said curve having a radius of 50.00 feet, a central angle of  $83^{\circ}29'56''$  and a chord bearing North  $7^{\circ}27'34''$  West 66.59 feet;

Thence leaving said right of way South  $89^{\circ}29'53''$  East 295.85 feet to the TRUE POINT OF BEGINNING.

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Page 1 of 1  
Project # 201400281 CPP-2c-20A

LAND DESCRIPTION  
FOR  
BOISE CITY AREA OF IMPACT  
PART OF PARCEL NO. S1404110025

A portion of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 4, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the North  $\frac{1}{4}$  corner of Section 4; thence South  $0^{\circ}46'25''$  West 40.00 feet to the TRUE POINT OF BEGINNING;

Thence South  $89^{\circ}56'39''$  East 955.92 feet to the northwesterly corner of Medalist Subdivision No. 1, according to the plat thereof, filed in Book 78 at Page 8326, records of Ada County;

Thence along the westerly boundary of said Medalist Subdivision No. 1 the following courses and distances;

South  $44^{\circ}56'39''$  East 28.28 feet;

South  $0^{\circ}03'21''$  West 17.94 feet to the beginning of a curve;

183.43 feet along the arc of a curve left, said curve having a radius of 175.00 feet, a central angle of  $60^{\circ}03'21''$  and a chord bearing South  $29^{\circ}58'19''$  East 175.15 feet;

South  $16^{\circ}00'00''$  West 179.48 feet;

South  $77^{\circ}30'00''$  East 269.78 feet;

Thence leaving said westerly boundary South  $0^{\circ}31'22''$  West 2210.16 feet to the southerly boundary of the Northeast  $\frac{1}{4}$  of Section 4;

Thence along said southerly boundary North  $89^{\circ}39'45''$  West 1337.31 feet to the Center  $\frac{1}{4}$  corner of Section 4;

Thence along the westerly boundary of the Northeast  $\frac{1}{4}$  North  $0^{\circ}46'25''$  East 2649.59 feet to the TRUE POINT OF BEGINNING.



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Page 1 of 1  
Project # 201400331 CPA-2c-20A



# Parcel S1404110025 for Inclusion in Boise Impact Area



- Legend**
- Roads (8,000 - 25,000)
    - Interstate
    - Major Roads
    - Minor Roads
  - Parcels
  - Parks
  - Boise Area of Impact
  - 2013 Photos
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3

1: 9,954



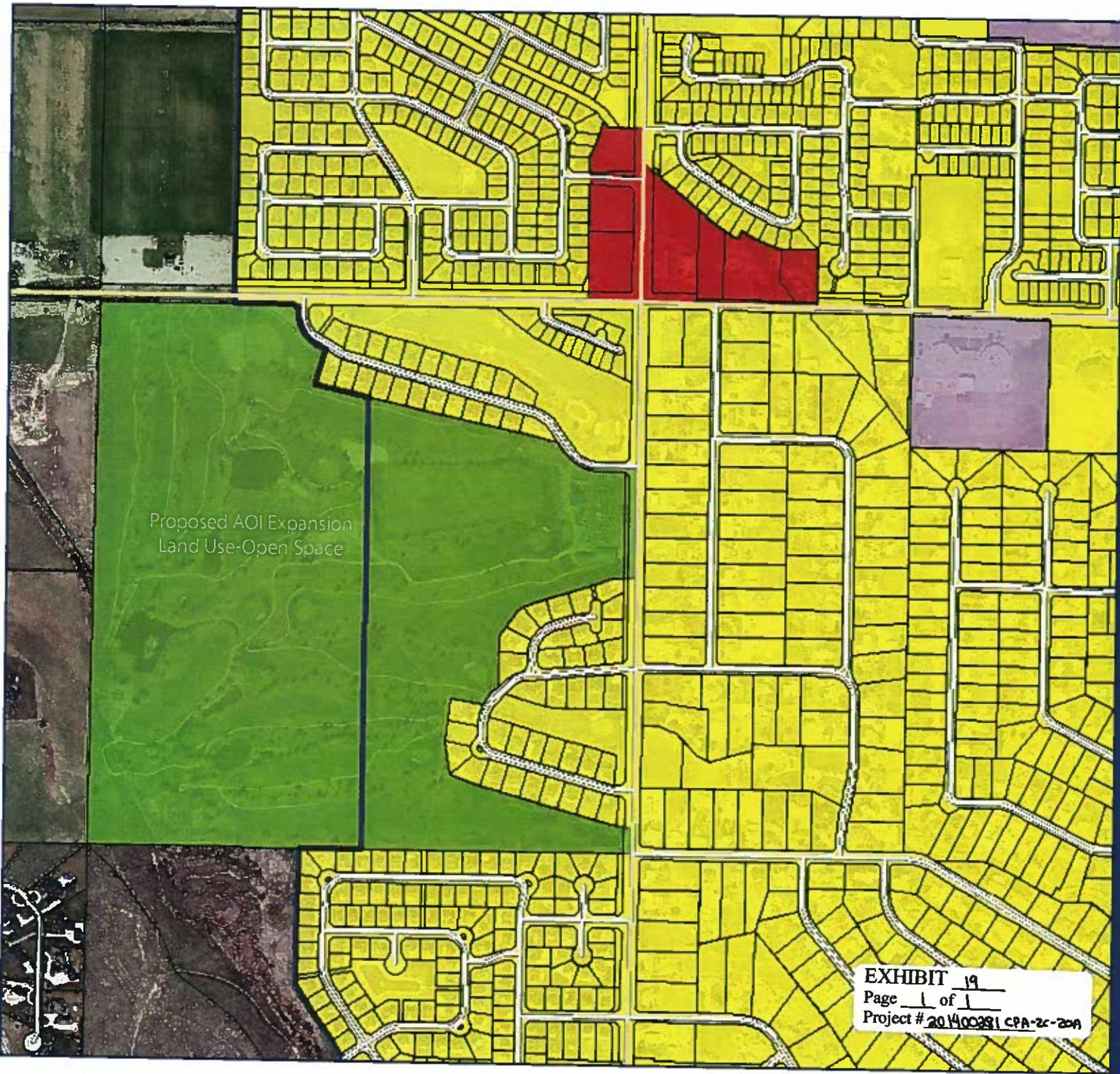
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**Notes**  
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Project # 201400281 CPA-21-294



# Impact Area Adjustment



Proposed AOI Expansion  
Land Use-Open Space

## Legend

### Mixed-Use Activity Centers

- Regional Activity Center
- Community Activity Center
- Neighborhood Activity Center

### Land Use Categories

#### Neighborhoods

- High Density
- Compact
- Suburban
- Large Lot

#### Commercial/Employment

- Commercial
- Office
- Industrial

#### Mixed-Use

- Mixed-Use
- Downtown Mixed-Use

#### Parks and Open Space

- Parks/Open Space

#### Public/Institutional

- Airport
- Public/Quasi-Public
- Education

#### Other

- BSU Master Plan
- Planned Community
- Slope Protection
- Buildable
- Area of Impact

EXHIBIT 19  
 Page 1 of 1  
 Project # 201400281 CPA-2c-20A



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

LAND DESCRIPTION  
FOR  
BOISE CITY AREA OF IMPACT  
PARCEL NUMBERS S1618131200,  
S1618212402 , S1618120601

Part of the West ½ of the Northeast ¼ and part of the Northeast ¼ of the Northwest ¼ of Section 18, Township 2 North, Range 3 East, Boise Meridian, Ada County, Idaho, described as follows:

Beginning at the Northeast corner for Section 18; thence along the northerly boundary of Section 18 North 89°06'25" West 1322.07 feet to the TRUE POINT OF BEGINNING;

Thence along the easterly boundary of said West ½ of the Northeast ¼ South 0°19'53" West 1323.03 feet;

Thence continuing along said easterly boundary South 0°10'13" West 933.66 feet to the easterly right of way of Federal Way;

Thence along said right of way the following courses;

North 59°12'11" West 143.09 feet;

North 52°45'26" West 620.39 feet to the beginning of a curve;

566.16 feet along the arc of a curve right, said curve having a radius of 930.00 feet, a central angle of 34°52'48" and a chord bearing North 35°19'02" West 557.46 feet;

North 22°06'01" West 271.58 feet;

North 17°52'37" West 1178.52 feet to the northerly boundary of Section 18;

Thence leaving said right of way North 89°43'35" East 91.52 feet to the North ¼ corner for Section 18;

Thence along the northerly boundary of Section 18 South 89°06'25" East 1322.06 feet to the TRUE POINT OF BEGINNING.

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Page 1 of 1  
Project # 201400281 CFB-20-201





# Parcels to be included in Boise Impact Area



**Legend**

- Roads (8,000 - 25,000)
  - Interstate
  - Major Roads
  - Minor Roads
- Parks
- Boise Area of Impact
- 2013 Photos
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

1: 16,773

0.5 0 0.26 0.5 Miles

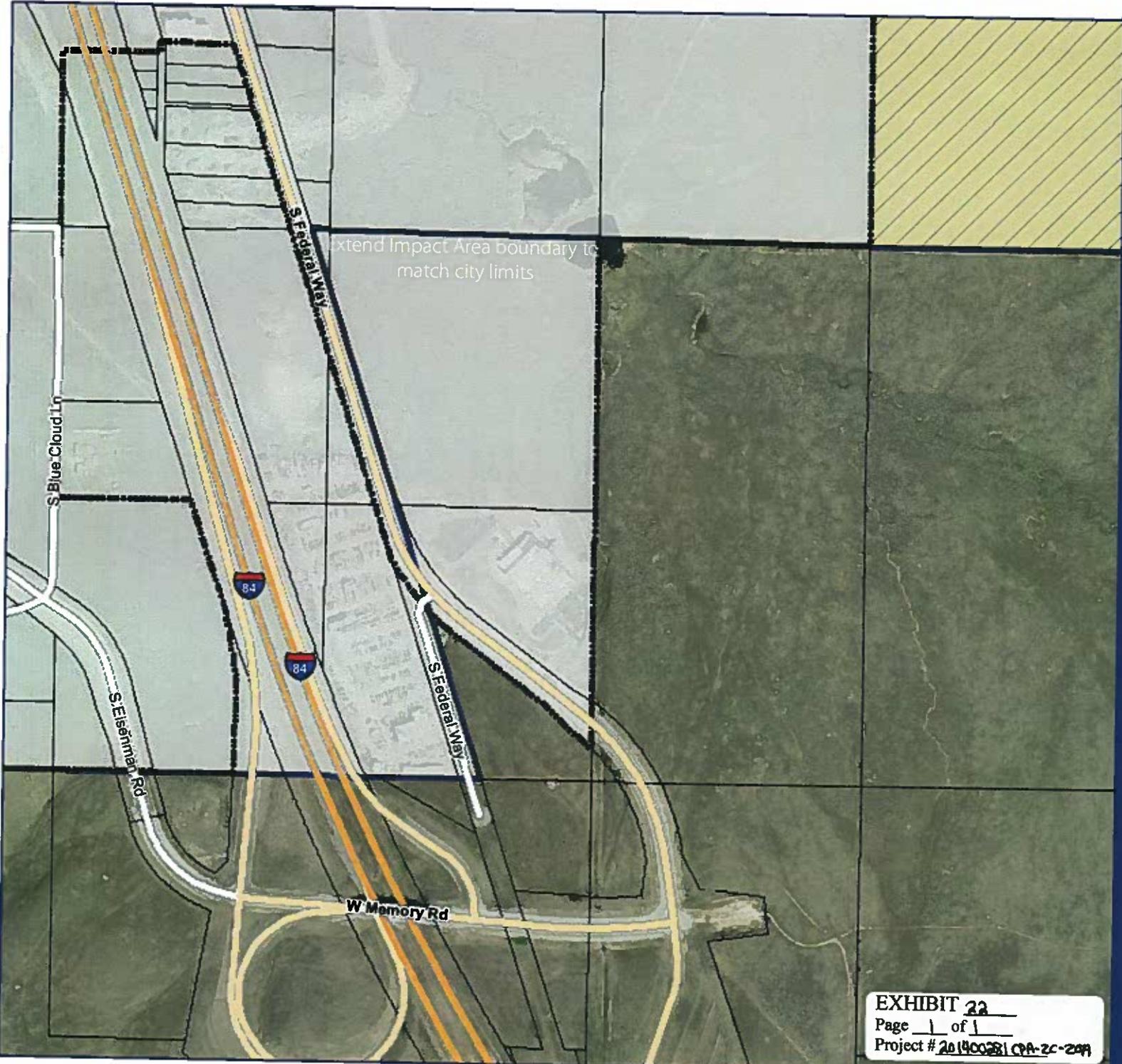
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**Notes**  
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Project # 201400281 CA-20-20A



# Impact Area Adjustment



## Legend

### Mixed-Use Activity Centers

- Regional Activity Center
- Community Activity Center
- Neighborhood Activity Center

### Land Use Categories

#### Neighborhoods

- High Density
- Compact
- Suburban
- Large Lot

#### Commercial/Employment

- Commercial
- Office
- Industrial

#### Mixed-Use

- Mixed-Use
- Downtown Mixed-Use

#### Parks and Open Space

- Parks/Open Space

#### Public/Institutional

- Airport
- Public/Quasi-Public
- Education

#### Other

- BSU Master Plan
- Planned Community
- Slope Protection
- Buildable

- Area of Impact

- Boise City Limits Outline

EXHIBIT 22  
 Page 1 of 1  
 Project # 201400281 CPA-2C-201



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

DESCRIPTION  
FOR  
CLOVERDALE/VICTORY AREA  
BOISE CITY IMPACT AREA BOUNDARY

Beginning at the East Quarter corner of Section 28, Township 3 North, Range 1 East, Boise Meridian; thence along the southerly boundary of the Northeast Quarter of said Section 28 North  $89^{\circ}35'22''$  West 1328.28 feet to the TRUE POINT OF BEGINNING;

Thence continuing along said southerly boundary North  $89^{\circ}35'22''$  West 210.74 feet;

Thence North  $9^{\circ}05'18''$  West 672.49 feet;

Thence North  $0^{\circ}15'47''$  East 663.31 feet;

Thence South  $89^{\circ}39'32''$  East 319.98 feet the existing westerly boundary of the Boise City Impact Area;

