



TO: ADA COUNTY PLANNING & ZONING COMMISSION

HEARING DATE: June 5, 2014
STAFF MEMBERS: Megan Basham, AICP, Associate Planner
PROJECT NO.: 201400308 CU-MSP, Hummel Architects
APPLICANT: Hummel Architects/Ada County
OWNER: Ada County

INTRODUCTION

A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. All improvements are located on the interior of the Idaho Expo site on Lorimer Lane. The new administration building will be approximately 3,400 sq. ft and the new entry gate structure will be approximately 2300 sq. ft. with a 20' entry sign that spans approximately 55 feet. The property contains 125 acres and is located at 5610 North Glenwood Street, Garden City, ID; Section 25, T. 4N, R. 1E.

EXECUTIVE SUMMARY

The applicant is proposing to replace the administration building at front entry gates at the Idaho Expo property. The new administration building will be approximately 3,400 square feet and will be located just east of the existing Driver's Training Building on West Lorimer Lane. Eight (8) off-street parking spaces will be provided in front of the administration building, as well as sidewalks and landscaping surrounding the building.

The new front entry gates will be located where the existing administration building is located, between North Candy Cane Lane and North Exposition Avenue. The ticket building will be approximately 2,300 square feet and contain multiple ticket offices, an information center, restrooms and a multi-use guest services space. There will be two (2) entry gates on either side of the building. The area surrounding the building and ticket gates will be improved with hardscape and landscape features including planter beds and trees. Sidewalks will connect the administration building to the front entry area and continue along North Kent Lane to the existing gazebo area and open space. The front entry area will also have a monument sign that spans across the plaza area, approximately 55 feet across and 20 feet high that people will walk under when entering Expo Idaho. It will have one fixed sign that reads "Expo Idaho" and other areas of the sign will have the ability to show different panelized messages provided by the various vendors at the events. The final design has not been finalized and the applicant will be required to submit the final design drawing to staff to ensure it is in compliance with the proposal.

Additional landscaping and improvements will be completed along the south side of West Lorimer Lane, adjacent to the event parking area. Planter beds will replace the chainlink fencing and will be spaced to allow for pedestrian crossing from the parking lot to the front entry area. Removable bollards will be placed between the planter beds to prevent motorized traffic. Crosswalks from the parking lot to the front entry will be marked.

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

RECOMMENDATION

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

The Commission should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application. Should the Commission make positive Findings of Fact and vote to approve File #201400308 CU-MSP, staff recommends that the approval of File #201400308 CU-MSP be subject to the Conditions of Approval listed in Exhibit A attached to the proposed Findings of Fact and Conclusions of Law and Order.

EXHIBIT LIST – FILE NO.: 201400308 CU-MSP

1. Pre-Application Notes dated January 16, 2014 – 7 pages
2. Master Application and Checklist submitted March 3, 2014 – 6 pages
3. Detailed Letter dated February 28, 2014 – 4 pages
4. Description of Revised Master Site Plan submitted April 14, 2014 – 1 page
5. Vicinity Map – 1 page
6. Master Site Plan submitted on April 11, 2014 – 1 page
7. Architectural Rendering submitted on April 11, 2014 – 1 page
8. Natural Features Analysis submitted on April 11, 2014 – 2 page
9. Letter from Idaho Fish and Game dated January 24, 2014 – 1 page
10. Landscaping Plan submitted on April 11, 2014 – 2 pages
11. Lighting Plan and Cut Sheets submitted on March 3, 2014 – 4 pages
12. Neighborhood Meeting Certification submitted March 3, 2014 – 3 pages
13. Submission and Hearing Date letter dated March 6, 2014 – 1 page
14. Ada County P&Z Transmittal dated March 12, 2014 – 3 pages
15. Letter from Idaho Transportation Department dated March 12, 2014 – 1 page
16. Memo from Central District Health Department dated March 14, 2014 – 1 page
17. Memo from Ada County Building Department dated March 14, 2014 – 1 page
18. Memo from Boise City Public Works dated March 19, 2014 – 1 page
19. Letter from North Ada Fire & Rescue District dated March 24, 2014 – 3 pages
20. Letter from Garden City Development Services Department dated March 26, 2014 – 4 pages
21. Radius Notice mailed April 8, 2014, 2014 – 4 pages
22. Memo from Ada County Engineer dated April 9, 2014 – 1 page
23. Letter from ACHD dated April 10, 2014 – 3 pages
24. Ada County P&Z Transmittal dated April 14, 2014 – 2 pages
25. Memo from Ada County Building Department dated April 16, 2014 – 1 page
26. Memo from Central District Health Department dated April 21, 2014 – 1 page
27. Memo from Boise City Public Works dated April 22, 2014 – 1 page
28. Legal Notice published April 22, 2014 – 1 page
29. Radius Notice mailed May 5, 2014 – 1 page
30. Ada County Table Memo dated May 8, 2014 – 1 page
31. Action Letter dated May 9, 2014 – 1 page
32. Legal Notice published May 20, 2014 – 1 page