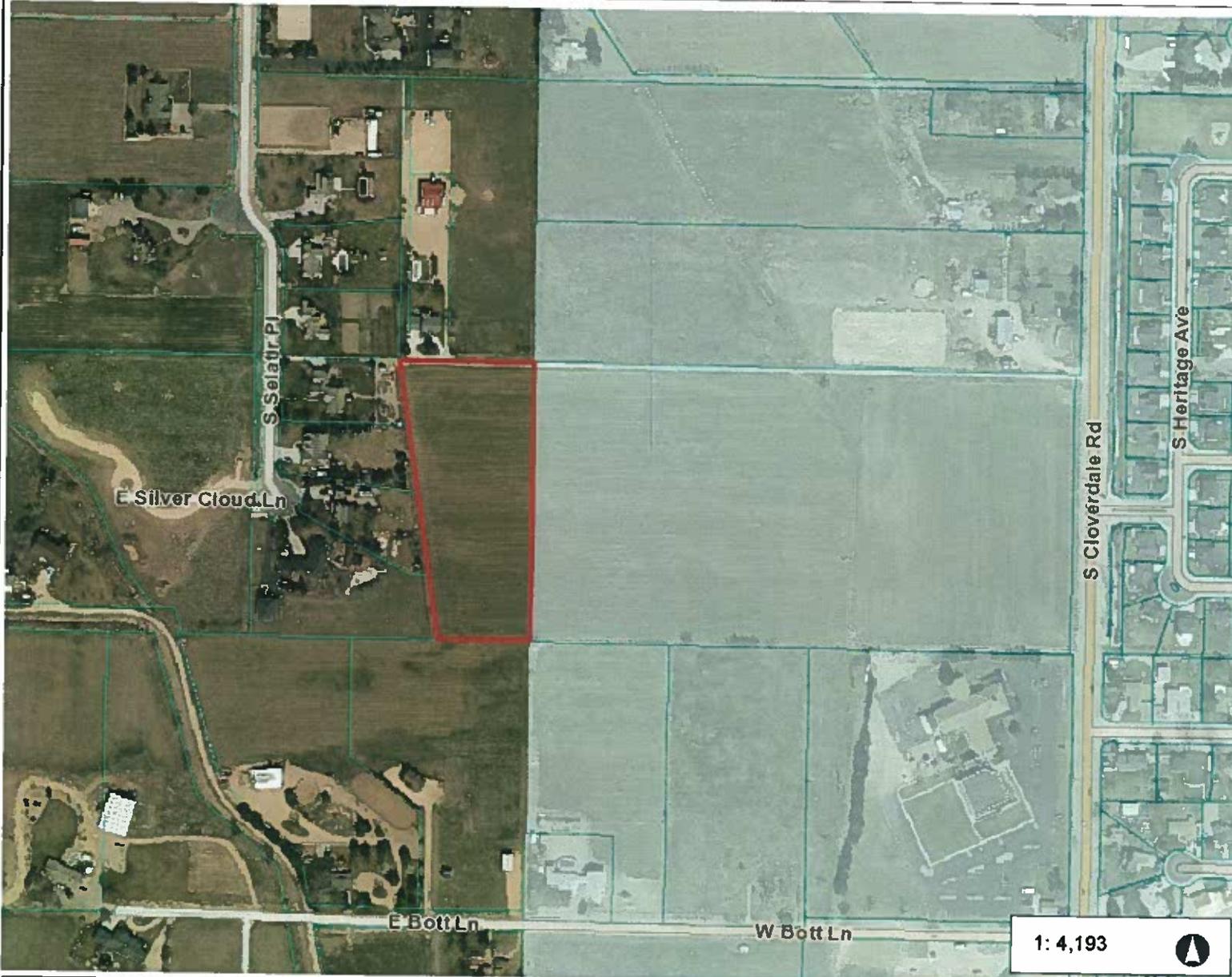
Thence along said westerly boundary South  $0^{\circ}15'43''$  West 1326.97 feet to the TRUE POINT OF BEGINNING.



EXHIBIT 23  
Page 1 of 1  
Project # 201400281 (PA-20-204)



# Parcel to be included in Boise Impact Area



**Legend**

- Roads (4,000 - 8,000)
  - Interstate
  - Major Roads
  - Minor Roads
- Parcels
- Parks
- Boise Area of Impact
- 2013 Photos
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

0.1 0 0.07 0.1 Miles  
 NAD\_1983\_Transverse\_Mercator  
 Date Generated: 1/29/2014 3:19:20 PM

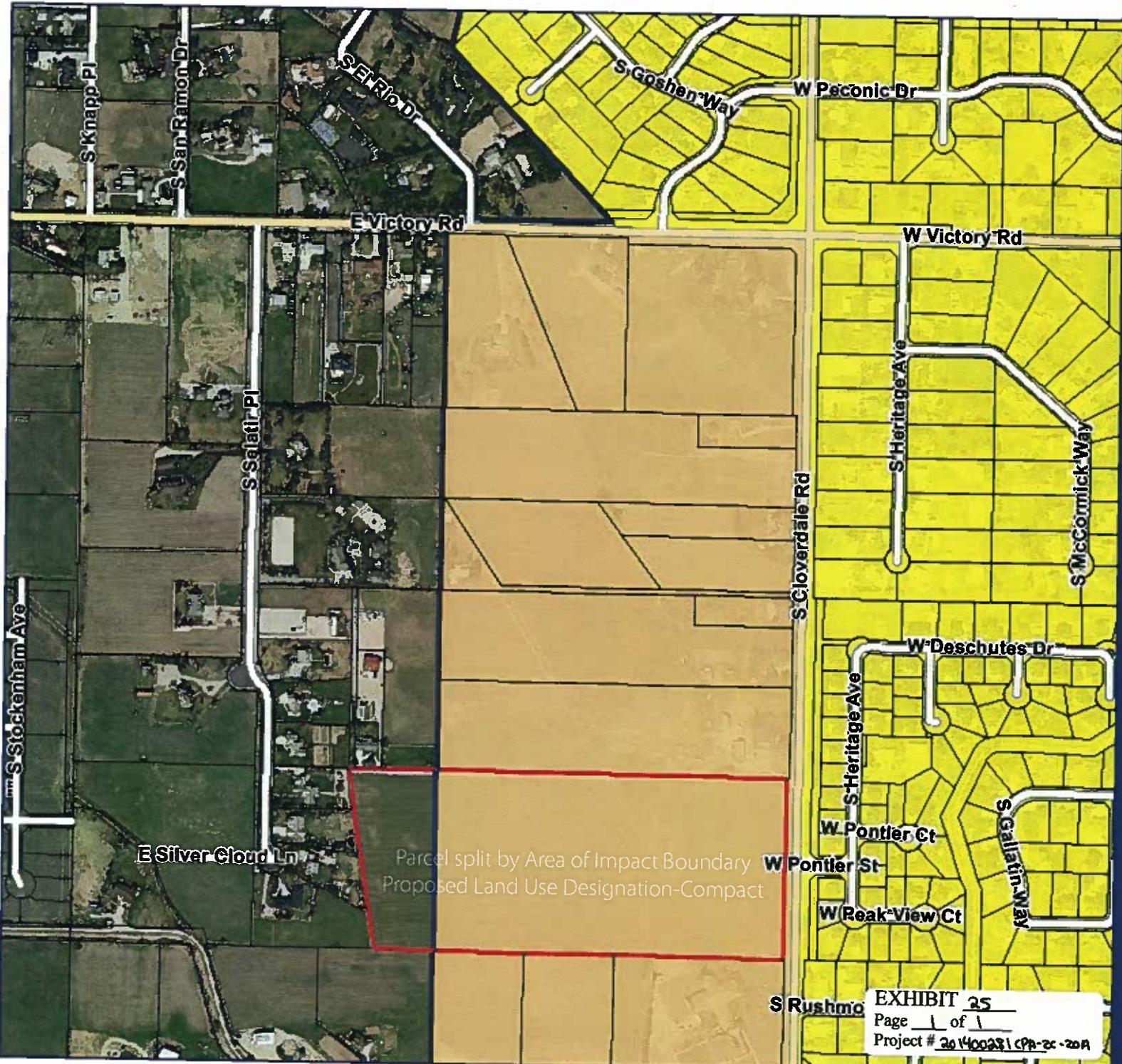
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 4,193

**Notes**  
 EXHIBIT 24  
 Page 1 of 1  
 Project # 201400281 CFB-2C-249



# Impact Area Adjustment



Parcel split by Area of Impact Boundary  
Proposed Land Use Designation-Compact

### Legend

- Mixed-Use Activity Centers**
- Regional Activity Center
  - Community Activity Center
  - Neighborhood Activity Center

- Land Use Categories**
- Neighborhoods**
- High Density
  - Compact
  - Suburban
  - Large Lot

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

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

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

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

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

EXHIBIT 25  
Page 1 of 1  
Project # 201400281 CPA-2c-20A

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



# MASTER APPLICATION/PETITION REQUEST

ADA COUNTY DEVELOPMENT SERVICES

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

### TYPE OF ADMINISTRATIVE APPLICATION:

- ACCESSORY USE\*
- FARM DEVELOPMENT RIGHT
- FLOODPLAIN PERMIT
- HILLSIDE DEVELOPMENT\*
- HIDDEN SPRINGS ADMINISTRATIVE
- HIDDEN SPRINGS SPECIAL EVENT
- LIGHTING PLAN
- LANDSCAPE PLAN
- DRAINAGE PLAN
- MASTER SITE PLAN\*
- EXPANSION NONCONFORMING USE
- ONE TIME DIVISION
- PRIVATE ROAD
- PROPERTY BOUNDARY ADJUSTMENT
- PLANNED UNIT DEVELOPMENT (PUD)
- SIGN PLAN
- TEMPORARY USE\*

### TYPE OF HEARING LEVEL APPLICATION:

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

### TYPE OF HEARING LEVEL PETITION:

- COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

### TYPE OF ADDENDA:

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

### REQUIRED SUBMITTALS:

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

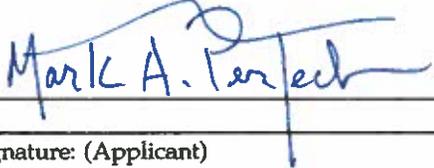
### SITE INFORMATION:

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Total Acres: \_\_\_\_\_  
 Subdivision Name: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
 Site Address: \_\_\_\_\_ City: \_\_\_\_\_  
 Tax Parcel Number(s): \_\_\_\_\_  
 Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_ Area of City Impact: Boise Overlay  
 District(s): \_\_\_\_\_



OFFICE USE ONLY

Project #: <u>201400281-ZOA-ZC-CPA</u>	Planning Fees/GIS:	Engineering Fees:
Received By: <u>BA</u> Date: <u>2/24</u> Stamped <input type="checkbox"/>		

<b>APPLICANT/AGENT: (Please print)</b>	<b>ADDITIONAL CONTACT if applicable: (Please Print)</b>
Name: <u>Ada County Development Services</u>	Name: _____
Address: <u>200 W. Front Street</u>	Address: _____
City: <u>Boise</u> State: <u>ID</u> Zip: <u>83702</u>	City: _____ State: _____ Zip: _____
Telephone: <u>(208)-287-7900</u> Fax: _____	Telephone: _____ Fax: _____
Email: _____	Email: _____
I certify this information is correct to the best of my knowledge.	<b>ENGINEER / SURVEYOR if applicable: (Please Print)</b>
	Name: _____
	Address: _____
	City: _____ State: _____ Zip: _____
	Telephone: _____ Fax: _____
Email: _____	
Signature: (Applicant)	Date

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



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

Zoning Ordinance Map Amendment request require a public hearing.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
<input checked="" type="checkbox"/>	One paper copy and one electronic copy of all required submittals.	
<input checked="" type="checkbox"/>	Completed and signed Master Application	
<input checked="" type="checkbox"/>	DETAILED LETTER by the applicant fully describing the request or project and address the following:	
	<input checked="" type="checkbox"/> Reason for request	
	<input checked="" type="checkbox"/> Explain compliance with the appropriate Comprehensive Plan.	
	<input checked="" type="checkbox"/> Existing Zoning:	
	<input checked="" type="checkbox"/> Proposed Zoning:	
	<input checked="" type="checkbox"/> Total acreage to be re-zoned:	
NA	NEIGHBORHOOD MEETING CERTIFICATION	
NA	PRE-APPLICATION CONFERENCE NOTES	
<input checked="" type="checkbox"/>	METES AND BOUNDS LEGAL DESCRIPTION of the property to be subdivided including a Microsoft Word® electronic Word document.	
NA	DEVELOPMENT AGREEMENT CHECKLIST	
NA	DEED or evidence of proprietary interest.	
NA	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
NA	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	

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



# ADA COUNTY DEVELOPMENT SERVICES

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



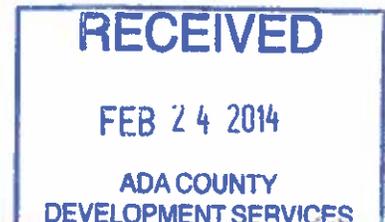
## ZONING ORDINANCE TEXT AMENDMENT CHECKLIST (ACC 8-7-3)

A Zoning Ordinance Text Amendment request requires a public hearing.

### GENERAL INFORMATION:

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

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



# ADA COUNTY DEVELOPMENT SERVICES

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



## AREA OF IMPACT EXPANSION

An Area of Impact Expansion requires the following information.

### GENERAL INFORMATION

X	1. A letter from the City requesting renegotiation	X
X	2. A map showing the existing and proposed area of city impact boundaries.	X
X	3. Geographic Information System (GIS) shape and data files(s) for the area of city impact expansion area. (CD/DVD)	X
X	4. Justification pertaining to the proposed area of city impact as it relates to trade areas and geographic factors. (Idaho Code Section 67-6526)	X
X	5. Justification pertaining to the reasonable likelihood that the proposed area of city impact expansion area will be annexed including, but not limited to, the availability of urban services as listed below:	
X	a. Central Water	
X	b. Municipal or central wastewater collection and treatment	
X	c. Public safety services such as fire protection, law enforcement and emergency medical services	
X	d. Schools	
X	e. Urban standard streets, roads and transportation facilities	
X	f. Park and recreational facilities	
X	g. Public transportation	
X	h. Libraries	
X	i. Storm drainage facilities	
X	j. Utility facilities	
X	k. Urban irrigation systems	
X	6. Documentation and technical assurances that urban services will be provided within ten years. This may include Capital Investment Plans, Capital Facility Plans and/or Utility Service Master Plans.	
X	7. Evidence demonstration how the proposed area of city impact will accommodate the future growth goals of the City.	
X	8. The City should be willing to provide any additional information deemed necessary by Ada County.	
<b>OFFICE USE ONLY</b>		
File #	Received by:	Date:

RECEIVED

FEB 24 2014

ADA COUNTY  
DEVELOPMENT SERVICES

- 1 -

EXHIBIT 29  
Page 1 of 1  
Project # 201400281 CPA-ZC-Z0A

# ADA COUNTY DEVELOPMENT SERVICES

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

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



BUILDING • ENGINEERING • PLANNING • ZONING

March 3, 2014

Ada County Board of Commissioners  
200 W. Front Street  
Boise, ID 83702

Dear Honorable Commissioners,

Ada County Development Services is requesting a petition for a Comprehensive Plan Map and Text Amendment in order to adopt Blueprint Boise as the applicable comprehensive plan for the Boise Area of Impact as was adopted by the Boise City Council on November 15, 2011. Also, a zoning ordinance map amendment for the adjustment of the Boise and Meridian Impact Area boundary line and for the expansion of the Boise Impact Area boundary line to include the Ten Mile Creek Area. In addition, a zoning ordinance text amendment for changes made to Chapter 3 of Title 9.

The Comprehensive Plan Map Amendment petition will update the future land use map by adopting the future land use map depicted in Boise Blueprint.

The Comprehensive Plan Text Amendment petition will adopt the text of Blueprint Boise, Boise's Comprehensive Plan, as the applicable comprehensive plan for the Boise Area of Impact. Boise Blueprint also provides for goals and policies in the Ten Mile Creek Planning Area.

The Zoning Ordinance Map Amendment will adjust the Boise and Meridian Impact Area boundary line in four (4) places. These adjusts include matching the Area of Impact boundary to existing parcel lines and to include a parcel from Meridian's Area of Impact to Boise's Area of Impact for the ability to serve the parcel. It will also extend the Area of Impact boundary in the Eisenman Road Interchange Area to match city limits. In addition, the Boise Impact Area boundary will be expanded to include the Ten Mile Creek area.

The Zoning Ordinance Text Amendment will amend Chapter 3 of Title 9 of the Ada County Code to reference Blueprint Boise as the adopted comprehensive plan for Boise's Area of City Impact. It will also incorporate the split parcel provision pertaining to parcels of land that are divided by the Area of Impact boundary line.

Sincerely,

A handwritten signature in black ink that reads "Mark A. Perfect". The signature is fluid and cursive, with a long horizontal line extending to the right from the end of the word "Perfect".

Mark A. Perfect  
Planning & Zoning Administrator  
Ada County Development Services

**Brent Danielson**

**From:** Diana Sanders  
**Sent:** Thursday, March 06, 2014 8:37 AM  
**To:** cschmidt@gardencityidaho.org; nancy@drycreekcemetery.com; lynnmoser@qwestoffice.net; ncurtis@idpr.idaho.gov; rphillips@idahopower.com; exline.eric@meridianschools.org; gordon.m.hamilton@williams.com; sdouglas@idl.idaho.gov; john.lee@unitedwater.com; terry\_humphrey@blm.gov; kclare@usbr.gov; ddoan@cityofboise.org; ramandeus@cityofboise.org; Amy Aaron; Dave Logan; mary@benchsewer.org; dennishaynes@earthlink.net; lanette.daw@boiseschools.org; laurenboehlke@yahoo.com; carla.bernardi@cableone.biz; newts@q.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; centralrimna@gmail.com; wnuj@chevron.com; mwigley@cityofboise.org; dabo@cityofboise.org; jtomlinson@cityofboise.org; dfluke@cityofboise.org; kyokom@cityofboise.org; tmills@cityofboise.org; mwilliams@cityofeagle.org; wendy@cityofkuna.com; cward@staridaho.org; gtiminsky@starfirerescue.org; jbmattox@earthlink.net; sdel01@hotmail.com; cmiller@compassidaho.org; pkgann8061@aol.com; bryce@sawtoothlaw.com; chalberg@cableone.net; twononas@msn.com; kmccleddy@eaglefire.org; sbuck@eaglefire.org; boisecook@yahoo.com; smm5156@gmail.com; lisaharm@msn.com; jamie.huff@dhs.gov; fergyriver@msn.com; borahna@gmail.com; joel.yeager@simplot.com; neal.murphy@ang.af.mil; james.heuring@bgab.afcent.af.mil; alan.clarke@ang.af.mil; ryan.odneal@ang.af.mil; mark.lessor@itd.idaho.gov; rward@idfg.idaho.gov; Tim Sanders; klangford@idl.idaho.gov; linda.clark@deq.idaho.gov; linda.clark@deq.idaho.gov; westerninfo@idwr.idaho.gov; dave.szplett@itd.idaho.gov; mark.wasdahl@itd.idaho.gov; msinglet@intgas.com; idprospect@aol.com; kunacemetery@gmail.com; jtillman@kunaschools.org; lsaxton@kunaschools.org; annh\_1@yahoo.com; agrover@melbaschools.org; tmcmmorrow@spro.net; mhill@meridiantcity.org; cboucher@meridiantcity.org; gretchen@mid.org; mm\_mi@juno.com; mm\_mi@juno.com; velta@nyid.org; sp@nacfa.net; jbradshaw@cityofboise.org; jbradshaw@cityofboise.org; nwbsd@msn.com; mark@pioneerirrigation.com; carl@pioneerirrigation.com; dgordon@cityofboise.org; fryguy@cableone.net; starcemetery@msn.com; terraestrasswd@cableone.net; sunset; nap@q.com; greg.j.martinez@usace.army.mil; bob\_kibler@fws.gov; suelynn.d.williams@usps.gov; swidrcd@idahorcd.org; wbsd@qwestoffice.net; wbestates@aol.com; bryce@ringertlaw.com; info@payetteriverscenicbyway.com; fromm.carla@epa.gov; ethan.morton@ishs.idaho.gov; sbumgarner@cityofeagle.org; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Carolyn Nitz; Bob Batista; millermatt@cableone.net; parks4fun4u@aol.com; fernsworth13@gmail.com; cityofmelba@aol.com; Todd Buchanan; tonym222@msn.com; president@collistercna.org; edmiller@givenspursley.com; rh2board@yahoo.com; kyle.e.carpenter.mil@mail.mil; lee.d.rubel.mil@mail.mil; farin.d.schwartz.mil@mail.mil; cernusak@cableone.net; ross@clearwire.net; rgervais@cityofboise.org; Brian Wilbur; cherylwright@cwidaho.cc; Richard Beck; pdonalds@idoc.idaho.gov; mdewalt@adalib.org; gordon@cityofkuna.com; coltentipetts@gmail.com; Mark Ferm; Angela Gilman; Jerry Hastings; Jean Schaffer; Dale Ann Barton; nathan@settlersirrigation.org; boiseccc@qwestoffice.net; Glenda Britz; dmorris@ctctele.com; jthorn@gardencityidaho.org; cweston@cityofboise.org; richard.hedrick.1@us.af.mil; richard.hedrick.1@us.af.mil; rkinney@republicservices.com; kimberly.bose@ferc.gov; Brent Danielson  
**Cc:** Brent Moore; Diana Sanders  
**Subject:** Ada County Application Transmittal Notice.

<p><b>Ada County Development Services</b>  <b>Planning &amp; Zoning Division Transmittal</b></p>
--

<b>File Number:</b> 201400281-CPA / ZC / ZOA	<b>X-Reference:</b> NONE
--	--------------------------

<p><b>Description:</b> A comprehensive plan map and text amendment to adopt Blueprint Boise as the applicable comprehensive plan for the Boise Area of Impact as was adopted by the Boise City</p>
--

Council on November 15, 2011. Also, a zoning ordinance map amendment for the adjustment of the Boise and Meridian Impact Area boundary line and for the expansion of the Boise Impact Area boundary line to include the Ten Mile Creek Area. In addition, a zoning ordinance text amendment for changes made to Chapter 3 of Title 9.

**Reviewing Body:** P AND Z

**Hearing Date:** 4/24/2014

**Applicant:** ADA COUNTY  
DEVELOPMENT SERVICES

**P&Z Recommendation:**

**Property:** The property contains 4.031 acres and is located at E FRONT ST BOISE 83702, Section 10 3N 2E.

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

We request that you submit your comments or recommendations by 3/21/2014. When responding, please reference the file number identified above. If responding by email, please send comments to [bdanielson@adaweb.net](mailto:bdanielson@adaweb.net).

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

Sincerely yours,  
BRENT DANIELSON, ASSOCIATE PLANNER  
200 W Front Street  
Boise ID 83702  
[bdanielson@adaweb.net](mailto:bdanielson@adaweb.net)  
(208) 287-7913

## Brent Danielson

---

**From:** Diana Sanders  
**Sent:** Monday, March 10, 2014 9:31 AM  
**To:** Brent Danielson  
**Subject:** FW: Ada County Application Transmittal Notice.

FYI

---

**From:** Daren Fluke [mailto:DFluke@cityofboise.org]  
**Sent:** Monday, March 10, 2014 9:28 AM  
**To:** Diana Sanders  
**Subject:** RE: Ada County Application Transmittal Notice.

We recommend approval! ☺

---

**From:** Diana Sanders [mailto:dsanders@adaweb.net]  
**Sent:** Thursday, March 06, 2014 8:37 AM  
**To:** [cschmidt@gardencityidaho.org](mailto:cschmidt@gardencityidaho.org); [nancy@drycreekcemetery.com](mailto:nancy@drycreekcemetery.com); [lynnmoser@qwestoffice.net](mailto:lynnmoser@qwestoffice.net); [ncurtis@idpr.idaho.gov](mailto:ncurtis@idpr.idaho.gov); [rphillips@idahopower.com](mailto:rphillips@idahopower.com); [exline.eric@meridianschools.org](mailto:exline.eric@meridianschools.org); [gordon.m.hamilton@williams.com](mailto:gordon.m.hamilton@williams.com); [sdouglas@idl.idaho.gov](mailto:sdouglas@idl.idaho.gov); [john.lee@unitedwater.com](mailto:john.lee@unitedwater.com); [terry\\_humphrey@blm.gov](mailto:terry_humphrey@blm.gov); [kclare@usbr.gov](mailto:kclare@usbr.gov); Dennis Doan; [ramandeus@cityofboise.org](mailto:ramandeus@cityofboise.org); Amy Aaron; Dave Logan; [mary@benchsewer.org](mailto:mary@benchsewer.org); [dennishaynes@earthlink.net](mailto:dennishaynes@earthlink.net); [lanette.daw@boiseschools.org](mailto:lanette.daw@boiseschools.org); [laurenboehlke@yahoo.com](mailto:laurenboehlke@yahoo.com); [carla.bernardi@cableone.biz](mailto:carla.bernardi@cableone.biz); [newts@q.com](mailto:newts@q.com); [mreno@cdhd.idaho.gov](mailto:mreno@cdhd.idaho.gov); [lbadigia@cdhd.idaho.gov](mailto:lbadigia@cdhd.idaho.gov); [centralrimna@gmail.com](mailto:centralrimna@gmail.com); [wnuj@chevron.com](mailto:wnuj@chevron.com); Michele Wigley; Dave Abo; Jennifer Tomlinson; Daren Fluke; Karen Yokom; [tmills@cityofboise.org](mailto:tmills@cityofboise.org); [mwilliams@cityofeagle.org](mailto:mwilliams@cityofeagle.org); [wendy@cityofkuna.com](mailto:wendy@cityofkuna.com); [cward@staridaho.org](mailto:cward@staridaho.org); [gtiminsky@starfirerescue.org](mailto:gtiminsky@starfirerescue.org); [jbmattox@earthlink.net](mailto:jbmattox@earthlink.net); [sdkel01@hotmail.com](mailto:sdkel01@hotmail.com); [cmiller@compassidaho.org](mailto:cmiller@compassidaho.org); [pkgann8061@aol.com](mailto:pkgann8061@aol.com); [bryce@sawtoothlaw.com](mailto:bryce@sawtoothlaw.com); [chalberg@cableone.net](mailto:chalberg@cableone.net); [twononas@msn.com](mailto:twononas@msn.com); [kmccleenny@eaglefire.org](mailto:kmccleenny@eaglefire.org); [sbuck@eaglefire.org](mailto:sbuck@eaglefire.org); [boisecook@yahoo.com](mailto:boisecook@yahoo.com); [smm5156@gmail.com](mailto:smm5156@gmail.com); [lisaharm@msn.com](mailto:lisaharm@msn.com); [jamie.huff@dhs.gov](mailto:jamie.huff@dhs.gov); [fergyriver@msn.com](mailto:fergyriver@msn.com); [borahna@gmail.com](mailto:borahna@gmail.com); [joel.yeager@simplot.com](mailto:joel.yeager@simplot.com); [neal.murphy@ang.af.mil](mailto:neal.murphy@ang.af.mil); [james.heuring@bgab.afcent.af.mil](mailto:james.heuring@bgab.afcent.af.mil); [alan.clarke@ang.af.mil](mailto:alan.clarke@ang.af.mil); [ryan.odneal@ang.af.mil](mailto:ryan.odneal@ang.af.mil); [mark.lessor@itd.idaho.gov](mailto:mark.lessor@itd.idaho.gov); [rward@idfg.idaho.gov](mailto:rward@idfg.idaho.gov); Tim Sanders; [klangford@idl.idaho.gov](mailto:klangford@idl.idaho.gov); [linda.clark@deq.idaho.gov](mailto:linda.clark@deq.idaho.gov); [linda.clark@deq.idaho.gov](mailto:linda.clark@deq.idaho.gov); [westerninfo@idwr.idaho.gov](mailto:westerninfo@idwr.idaho.gov); [dave.szplett@itd.idaho.gov](mailto:dave.szplett@itd.idaho.gov); [mark.wasdahl@itd.idaho.gov](mailto:mark.wasdahl@itd.idaho.gov); [msinglet@intgas.com](mailto:msinglet@intgas.com); [idprospect@aol.com](mailto:idprospect@aol.com); [kunacemetery@gmail.com](mailto:kunacemetery@gmail.com); [jtillman@kunafire.com](mailto:jtillman@kunafire.com); [lsaxton@kunaschools.org](mailto:lsaxton@kunaschools.org); [annh\\_1@yahoo.com](mailto:annh_1@yahoo.com); [agrover@melbaschools.org](mailto:agrover@melbaschools.org); [tmcmmorrow@spro.net](mailto:tmcmmorrow@spro.net); [mhill@meridiantcity.org](mailto:mhill@meridiantcity.org); [cboucher@meridiantcity.org](mailto:cboucher@meridiantcity.org); [gretchen@mld.org](mailto:gretchen@mld.org); [mm\\_mi@juno.com](mailto:mm_mi@juno.com); [mm\\_mi@juno.com](mailto:mm_mi@juno.com); [velta@nyid.org](mailto:velta@nyid.org); [sp@nacfa.net](mailto:sp@nacfa.net); Joel Bradshaw; Joel Bradshaw; [nwbsd@msn.com](mailto:nwbsd@msn.com); [mark@pioneerirrigation.com](mailto:mark@pioneerirrigation.com); [carl@pioneerirrigation.com](mailto:carl@pioneerirrigation.com); David Gordon; [fryguy@cableone.net](mailto:fryguy@cableone.net); [starcemetery@msn.com](mailto:starcemetery@msn.com); [terraestradaswd@cableone.net](mailto:terraestradaswd@cableone.net); [sunset@nap@q.com](mailto:sunset@nap@q.com); [greg.j.martinez@usace.army.mil](mailto:greg.j.martinez@usace.army.mil); [bob.kibler@fws.gov](mailto:bob.kibler@fws.gov); [suelynn.d.williams@usps.gov](mailto:suelynn.d.williams@usps.gov); [swidrcd@idahorcd.org](mailto:swidrcd@idahorcd.org); [wbsd@qwestoffice.net](mailto:wbsd@qwestoffice.net); [wbestates@aol.com](mailto:wbestates@aol.com); [bryce@ringertlaw.com](mailto:bryce@ringertlaw.com); [info@payetteriverscenicbyway.com](mailto:info@payetteriverscenicbyway.com); [fromm.carla@epa.gov](mailto:fromm.carla@epa.gov); [ethan.morton@ishs.idaho.gov](mailto:ethan.morton@ishs.idaho.gov); [sbumgarner@cityofeagle.org](mailto:sbumgarner@cityofeagle.org); Darby Weston; [clittle@achdidaho.org](mailto:clittle@achdidaho.org); [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org); Carolyn Nitz; Bob Batista; [millermatt@cableone.net](mailto:millermatt@cableone.net); [parks4fun4u@aol.com](mailto:parks4fun4u@aol.com); [fernsworth13@gmail.com](mailto:fernsworth13@gmail.com); [cityofmelba@aol.com](mailto:cityofmelba@aol.com); Todd Buchanan; [tonym222@msn.com](mailto:tonym222@msn.com); [president@collistercna.org](mailto:president@collistercna.org); [edmiller@givenspursley.com](mailto:edmiller@givenspursley.com); [rh2board@yahoo.com](mailto:rh2board@yahoo.com); [kyle.e.carpenter.mil@mail.mil](mailto:kyle.e.carpenter.mil@mail.mil); [lee.d.rubel.mil@mail.mil](mailto:lee.d.rubel.mil@mail.mil); [farin.d.schwartz.mil@mail.mil](mailto:farin.d.schwartz.mil@mail.mil); [cernusak@cableone.net](mailto:cernusak@cableone.net); [ross@clearwire.net](mailto:ross@clearwire.net); Romeo Gervais; Brian Wilbur; [cherylwright@cwidaho.cc](mailto:cherylwright@cwidaho.cc); Richard Beck; [pdonalds@idoc.idaho.gov](mailto:pdonalds@idoc.idaho.gov); [mdewalt@adalib.org](mailto:mdewalt@adalib.org); [gordon@cityofkuna.com](mailto:gordon@cityofkuna.com); [coltontippetts@gmail.com](mailto:coltontippetts@gmail.com); Mark Fern; Angela Gilman; Jerry Hastings; Jean Schaffer; Dale Ann Barton; [nathan@settlersirrigation.org](mailto:nathan@settlersirrigation.org); [boiseccc@qwestoffice.net](mailto:boiseccc@qwestoffice.net); Glenda Britz; [dmorris@ctctele.com](mailto:dmorris@ctctele.com); [jthorn@gardencityidaho.org](mailto:jthorn@gardencityidaho.org); Cheyne Weston; [richard.hedrick.1@us.af.mil](mailto:richard.hedrick.1@us.af.mil); [richard.hedrick.1@us.af.mil](mailto:richard.hedrick.1@us.af.mil); [rkinney@republicservices.com](mailto:rkinney@republicservices.com); [kimberly.bose@ferc.gov](mailto:kimberly.bose@ferc.gov); Brent Danielson  
**Cc:** Brent Moore; Diana Sanders  
**Subject:** Ada County Application Transmittal Notice.

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

EXHIBIT 33  
Page 1 of 2  
Project # 201400281 CA-20-20A

<b>File Number:</b> <a href="#">201400281-CPA / ZC / ZOA</a>	<b>X-Reference:</b> NONE
<b>Description:</b> A comprehensive plan map and text amendment to adopt Blueprint Boise as the applicable comprehensive plan for the Boise Area of Impact as was adopted by the Boise City Council on November 15, 2011. Also, a zoning ordinance map amendment for the adjustment of the Boise and Meridian Impact Area boundary line and for the expansion of the Boise Impact Area boundary line to include the Ten Mile Creek Area. In addition, a zoning ordinance text amendment for changes made to Chapter 3 of Title 9.	
<b>Reviewing Body:</b> P AND Z	<b>Hearing Date:</b> 4/24/2014
<b>Applicant:</b> ADA COUNTY DEVELOPMENT SERVICES	<b>P&amp;Z Recommendation:</b>
<b>Property:</b> The property contains 4.031 acres and is located at E FRONT ST BOISE 83702, Section 10 3N 2E.	

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

We request that you submit your comments or recommendations by 3/21/2014. When responding, please reference the file number identified above. If responding by email, please send comments to [bdanielson@adaweb.net](mailto:bdanielson@adaweb.net).

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

Sincerely yours,  
 BRENT DANIELSON, ASSOCIATE PLANNER  
 200 W Front Street  
 Boise ID 83702  
[bdanielson@adaweb.net](mailto:bdanielson@adaweb.net)  
 (208) 287-7913



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone #

Conditional Use # 201400281 - CPA/ZC/ZOA

Preliminary / Final / Short Plat

sect 10

- 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. \_\_\_\_\_



Reviewed By: [Signature]
Date: 3/7/14

EXHIBIT 34
Page 1 of 1
Project # 201400281 CPA-ZC-ZOA

Danielson

**BOISE CITY PUBLIC WORKS DEPARTMENT**

**DEPARTMENT CORRESPONDENCE**

Date: March 14, 2014

To: Ada County Planning & Zoning

Re: 201400281-CPA-ZC-ZOA; Ada County wide

**CONDITIONS OF APPROVAL**

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

No comment.

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

No comment.

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

No comment.

**PERSON MAKING OTHER COMMENTS**

**OTHER COMMENTS**



Mike Sheppard,  
P.E.

Digitally signed by Mike Sheppard, P.E.  
DN: cn=Mike Sheppard, P.E., o=Public  
Works, ou=Civil Engineer,  
email=msheppard@cityofboise.org, c=US  
Date: 2014.03.14 08:26:56 -0600

**PUBLIC WORKS REPRESENTATIVE**

Rob Bousfield

Digitally signed by Rob Bousfield  
DN: cn=Rob Bousfield, o=Boise City Engineer,  
email=bousfield@cityofboise.org, c=US  
Date: 2014.03.14 08:27:47 -0600

**PUBLIC WORKS REPRESENTATIVE**

cc: Applicant

I:\PWA\Subjects\Review Comments\CUs\2014-CU\201400281-CPA-ZC-ZOA.doc

EXHIBIT 35

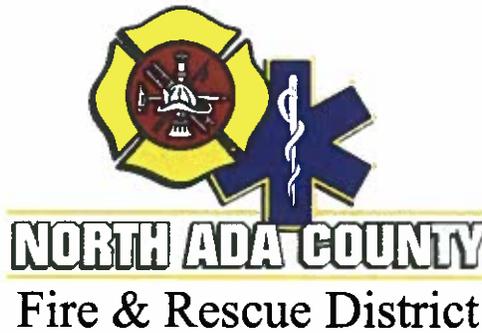
Page 1 of 1

Project # 201400281 CPA-ZC-ZOA

Michael G. Irvan  
*Commissioner/  
Administrative Chief*

Margaret Dimmick  
*Commissioner*

Jeff Ramey  
*Commissioner*



Shelley Young  
*Administrative  
Manager*

## Zoning Ordinance Text Amendment

March 21, 2014

Ada County: 201400281CPA/ZC/ZOA

Brent Danielson, Associate Planner  
200 W Front Street  
Boise ID 83702  
[bdanielson@adaweb.net](mailto:bdanielson@adaweb.net)  
(208) 287-7913

Dear Mr. Danielson,

Thank you for the opportunity to input on File Number 201400281CPA/ZC/ZOA.  
North Ada County Fire and Rescue District has no comment on this file.

Thank You,

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





Mayor Tammy de Weerd  
**City Council Members:**  
Keith Bird                      Joe Borton  
Luke Cavener                  Genesis Milam  
Charlie Rountree              David Zarembo

March 21, 2014



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

Dear Mr. Danielson,

RE: 201400281-CPA / ZC / ZOA

The City of Meridian has reviewed the subject applications. You have asked for our comments because portions of the property under consideration are located within Meridian's Area of City Impact (AOCI).

The proposal appears to be consistent with the provisions of the Meridian Comprehensive Plan and our Area of City Impact Agreement with Ada County. However, we do want to put the County and the City of Boise on notice that if the applications are approved as submitted, lands within Meridian's current AOI will be very difficult to serve with municipal services in the future. The application proposes to exclude the western portion of the Boise Ranch Golf Course, owned by Wilson Properties, LP from Meridian's AOI. By removing this area from the Meridian AOI, the adjacent 17 acre parcel to the south, owned by Morning Dove Lane, LLC, Parcel # S1404427850, becomes inaccessible for Meridian services, particularly sewer. Meridian's sewer master plan currently calls for service to this property to be through the Boise Ranch property. These 17 acres lay below the bench in that area and we are unsure if these properties could ever be served by Meridian. Please take this into account as you act on the subject applications.

Thank you for considering our input on this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Hood".

Caleb Hood  
Planning Division Manager

Cc: Daren Fluke, Comprehensive Planning Manager

Community Development Department ■ 33 E. Broadway Avenue, Meridian, ID 83642  
Phone 208-884-5533 ■ Fax 208-888-6854 ■ [www.meridiancity.org](http://www.meridiancity.org)

EXHIBIT 37  
Page 1 of 1  
Project # 201400281 CPA-ZC-ZOA

## Brent Danielson

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**From:** Scott Buck <SBuck@eaglefire.org>  
**Sent:** Monday, March 24, 2014 3:44 PM  
**To:** Brent Danielson  
**Subject:** File # 201400281-CPA/ZC/ZOA

Brent

The Eagle Fire department has reviewed the above referenced application and has no comment at this time. If you have any questions or concerns please contact me.

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



EXHIBIT 38  
Page 1 of 1  
Project # 201400281 CPA-ZC-ZOA

**Ten Mile Area Mailing List**

<b>Owner Name</b>	<b>Owner Add</b>	<b>Owner City, State, Zip</b>
AMIDON SABRINA A	8699 S GANTZ AVE	BOISE, ID 83709-0000
AXEL STEVEN D	4222 S SKYRIDGE PL	BOISE, ID 83709-0000
BANK OF AMERICA NA	5401 N BEACH ST	FORT WORTH, TX 76137-0000
BEWS EDWARD L & SHIRLEY	888 W BROAD ST	BOISE, ID 83702-0000
BLACK CREEK LTD	PO BOX 690	MERIDIAN, ID 83680-0690
BOXWOOD RANCH LLC	PO BOX 51298	IDAHO FALLS, ID 83405-0000
CANTLON ROGER D	13601 W MCMILLAN RD STE 102	BOISE, ID 83713-2071
CANTLON VICKI D	13601 W MCMILLAN RD # 102	BOISE, ID 83713-0000
CHUN HONG	11467 CYPRESS WOODS DR	SAN DIEGO, CA 92131-0000
CRAIG WILLIAM W	8736 S CLOVERDALE RD	BOISE, ID 83709-7324
DARROW DANIEL CLAYTON	7850 S COLE RD	BOISE, ID 83709-0000
DARROW ROBERT C	8185 S COLE RD	BOISE, ID 83709-0000
FISHER JERRALD J	2631 S SIMSBURY PL	BOISE, ID 83709-0000
GIPSON RICHARD W	967 E PARKCENTER BLVD # 182	BOISE, ID 83706-0000
GROHS MORGAN	8450 S GANTZ AVE	BOISE, ID 83709-0000
GUIDRY MARY J	10903 W COLUMBIA RD	BOISE, ID 83709-0000
HIDDEN VALLEY RANCH LLC	8699 S GANTZ AVE	BOISE, ID 83709-0000
IDAHO BANKING COMPANY	6010 W FAIRVIEW AVE	BOISE, ID 83704-0000
KEYSER DONNA M	13229 15TH AVE NE	SEATTLE, WA 98125-0000
KINNEY CHRIS	8848 S BROKEN WHEEL LN	KUNA, ID 83634-0000
LEARSCHE ROBERT C	9200 S FIVE MILE ST	KUNA, ID 83634-0000
MALLON BETTY	9059 W VALLEJO LN	BOISE, ID 83709-0000
MALLON JOHN	9059 W VALLEJO LN	BOISE, ID 83709-0000
MALLON TIMOTHY	9029 W VALLEJO LN	BOISE, ID 83709-0000
MANSFELD GEORGE J	9775 HUBBARD LN	KUNA, ID 83634-0000
MATTOX W G & J B TRUST	8300 S GANTZ AVE	BOISE, ID 83709-7307
MURGOITTO LOUIS P	7373 S MAPLE GROVE RD	BOISE, ID 83709-0000
NELSON SHARON C	8202 S CLOVERDALE RD	BOISE, ID 83709-7320
PACE JAMES W III	3164 S JUPITER AVE	BOISE, ID 83709-0000
PARTLOW PETER E	8823 S BROKEN WHEEL LN	KUNA, ID 83634-0000
PETERSON SCOTT C	1478 W MCHENRY ST	KUNA, ID 83634-0000
PLEASANT VALLEY SOUTH LLC	401 W SUMMIT RIDGE RD	BOISE, ID 83702-0000
PV LLC	3628 HILLCREST DR	BOISE, ID 83705-0000
RALSTON GENE	8701 S FIVE MILE RD	KUNA, ID 83634-1450
ROBERDS WILLIAM E	8801 S BROKEN WHEEL LN	KUNA, ID 83634-0000
ROEDER JOHN W S	6854 W WRIGHT ST	BOISE, ID 83709-0000
RUSSELL RAYMOND E	PO BOX 190087	BOISE, ID 83719-0087
STANGER LINLEY	6299 E GATEWAY CT	BOISE, ID 83716-0000
STOSICH MICHAEL	12365 W CEDAR LINKS ST	BOISE, ID 83709-7377
SUN VENTURES	PO BOX 1867	TWIN FALLS, ID 83301-0000
TJGB PARTNERSHIP	3675 W LAMONT RD	MERIDIAN, ID 83642-0000
USA (BUREAU OF LAND MANAGEMENT)	1387 S VINNELL WAY	BOISE, ID 83709-0000
WALLACE MIKE	8867 S BROKEN WHEEL LN	KUNA, ID 83634-0000
WCB HOLDINGS LLC	PO BOX 2906	IDAHO FALLS, ID 83403-0000

ADA COUNTY DEVELOPMENT SERVICES  
200 W FRONT ST BOISE ID 83702



March 28, 2014

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Ada County Planning & Zoning Commissioners will hold a public hearing on **April 24, 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:

**201400281 CPA-ZOA-ZC, Boise Comprehensive Plan amendments:** A comprehensive plan map and text amendment to adopt Blueprint Boise as the applicable comprehensive plan for the Boise Area of Impact as was adopted by the Boise City Council on November 15, 2011. Also, a zoning ordinance map amendment for the adjustment of the Boise and Meridian Impact Area boundary line and for the expansion of the Boise Impact Area boundary line to include the Ten Mile Creek Area. In addition, a zoning ordinance text amendment for changes made to Chapter 3 of Title 9.

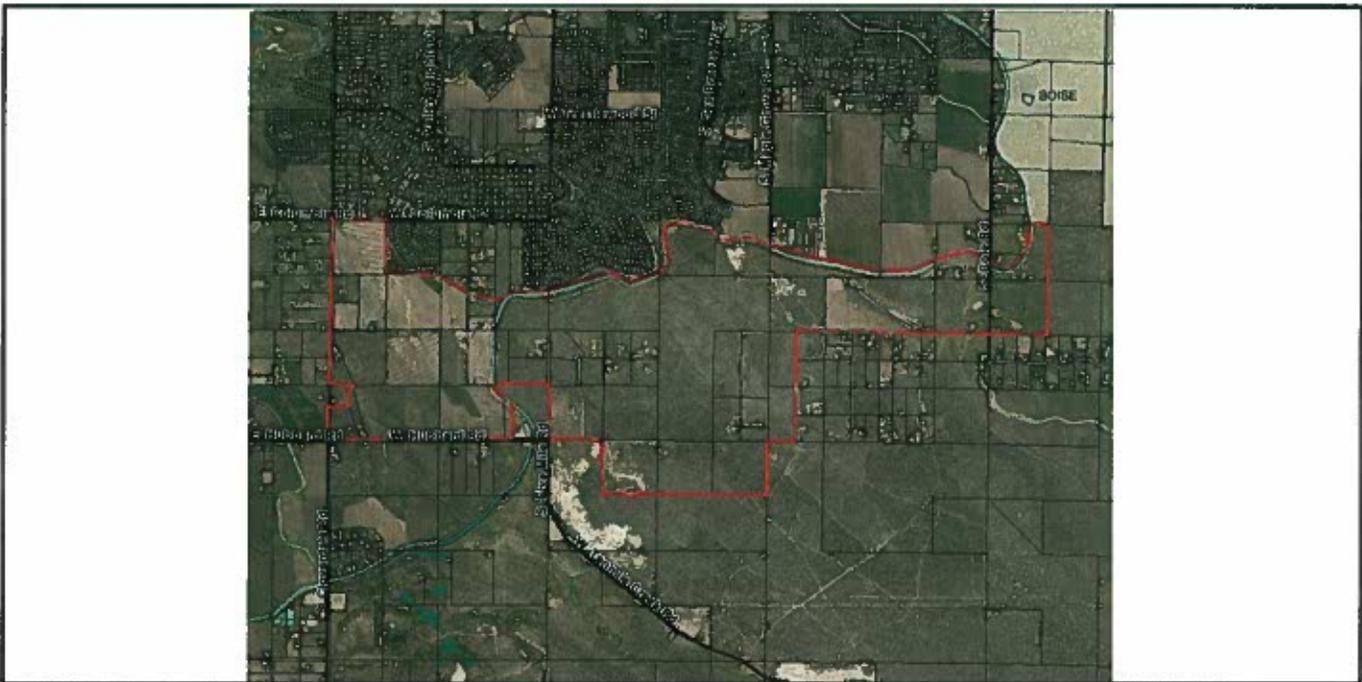
Contact, Brent Danielson, 287-7913, Diana Sanders, 287-790, or Brent Moore, 287-7998, Associate Planners, for more information.

**This is an Official Notice of Public Hearing. You have been notified because records indicated that your property will be added to Boise Area of Impact.** 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 [gisx.adaweb.net/acdsv2/](http://gisx.adaweb.net/acdsv2/)
- 2 Enter **"201400281-CPA"** in search application by file number.
- 3 Hover over the pushpin that appears on the map with your mouse.
- 4 Select 'Additional Info' from the pop-up box.
- 5 Review documents by clicking on 'Supporting Documents.'

5 days prior to the hearing you can go to [www.adacounty.id.gov](http://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 or 287-7979 (TDD) three days prior to this public hearing to make arrangements.

SABLE LLC  
2074 W RIBIER DR  
MERIDIAN, ID 83646-0000

WILSON PROPERTIES LP  
1101 W RIVER ST STE 150  
BOISE, ID 83702-0000

TE AMO RAPIDO LLC  
963 SW SIMPSON STE 110  
BEND, OR 97702-0000

PHOTRONICS INC  
15 SECOR RD  
BROOKFIELD, CT 06804

WARHURST THOMAS & CHERI  
3577 S CLOVERDALE RD  
BOISE, ID 83709-0000

ADA COUNTY DEVELOPMENT SERVICES  
200 W FRONT ST BOISE ID 83702



March 28, 2014

Dear Property Owner:

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- 2 Enter **"201400281 CPA"** in search application by file number.
- 3 Hover over the pushpin that appears on the map with your mouse.
- 4 Select 'Additional Info' from the pop-up box.
- 5 Review documents by clicking on 'Supporting Documents.'

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**NOTES:**

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

ADA COUNTY DEVELOPMENT SERVICES  
200 W FRONT ST BOISE ID 83702



April 1, 2014

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Ada County Planning & Zoning Commissioners will hold a public hearing on **April 24, 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:

**201400281 CPA-ZOA-ZC, Boise Comprehensive Plan amendments:** A comprehensive plan map and text amendment to adopt Blueprint Boise as the applicable comprehensive plan for the Boise Area of Impact as was adopted by the Boise City Council on November 15, 2011. Also, a zoning ordinance map amendment for the adjustment of the Boise and Meridian Impact Area boundary line and for the expansion of the Boise Impact Area boundary line to include the Ten Mile Creek Area. In addition, a zoning ordinance text amendment for changes made to Chapter 3 of Title 9.

Contact, Brent Danielson, 287-7913, Diana Sanders, 287-790, or Brent Moore, 287-7998, Associate Planners, for more information.

**This is an Official Notice of Public Hearing. You have been notified because records indicated that your property will be added to Boise Area of Impact.** You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed by completing the following:

- 1 Type [gix.adaweb.net/acdsv2/](http://gix.adaweb.net/acdsv2/)
- 2 Enter "**201400281 CPA**" in search application by file number.
- 3 Hover over the pushpin that appears on the map with your mouse.
- 4 Select 'Additional Info' from the pop-up box.
- 5 Review documents by clicking on 'Supporting Documents.'

5 days prior to the hearing you can go to [www.adacounty.id.gov](http://www.adacounty.id.gov) to view the agenda or staff report.

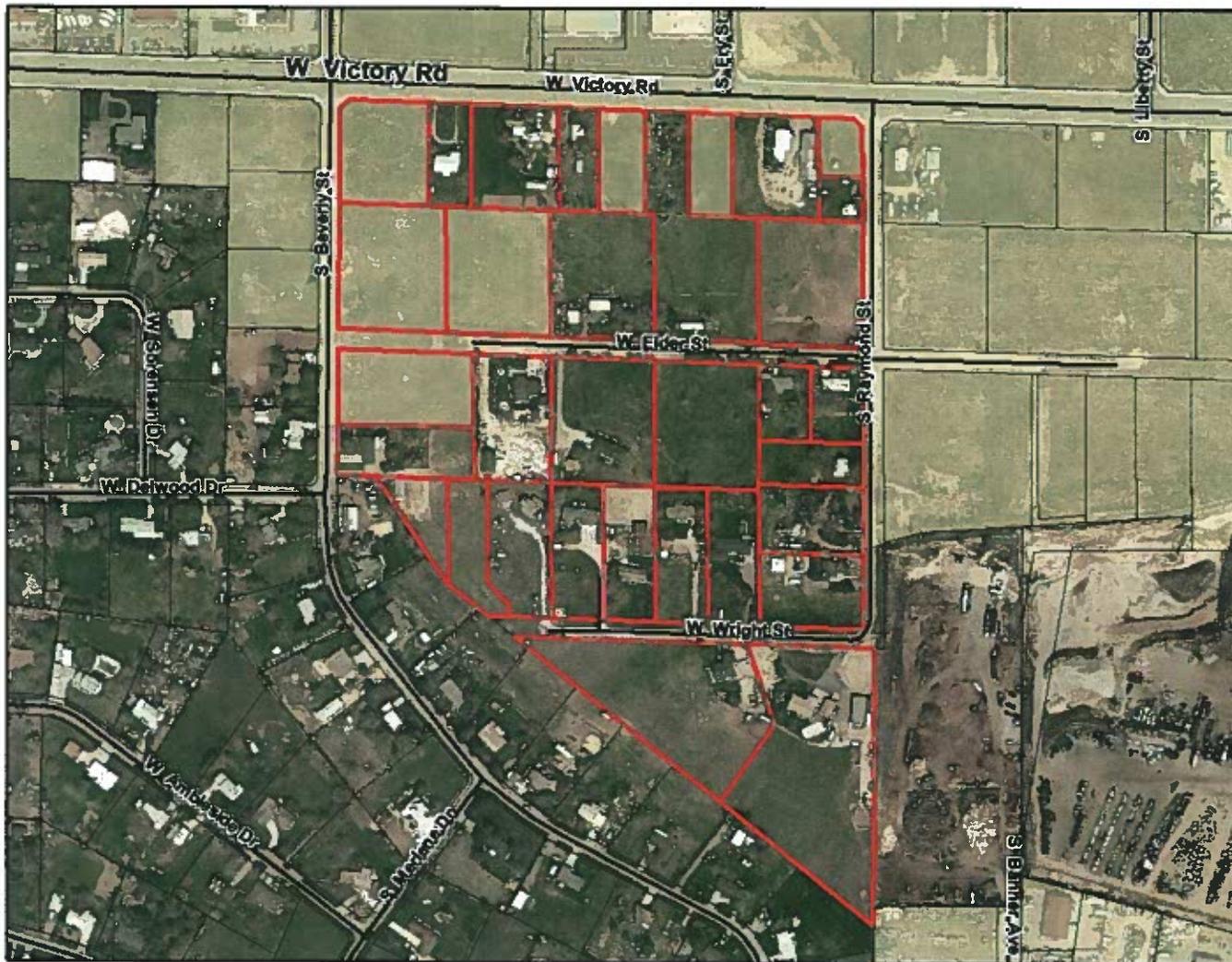


**NOTES:**

- 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 or 287-7979 (TDD) three days prior to this public hearing to make arrangements.

EXHIBIT 43  
Page 1 of 1  
Project # 201400281 CPA-CO-20A

# Wright, Raymond, Elder Street Radius Map



### Legend

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



Map center: 43° 34' 19.8" N, 116° 15' 57.3" W



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

**Primary Owner**

AYON ANTONIO  
 BARSBY CHARLES  
 BECK DAVID L  
 BRENNAN JAMES A  
 CARVER NANCY J  
 CHAPMAN JAMES M  
 CITY OF BOISE  
 CITY OF BOISE (BOISE AIR TERMINAL)  
 EYERMAN LEE E  
 GUSTIN GARY M  
 IRVING DALE W  
 KESTREL INVESTMENTS LLC  
 LEE BENJAMIN K  
 LOVE JUSTINE A  
 MCWILLIAMS SAUNDRA L  
 MONROE LINDA R  
 REDDINGTON J GRANT  
 REDDINGTON ORVILLE A & BETH W TRUST  
 ROEDER JOHN W S  
 SCHRAM JOE M & JOYCE E REVOCABLE LIVING  
 VETTER ELSA A  
 WHIPPLE GAYLA  
 WOOD RANDALL R  
 YEE GRANT

**Mailing Address**

6835 W ELDER ST  
 6800 W ELDER ST  
 6901 W VICTORY RD  
 3300 S BEVERLY ST  
 6750 W ELDER RD  
 6832 W WRIGHT ST  
 PO BOX 500  
 PO BOX 500  
 6617 W ELDER ST  
 1183 N BUFFALO WAY  
 3045 S RAYMOND ST  
 8919 W ARDENE ST  
 6700 W WRIGHT ST  
 3325 S RAYMOND ST  
 3172 HILLCREST LN  
 6767 W WRIGHT ST  
 6779 W ELDER ST  
 3219 S RAYMOND ST  
 6854 W WRIGHT ST  
 5582 N WILD GOOSE WAY  
 15633 SE 178TH PL  
 6633 W WRIGHT ST  
 6798 W WRIGHT ST  
 6756 W WRIGHT ST

**Mailing Address City, State Zip**

BOISE, ID 83709-0000  
 BOISE, ID 83701-0000  
 BOISE, ID 83701-0500  
 BOISE, ID 83709-0000  
 MIDDLETON, ID 83644-0000  
 BOISE, ID 83709-4329  
 BOISE, ID 83709-0000  
 BOISE, ID 83709-0000  
 BOISE, ID 83709-0000  
 BOISE, ID 83705-0000  
 BOISE, ID 83709-0000  
 BOISE, ID 83709-4313  
 BOISE, ID 83709-0000  
 BOISE, ID 83709-0000  
 MERIDIAN, ID 83646-0000  
 RENTON, WA 98058-0000  
 BOISE, ID 83709-0000  
 BOISE, ID 83709-4355  
 BOISE, ID 83709-4355

ADA COUNTY DEVELOPMENT SERVICES  
200 W FRONT ST BOISE ID 83702



April 1, 2014

Dear Wright, Raymond, and Elder Street Neighborhood Property Owners:

LEGAL NOTICE IS HEREBY GIVEN THAT the Ada County Planning & Zoning Commissioners will hold a public hearing on **April 24, 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:

**201400281 CPA-ZOA-ZC, Boise Comprehensive Plan amendments:** A comprehensive plan map and text amendment to adopt Blueprint Boise as the applicable comprehensive plan for the Boise Area of Impact as was adopted by the Boise City Council on November 15, 2011. Also, a zoning ordinance map amendment for the adjustment of the Boise and Meridian Impact Area boundary line and for the expansion of the Boise Impact Area boundary line to include the Ten Mile Creek Area. In addition, a zoning ordinance text amendment for changes made to Chapter 3 of Title 9.

Contact, Brent Danielson, 287-7913, Diana Sanders, 287-7905, or Brent Moore, 287-7998, Associate Planners, for more information.

**Ada County Development Services wants to notify property owners within the Wright, Raymond, and Elder Street Neighborhood of this application as the proposed comprehensive plan Blueprint Boise is designating much of the neighborhood as Industrial instead of Large Lot Residential.**

**This is an Official Notice of Public Hearing.** You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

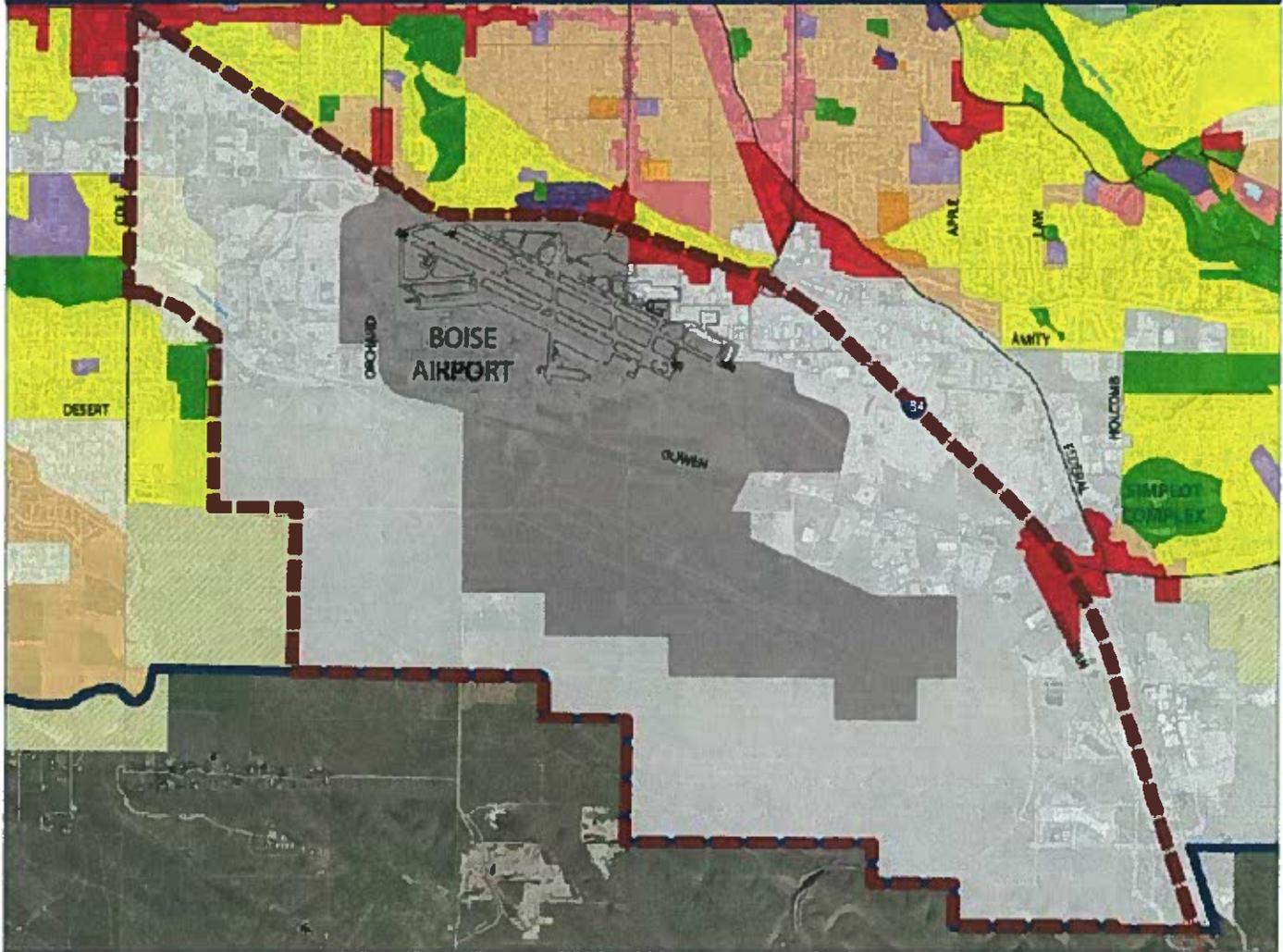
This application can be viewed by completing the following:

- 1 Type [gix.adaweb.net/acdsv2/](http://gix.adaweb.net/acdsv2/)
- 2 Enter "**201400281-CPA**" in search application by file number.
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- 5 Review documents by clicking on 'Supporting Documents.'

5 days prior to the hearing you can go to [www.adacounty.id.gov](http://www.adacounty.id.gov) to view the agenda or staff report.



# Airport Planning Area: Land Use Map



## Legend

### Mixed-Use Activity Centers

- Regional Activity Center
- Community Activity Center
- Neighborhood Activity Center

### Land Use Categories

- High Density
- Campus
- Suburban
- Large Lot
- Commercial/Employment**
  - Commercial
  - Office
  - Industrial

### Mixed-Use

- Mixed Use
- Planned Mixed Use

### Parks and Open Space

- Park/Open Space

### Public/Institutional

- Airport
- Public/Use or Public
- Public/Institutional

### Other

- Area of Impact
- Planned Community
- Risk Master Plan



Map created by the City of Boise, Idaho, using GIS data provided by the City of Boise and the Boise Airport Authority. All rights reserved.

## NOTES:

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

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on April 24, 2014 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201400281 CPA-ZOA-ZC, Boise Comprehensive Plan amendments: A comprehensive plan map and text amendment to adopt Blueprint Boise as the applicable comprehensive plan for the Boise Area of Impact as was adopted by the Boise City Council on November 15, 2011. Also, a zoning ordinance map amendment for the adjustment of the Boise and Meridian Impact Area boundary line and for the expansion of the Boise Impact Area boundary line to include the Ten Mile Creek Area. In addition, a zoning ordinance text amendment for changes made to Chapter 3 of Title 9. Brent Danielson 287-7913 Staff Reports Available On-Line 5 Days before Hearing Date - adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. ADA COUNTY PLANNING AND ZONING COMMISSION Mark Perfect Planning & Zoning Administrator Pub. Apr. 1, 2014 **Publish Dates:** 4/1/2014 1-4/15/2014

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Project # 201400281 CPA-ZC-ZOA

Grant Reddington  
6779 W. Elder St.  
Boise, ID. 83709  
208-573-9969  
[gmaredd@clearwire.net](mailto:gmaredd@clearwire.net)  
4-4-14



To Whom It May Concern:

This letter is in regards to the Ada County Development Services who intend to re-zone our residential community from Large Lot Residential to Industrial Land.

I strongly oppose this proposal and hope that whoever came up with this idea would ask themselves how they would react if this were to take place in their neighborhood. This re-designation would severely impact the value of our homes and land as well as any future resale possibilities of our properties which would be affected in the neighborhood if this proceeds. Nobody would, or wants a home in an industrial zoned area and this would drop the value of our homes substantially.

I currently own a 3300 sq. ft. home on 1.82 acres that is only 13 years old and the value would decrease considerably if this zoning change were to proceed as planned. Not only am I concerned about the value and possible resale of my own home, but I am upset at the idea that I am being punished for living on the land that has been in my family for over fifty years. I grew up on this land and have built my dream home here because the land holds great significance to me and my family. This not only affects me but also my 82 year old mother who lives next door and is one of the original home owners in our neighborhood. How could anyone with any dignity do something like this to the older folks and families that have lived here most of their lives?

As a combined family that owns the majority of the land in question I would ask that you reconsider the idea of continuing with this plan. The area in question is a residential neighborhood and has always been residential. If the neighborhood needed to be re-zoned it should be for one reason only: because the property owners wanted it to happen not because we are being forced! Please put a stop to this crazy idea that would bring heartache to so many families' lives. Leave the zoning in place as you would want in your own neighborhood!

Sincerely,

A handwritten signature in black ink, appearing to be "Grant Reddington".

Grant Reddington

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on April 24, 2014 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201400281 CPA-ZOA-ZC, Boise Comprehensive Plan amendments: A comprehensive plan map and text amendment to adopt Blueprint Boise as the applicable comprehensive plan for the Boise Area of Impact as was adopted by the Boise City Council on November 15, 2011. Also, a zoning ordinance map amendment for the adjustment of the Boise and Meridian Impact Area boundary line and for the expansion of the Boise Impact Area boundary line to include the Ten Mile Creek Area. In addition, a zoning ordinance text amendment for changes made to Chapter 3 of Title 9. Brent Danielson 287-7913 Staff Reports Available On-Line 5 Days before Hearing Date - adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. ADA COUNTY PLANNING AND ZONING COMMISSION Mark Perfect Planning & Zoning Administrator Pub. Apr. 8, 2014 **Publish Dates:** 4/8/2014 1-4/22/2014

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Page 1 of 1  
Project # 201400281 CPA-ZC-2014



# ADA COUNTY

Ada County  
200 W. Front Street  
Boise, ID 83702

**FOR IMMEDIATE RELEASE**  
April 9, 2014

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

## PUBLIC SERVICE ANNOUNCEMENT

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

The Ada County Planning and Zoning Commission will hold a public hearing on April 24, 2014 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, at 200 W. Front Street, Boise, ID to discuss Project #201400281 ZC-ZOA-CPA: A comprehensive plan map and text amendment to adopt Blueprint Boise as the applicable comprehensive plan for the Boise Area of Impact as was adopted by the Boise City Council on November 15, 2011. Also, a zoning ordinance map amendment for the adjustment of the Boise and Meridian Impact Area boundary line and for the expansion of the Boise Impact Area boundary line to include the Ten Mile Creek Area. In addition, a zoning ordinance text amendment for changes made to Chapter 3 of Title 9.

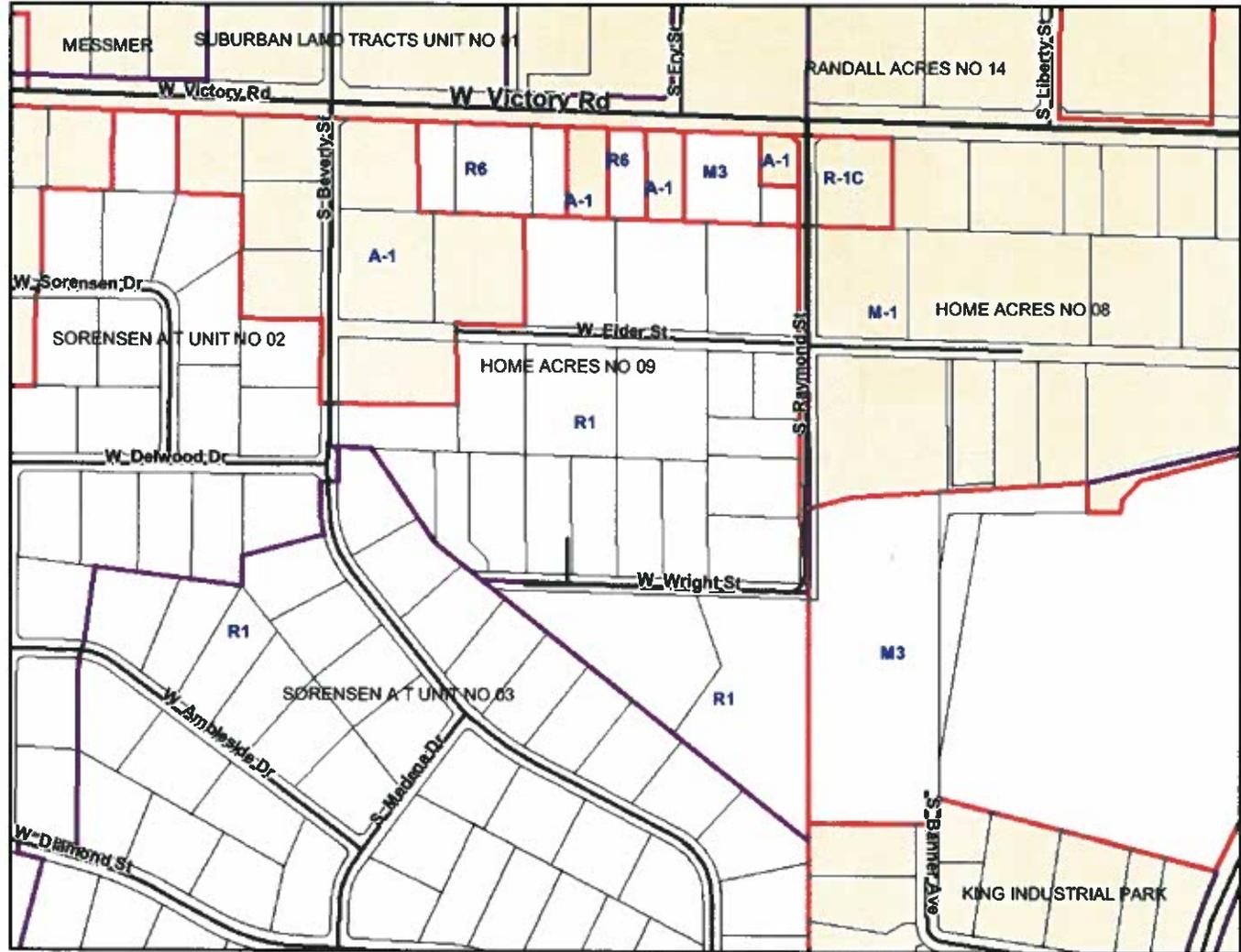
Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. prior to this public hearing so that arrangements can be made.

Planner assigned to project: Brent Danielson, 287-7913

###

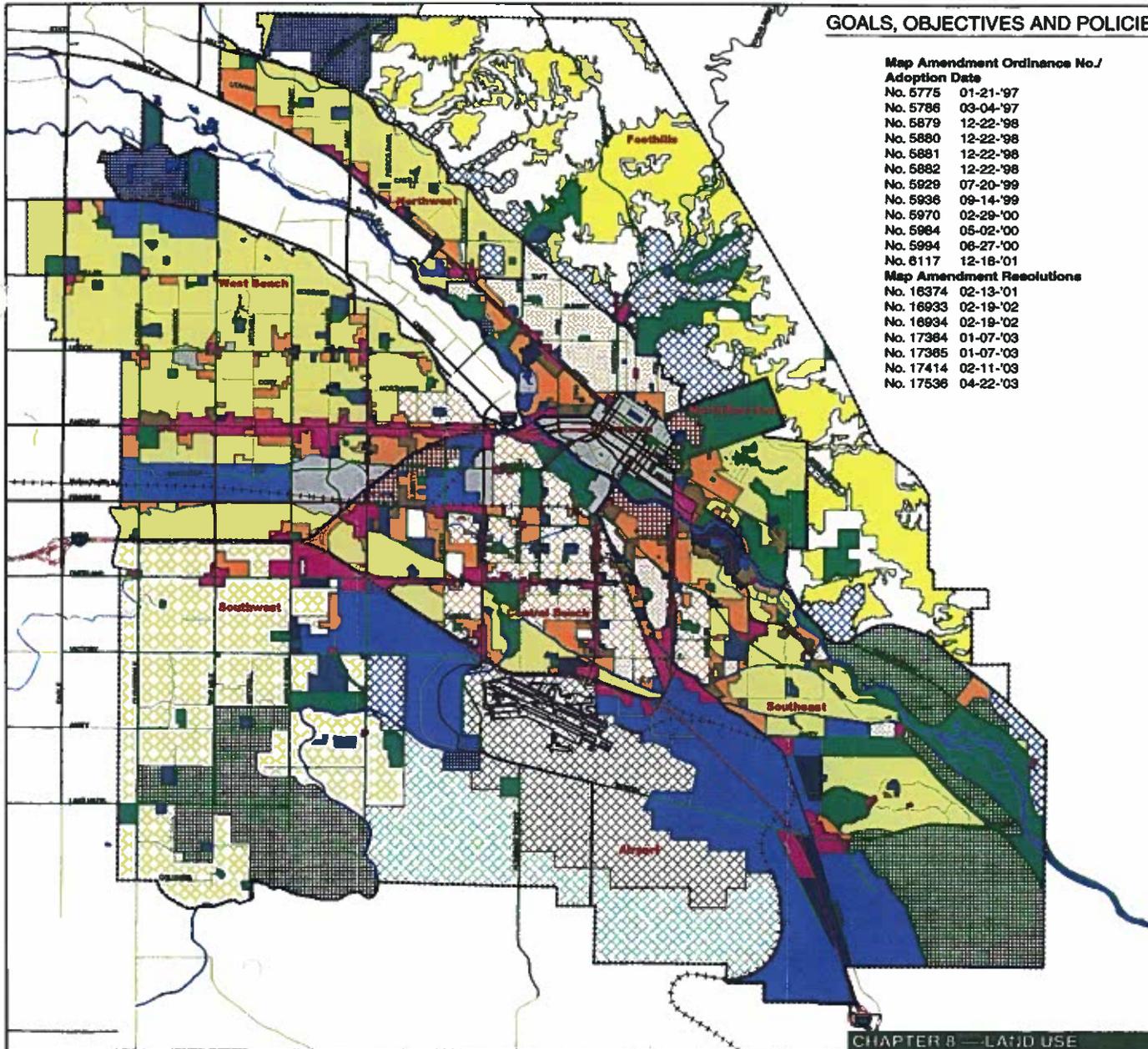
EXHIBIT 56  
Page 1 of 1  
Project # 201400281 CPA-ZC-2014

# Zoning in the Home Acres No. 9 Subdivision Vicinity



Map center: 43° 34' 19.2" N, 116° 15' 56.0" W

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



Map Amendment Ordinance No./ Adoption Date	Map Amendment Resolutions
No. 5775 01-21-'97	No. 16374 02-13-'01
No. 5798 03-04-'97	No. 16933 02-18-'02
No. 5879 12-22-'98	No. 16934 02-19-'02
No. 5880 12-22-'98	No. 17384 01-07-'03
No. 5881 12-22-'98	No. 17385 01-07-'03
No. 5882 12-22-'98	No. 17414 02-11-'03
No. 5929 07-20-'99	No. 17536 04-22-'03
No. 5936 09-14-'99	
No. 5970 02-29-'00	
No. 5984 05-02-'00	
No. 5994 06-27-'00	
No. 6117 12-18-'01	



## Land Use Map

### Land Use Designation

- Commercial
  - Industrial
  - Mixed Use
  - Office
  - School Site
  - Open Space
  - Airport
  - Airport Conservation Area
  - Institutional
  - Public Facility
- ### Residential
- Planned Community
  - High Density (43 DU/acre)
  - Medium Density (15 DU/acre)
  - Town Lot Density (8 DU/acre)
  - Low Density (6 DU/acre)
  - Low Density (4 DU/acre)
  - Estate Density (3 DU/acre)
  - Estate Density (2 DU/acre)
  - Rural Density (1 DU/40 Acres)
- ### Foothills
- Slope Protection Area
  - Buildable Area Rural Density (1 DU/40 Acres) Plus Density Bonus for Clustering
- ..... Planning Area Boundaries



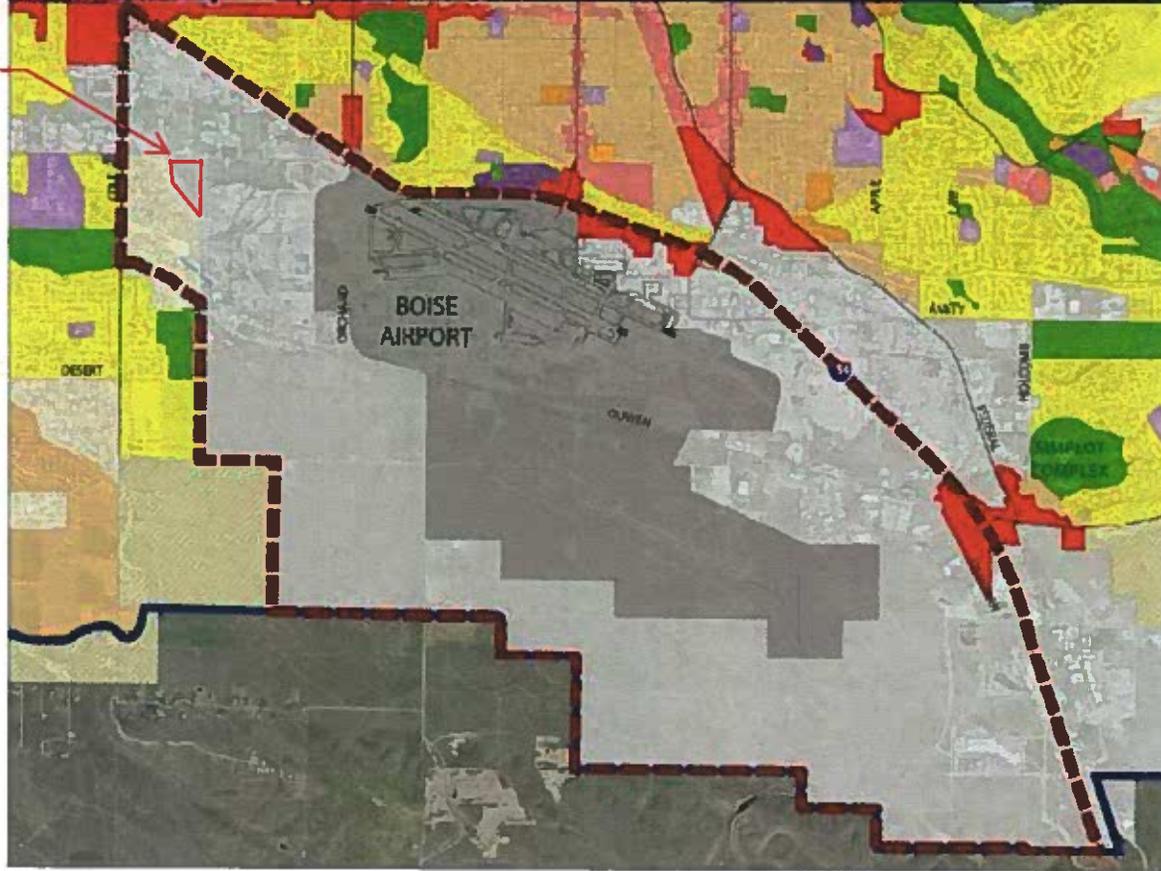
Adoption Date: January 21, 1997

Note: This map should be used in conjunction with the Land Use/Zoning Consistency Matrix and the accompanying policies of the Land Use Chapter of the Boise City Comprehensive Plan.  
August 13, 2003

Figure 8.1-2

# Airport Planning Area: Land Use Map

Area designated as Industrial in Blueprint Boise, but is residential in 1997 Comprehensive Plan.



## Airport Influence Area Design Principles

### GENERAL DESIGN PRINCIPLES FOR THE AIRPORT INFLUENCE AREA (GDP- AIA)

*These General Design Principles apply to all development occurring within the Airport Influence Area, as identified on the Airport Influence Area map. The principles address soundproofing and compatible uses for each zone of the Airport Influence Area. These principles should be applied in conjunction with relevant planning area-specific policies contained in Chapter 4.*

#### **Principle GDP-AIA.1: Noise-Sensitive Uses**

- (a) Limit new development within Airport Influence Area C to non-residential uses; residential uses are prohibited.
- (b) Limit expansion of existing noise-sensitive land uses.
- (c) Protect existing uses within the Federal Way and Airport heavy industrial area from encroachment by residential and other "noise-sensitive" uses.

residential development is allowed. Non-noise sensitive manufacturing, industrial and commercial uses are allowed. All compatible uses are required to provide sound insulation in noise sensitive areas of a facility.

#### **Principle GDP-AIA.2: Soundproofing and Use Restrictions**

All new development and existing structures within the Airport Influence Area must comply with the following:

- (a) All new residential development and new schools in Airport Influence Area A, which are affected by average sound levels in the 60-65 DNL and/or aircraft traffic patterns below 1,000 feet, are required to provide a sound level reduction of 25 dB.
- (b) All development within Airport Influence Area B is affected by average sound levels in the 65-70 DNL and/or aircraft traffic patterns below 1,000 feet. ~~Residential development is not allowed within Area B.~~ All compatible uses will be required to provide sound insulation in noise sensitive areas of a facility.
- (c) All development within Airport Influence Area B-1 is affected by average sound levels in the 65-70 DNL and/or aircraft traffic patterns below 1,000 feet. New residential development will be required to provide a sound level reduction of 30 dB. For new residential development, the maximum density is three residential units per acre. No new schools are allowed. Office and commercial use are compatible. All compatible uses will be required to provide sound insulation in noise sensitive areas of a facility.
- (d) All development within Airport Influence Area C is affected by average sound levels greater than 70 DNL. The approved Airport Noise Compatibility Plan identifies that existing residential uses in this area are to undergo sound insulation. Residential uses in this area will be considered non-conforming and no new

April 13, 2014

To whom it may concern:

We were recently made aware that we could be impacted by the Boise/Meridian expansion of their boundary line. (I.e. we are an area of impact.) This is of particular concern as we bought this house because it was in a rural area. We desire to be in a quiet location away from traffic, development and increased regulations. We have two kids under the age of two and plan to raise animals on our 5 acre plot. My experience with development happening around agriculture is that more and more constraints are placed on the agriculturalist NOT the developers. We bought our home with this knowledge in mind. Our property is remote and private and we want to keep it this way. We recently move from our last home for this EXACT reason. When will this stop.

I feel that by increasing the boundary line, you are infringing on our solitude. (Again, the reason we purchased this property in the first place.) We want to be able to raise our children in an area where they can be safe, not one that is inundated with further development. We moved to this area in order to raise animals. I do not want people telling us what I can and cannot do on our own property (which is inevitably what will happen as the city limits expand over the top of us.) Being in the city limits means increased taxes, increased costs and increased regulations. Clearly if we wanted to live WITHIN Boise we would have stayed in the house that we JUST moved from two years ago.

Please consider our strong opinion. We feel deceived by this proposal and feel passionately that we do not want to have the proposed expansion of the Boise/Meridian Property line.

Andrea and Morgan Grohs

8450 S. Gantz Avenue  
Boise ID 83709  
(208)695-5403



April 12, 2014

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



RE: Comments to 201400281 CPA-ZOA-ZC Boise Comprehensive Plan Amendments

We own a property at 6767 W. Wright Street and built our dream home on three acres over 10 years ago. We have a small, but active community of homeowners who enjoy the “rural” life that Idaho is known for. Many of our neighbors (especially the elderly) have lived in our neighborhood for 30-50 years. Immediately adjacent to our home are long standing rural neighborhoods.

We discovered in a letter (dated April 1<sup>st</sup>) that our neighborhood is scheduled via a Boise Comprehensive Plan Amendment to be changed from our large lot residential neighborhood to industrial. We were extremely surprised and concerned.

In our opinion, we do not believe that changing the zoning of a long-established residential neighborhood is appropriate or in the best interest of the residence both within the targeted area or adjacent.

We believe there is little chance that an industrial type business would want to build in our neighborhood. This action would, however, drastically lower our potential resale value and make selling a residence very difficult in the opinion of several realtors, appraisers, and mortgage lenders and severely impact our quality of life. Would you want your “home” to be located within a zoned industrial area? Would you want to purchase a home within that area?

Among the many reasons our neighborhood would not be attractive to industrial buyers include: there is only one entry/exit the neighborhood; streets are not designed to accommodate truck traffic; water is from individual wells; sewer is septic only; there is a significant elevation rise south of Elder Street; the area is flood irrigated from ditches; and, because of high traffic on Victory Road, no easy access without an additional stop light. This zoning action would also have an extremely negative effect on the neighboring Beverly Street residents, as well.

Adjacent to our subdivision was Treetop Recycling, an industrial type business, which was finally shut down because of the health hazards it created. Changing the zoning designation of our property to industrial would foster further attempts to place businesses that are incompatible with a long established neighborhood

There is an abundance of available industrial property that does not affect nearby residential property. The land between Orchard Street and Cole, south of I-84 and north of Victory would provide all the needed industrial land for decades, if not a century. In addition, there is an abundance of vacant land south and east of the airport that has barely been touched. Why do we need to create more potential industrial land at the expense of existing, long established neighborhoods?

It is our position that any action creating an industrial zone west of Raymond Street, south of Victory, would be hinder our ability to enjoy our property and lower it's value without creating any potential benefit to anyone. Changing our zoning would serve no viable entity, but would have a profoundly negative effect on existing residential property owners and significantly impact

Thank you for protecting our neighborhood. Feel free to contact us if you have questions.

Garry Fraise & Linda Robens Fraise (formerly Monroe)

6767 W Wright Street  
Boise, ID 83709-4355

208-761-8556 (Garry)  
208-890-9613 (Linda)



Lee Eyerman  
6617 W. Elder St. | Boise, ID 83709  
(208) 866-7930 | leyerman@gmail.com

RE: 201400281 CPA-ZOA-ZC – Boise Comprehensive Plan

April 14, 2014

This letter DOES NOT support the Boise City, Ada County, Ada County Development Services or the Ada County Planning and Zoning Commission to adopt the proposed comprehensive plan Blueprint Boise, which will designate much of my neighbored, including my property and home, and my neighbors homes and property, as Industrial rather than Large Lot Residential. If Ada County, Ada County Development Services, and/or the Ada County Planning and Zoning Commission adopt the Re-Designation of our neighbored from Large Lot Residential to Industrial, I will consider this action as a taking under the U.S. 5<sup>th</sup> Amendment and a violation of Idaho Title 7 – 701(A)(2), which will arise a number of Federal and State actions – you leave me no other choice.

- I. I understand this is not a rezoning. This is a comprehensive plan by the City of Boise to plan for me and my neighbors land use for the future. Our Large Lot Residential Land is to be DESIGNATED (NOT REZONED) INDUSTRY from LARGE LOT RESIDENTIAL. We had no notice of this plan when it was passed in 2011. Now it threatens our homes, property, and financial stability. Where was our representation?
  - i. QUESTION #1: WHAT IS THE PURPOSE OF BLUEPRINT BOISE?
  - ii. QUESTION #2: WHAT IS THE GOAL OF RE-DESIGNATING OUR NEIGHBORHOOD FROM RESIDENTIAL TO INDUSTRIAL?
- II. I live in a small home on what I consider a large lot of land. I have lived here for ten years. I love working the land, seeing neighbors’ farm animals and horses, watching children play in our streets, and seeing community members walk up and down our streets. There is only one entrance to our neighborhood, our streets are rarely used, and everyone knows to drive slowly because a child or animal may just be in the way.
- III. When I bought this house, I intended to live here for a very long time. To strengthen this assertion, I would like to submit a completed work order for the total of \$5,150 for a new A/C and Furnace I had installed in my home days prior (3/24/14) to receiving the notice from ADA County Development Services concerning this matter. I NEVER would have installed this system if I knew there was a chance my house would be re-designated as a future industrial area rather than a Large Lot Residential area. I own this house in Fee Simple Absolute. This used to mean something. It meant a great deal to me when I purchased the home. Now I regret putting in a furnace and A/C.
- IV. I am also attaching the quote from the new windows and siding I was going to have installed this month. This, fortunately, I had time to cancel. Your decision is already negatively impacting small business. I received this quote on 3/25/14.
- V. This is a multi-decade old neighborhood. This July I can call it one full decade for me. Others, as I know you know, have lived here far longer than I have been alive. This is our home, Ada County should look out for its citizens interests, not some long-term view of

RE: 201400281 CPA-ZOA-ZC – Boise Comprehensive Plan - OPPOSITION

Boise's wishes. In the past ten years we can see the development from I-84 on Cole to the West down Overland, to the East up Overland, to the North down to the mall area, and to the South down Cole to the Victory/Cole interchange. Now our neighborhood is the next target? When will it end? How long will Ada County allow Boise to sprawl into what always was a rural neighborhood? We are already affected by the Airport Influence Area which suppresses our home and property values; now you are going to Re-designate us future Industry? How can you deem this fair in anyway?

VI. Re-designating the land to Industrial on the Long Term Blue Print Boise:

a. Makes the homes and property we all own fall greatly in value because

i. No-one wants to buy a home in an area that is designated to be Industrial in the future; Who would? Would You?

ii. No mortgage company will issue a mortgage on land that is designated future Industrial, so no-one, even if they wanted to purchase our home, could get a mortgage unless it was an all-cash deal.

1. I called multiple realtors concerning this and my tax assessor, they agreed with the statements above.

iii. I would argue that these two facts alone destroys the complete value of our homes as a Residential asset. Why would I pay a mortgage on a home that is practically worthless? Why would I invest a dollar into the home when it will depreciate in value? Designating the area Industry makes the homes practically worthless. Mowing seems futile.

b. Prevents owners from the free and fair use and enjoyment of their homes:

i. Under the Boise Airport Influence Area B, which our homes fall, we already have many restrictions on what we can and cannot do on our land. The land that I own in Fee Simple Absolute in an area zoned Large Lot Residential.

ii. If this area is re-designated Industry, additional restrictions will be placed on the homeowners and landowners.

iii. The homeowners and landowners only choice is to live in their home until they die; with full knowledge that every tree they plant, every improvement they make; will one day according to Blueprint Boise be plowed over to make way for some type of industry. Every dollar spent on improvement wasted. No possible way to build a new home. No way to sell the home. Why would anyone continue to pay their mortgage? And then one day, I will wake up and an Industrial Business will be starring me in the face.

1. QUESTION #3: COULD YOU PLEASE LIST ALL THE RESTRICTIONS THE RESIDENTS CAN EXPECT IF THE AREA IS RE-DESIGNATED INDUSTRY?

VII. Constructive Takings

a. Under the 5<sup>th</sup> Amendment of the U.S. Constitution it states in part, "nor shall private property be taken for public use, without just compensation."

b. While this is not your typical Eminent Domain or Takings action, I think any attorney would agree that a Constructive Takings argument could easily be made.

The Re-Designation of our Property Destroys the Property Value, The Residential Home Value, and the Use of the Land by the Owner. This is a de facto Constructive Takings case.

c. From U.S. Legal:

Constructive taking is a term used in property law to refer to actions that amount to depriving an owner of the use and enjoyment of his/her property. The legal term "takings" refers to the physical acquisition of private property by governmental bodies. It also applies when government regulation removes all economically viable use of private property in what the courts describe as a "regulatory" or "constructive" taking. The Fifth Amendment of the U.S. Constitution requires that private property cannot be taken for public use unless there is just compensation.

d. Idaho 7-701A(2)(A). LIMITATION ON EMINENT DOMAIN FOR PRIVATE PARTIES, URBAN RENEWAL OR ECONOMIC DEVELOPMENT PURPOSES states in part,

"(2) Eminent domain shall not be used to acquire private property: (b) For the purpose of promoting or effectuating economic development."

i. QUESTION #4: WHAT IS THE PURPOSE OF BLUEPRINT BOISE?

- e. Re-Designating this area Industry clearly indicates that Boise plans to use this area for economic development.
- f. The value of our residential homes and real estate will plummet in value as we will not be able to sell our homes.
- g. We will have further restrictions on our homes, and further, since our homes have little to no value what interest would anyone have improving their home? In fact, what interest would anyone with a mortgage on their home have to continue paying it?
- h. The fact that the prices will fall on our homes and property, and the fact that further restrictions will be placed on our property, makes this a Constructive Takings case on the Federal and State level.
  - i. QUESTION #5: HOW DOES THE ADA COUNTY DEVELOPMENT SERVICES AND THE ADS COUNTY DEVELOPMENT BOARD PLAN TO DEAL WITH CONSTRUCTIVE TAKINGS CASES WHEN THEY ARISE AS SOON AS THE NEIGHBORHOOD IS RE-DESIGNATED INDUSTRY?
  - ii. QUESTION #6: IF A SUIT FOR CONSTRUCTIVE TAKINGS WAS BROUGHT AGAINST THE CITY OF BOISE, ADA COUNTY, ADA COUNTY DEVELOPMENT SERVICES, AND THE ADA COUNTY PLANNING AND ZONING COMMISSION, IS THERE A FUND TO PAY FOR ALL THE HOME AND PROPERTY THIS DECISION WILL TAKE FROM THE PROPERTY OWNERS?
  - iii. QUESTION #7: HAVE THERE EVER BEEN DISCUSSIONS BETWEEN ANY ADA COUNTY/CITY OF BOISE REPRESENTATIVES AND THE BOISE

AIRPORT INTO THE POSSIBLE PURCHASE OF THIS ENTIRE  
NEIGHBORHOOD SINCE THE NEIGHBORHOOD IS IN THE AIRPORT  
DEVELOPMENT ZONE AND NOW MAY BECOME PART OF THE BLUEPRINT  
BOISE INDUSTRIAL ZONE?

- VIII. Understanding Eminent Domain and Constructive Takings
- a. Under Article 11 section 8 of the Idaho Constitution it states in part, "The right of eminent domain shall never be abridged, nor so construed as to prevent the legislature from taking the property and franchises of incorporated companies, and subjecting them to public use, the same as the property of individuals."
  - b. I will not argue that Ada County and the City of Boise do not have the right to take our property under Eminent Domain. However, as the 5<sup>th</sup> Amendment to the U.S. Constitution provides, and the limitations set forth in 7-701A(2)(A) of Idaho Code, "Just Compensation" must be paid for this de facto Constructive Taking of our homes and land.
  - c. Please do not misconstrue this, no-one wants our property taken, we want our neighborhood to stay intact, the way it is right now.
  - d. However, if Ada County, Ada P&Z, and Boise City think that our little neighborhood should not, and will not exist in the future, and you decide that the Re-Designation to Industry is appropriate, then a de facto Takings of our property is what will occur.
  - e. Under this situation, I have no choice but to either walk away from my home with the shame of a foreclosure on my record, or to continue to pay for a home that is virtually worthless. As you can see you leave no choice but to pursue all legal avenues to protect my property, my home, and Constitutional rights.

IX. NOTICE

- a. There was no Notice given to the myself or neighbors when the City of Boise adopted this comprehensive plan in 2011.
  - i. QUESTION #8: WHERE DOES THE CITY OF BOISE GET THE JURISDICTION OVER OUR HOMES IN ADA COUNTY?

As stated above, if Ada County, Ada County Development Services, and/or the Ada County Planning and Zoning Commission adopt the Re-Designation of our neighbored from Large Lot Residential to Industrial, I will consider this action as a taking under the U.S. 5<sup>th</sup> Amendment and a violation of Idaho Title 7 - 701(A)(2), which will arise a number of Federal and State actions - you would leave me no other choice.

Thank you for taking the time to read my opinion. I look forward to your response to the 8 simple questions listed above. If possible, could you please have the 8 questions answered and emailed to me prior to the April 24, 2014 hearing.

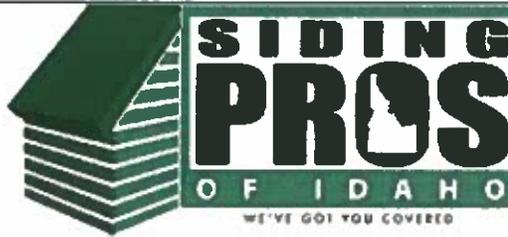
Sincerely,

Lee Eyerman

RE: 201400281 CPA-ZOA-ZC - Boise Comprehensive Plan - OPPOSITION

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EXHIBIT 57  
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Project # 201400281 CPA-ZOA



-Your James Hardie® Installation Professionals-



**Proposal**

**TO: Lee Eyerman**  
**Address: 6617 W Elder st Boise**  
**Date: March 25 2014**  
**Project Scope: Primed w/ paint.**

- To remove and dispose of existing siding.
- To supply and install James Hardie moisture barrier.
- To supply and install Select Cedarmill 8¼ siding by James Hardie.
- To supply and install James Hardie soffit and fascia system.
- To supply and install James Hardie Hz5 Rustic trim.
- To supply and install (2) coats Sherwin Williams 100% acrylic latex paint.
- To supply and install (5) Milgard Styleline vinyl windows with Low E and argon gas.
- To supply and install shutters as discussed.

**Price w/ paint: \$12,000.00**

**Notes**

Contractor agrees to provide any necessary sheathing at the rate of \$1.50 per sq ft.

**Exclusion**

Contractor shall not be responsible for repair or replacement of pre-existing rotted, defective or otherwise faulty or improper construction, not visible, but encountered during the performance of the construction.

- Decks
- Doors

Thank you for the opportunity to bid on this important project  
9446 W. Fairview Ave. Suite A Boise, ID 83704  
208.672.1697



**PROPOSAL / AGREEMENT**

Todays Date: 3-24-14

**RECEIVED**  
Install Date:  
APR 15 2014  
ADA COUNTY  
DEVELOPMENT SERVICES

Homeowner: Lee German

Job Name: \_\_\_\_\_

Street Address: 16617 W. ELDER ST

Job Address: \_\_\_\_\_

City, State, ZIP: Brice, ID 83709

Job City, State, ZIP: \_\_\_\_\_

Ph. #s: \_\_\_\_\_

Ph. #s: \_\_\_\_\_

Brand: Lennox

Brand: Lennox

**OUTSIDE YOUR HOME**

- Replacement  Air Conditioner
- Add-on  Heat Pump
- Hybrid
- SEER 14 BTU 24,000
- Unit Support / HP Stand  Line Set \_\_\_\_\_ Ref \_\_\_\_\_
- Relocate from \_\_\_\_\_ to \_\_\_\_\_
- Disconnect Size Existing \_\_\_\_\_ Replace w/ \_\_\_\_\_
- New Circuit  Existing Circuit

**INSIDE YOUR HOME**

- Replacement  Add-on Heat
- Furnace  Natural Gas  LP / Oil
- BTU/KW 109,000 / 90 AFUE \_\_\_\_\_ D/F U/F Hz V
- Vent: Existing New Length \_\_\_\_\_ Hz Vert
- Evaporator Coil
- Relocate from \_\_\_\_\_ to \_\_\_\_\_
- New wire from breaker panel to equipment
- Water heater: Gas Electric Warranty \_\_\_\_\_ P / L / T
- Rooms requiring additional airflow: \_\_\_\_\_
- Add supply vent to: \_\_\_\_\_
- Add return vent to: \_\_\_\_\_
- Complete duct system CLEAN
- ENERGY ACCOUNT \$50 @ A/C
- NEW THERMOSTAT
- 4" FILTER RACK
- Existing S/A# 8 R/A# 1 Sq Ft 1200

**INCLUDED IN EVERY INSTALLATION**

- ✓ All labor
- ✓ Thermostat Digital Program Existing Other \_\_\_\_\_
- ✓ Obtaining permits (where required)
- ✓ Remove existing equipment from premises
- ✓ Check entire system for safety and efficiency
- ✓ Filter: New disposable or clean existing permanent filter
- ✓ Check, re-seal minor leaks in exposed ducts where necessary
- ✓ No-Risk Guarantee

Notes: Disconnect Current Water Filtration @ loop  
Includes all adjustments to DUCT SYSTEM for  
removal + install of new system

**SAVE ON THESE PRODUCTS DURING INSTALLATION**

- WHOLE HOUSE HUMIDIFIER \_\_\_\_\_ Inches \_\_\_\_\_ Sq. Ft.
- INDOOR AIR QUALITY \_\_\_\_\_
- INDOOR AIR QUALITY \_\_\_\_\_
- DUCT CLEANING \_\_\_\_\_
- ATTIC UPGRADE BLOW-IN INSULATION \_\_\_\_\_
- OTHER \_\_\_\_\_

**WARRANTIES**

Indoor:  10 year(s) Parts  
 1 year(s) Labor  
 20 year(s) Heat Exchanger

Outdoor:  12 year(s) Parts  
 1 year(s) Labor  
 25 year(s) Compressor

We hereby propose to furnish complete, as above specified, for the sum of: Dollars \$ 5155<sup>00</sup>

Payment terms to be: Cash Credit Card Financed Check # \_\_\_\_\_ Dollars \$ 5155<sup>00</sup>

Finance by: G.E. Dollars \$ 5155<sup>00</sup>

Minimum estimated monthly payment: \_\_\_\_\_ % of total amount financed\*

INTEREST TERMS:  Special rate of \_\_\_\_\_ % APR\* or  Deferred interest option\*

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Project # 20140021 C11-2-20A

FOLD  
HERE

FOLD  
HERE