**ADA COUNTY
DEVELOPMENT SERVICES**

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

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201400002 - PREAP - A

Status: Active

Date Received: 1/13/2014

Date Closed:

Meeting Date: 1/16/2014 **Date Assigned:** 1/13/2014

Project Description:

Applicant's Name:
HUMMEL ARCHITECTS

Constructing a new Administration building as well as a new detached front entry and demolishing existing admin building and front entry.

Development Services Staff Assigned To Meeting:

No. of Lots/Units: 0 **Total Acres:** 125.050

| | |
|--------------------|-------------------------------------|
| Staff Name: | Attended Meeting? |
| BRENT DANIELSON | <input checked="" type="checkbox"/> |
| MEGAN BASHAM | <input checked="" type="checkbox"/> |

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

Parcel Info:

| | | |
|--------------------|------------------------|----------------------------|
| Parcel Num: | Street Address: | City/State/Zip: |
| S0525110205 | 5610 N GLENWOOD ST | Garden City, ID 83714-0000 |

Zone Info:

| | |
|-------------------|--------------|
| Zone Type: | Zone: |
| Existing Zone | C2 |
| Existing Zone | RUT |

Twon / Rng / Sec Info:

| | | | |
|--------------|-------------|-------------|-------------|
| Twon: | Rng: | Sec: | Qtr: |
| 4N | 1E | 25 | |

Overlay Areas Info:

| | | | |
|----------------------|-----------------------|------------------|----------------------------------------------------------------------------------|
| Overlay Area: | Overlay Value: | Code Ref: | Comments: |
| Flood | AE Zone | Article 8-3F | Please contact your insurance company for flood insurance purchase requirements. |
| Flood | AE Zone FloodWay | Article 8-3F | |
| Impact Area | Garden City | | |

Comp Plan:

Agencies To Contact:

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

Proposed Allowed Uses:



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PREAPPLICATION CONFERENCE NOTES

Amusement or recreation facility, outdoor (only)

Required Applications:

App Type: **Descriptive Name:**
CU CONDITIONAL USE

Notes:

The property is zoned RUT and is within the Garden City Impact Area.

The applicant is proposing to remove the existing administrative building at the Idaho Expo and relocate it to the east. The applicant is also proposing a new monument at the entrance. The proposed use would be considered Public/Quasi-Public and requires a conditional use and master site plan.

A conditional use requires a public hearing before the Planning & Zoning Commission. From the date of the submittal, it is approximately 45-60 days until the application goes before the Commission.

Specific Use Standards for Public/Quasi-Public:

8-5-3-86: PUBLIC OR QUASI-PUBLIC USE:

A. Minimum Setbacks; Compatibility: All structures shall meet the minimum required setbacks for the applicable base district, except within a residential district where there shall be a minimum setback of thirty five feet (35') from any public street and twenty five feet (25') from any other property line. Structures shall be designed and constructed to be compatible with the surrounding properties including, but not limited to, building materials and building mass.

B. Public Recreation Facilities: The standards as set forth for amusement and recreation facilities shall apply for all public recreation facilities.

C. Storm Drainage And Storm Detention Facilities: A storm drainage facility and/or storm detention facility that are an accessory use to a roadway on the same property shall be exempt. For the purposes of this standard, the contiguous parcel regulations of section 8-4A-8 of this title shall not apply.

D. Underground Utilities: Underground utilities within an easement or within a public street right of way shall not require additional approval.

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

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

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

The applicant may submit a landscaping and screening plan at the time of application if a landscaping and screening plan is not submitted at the time of application, then it will be required to be submitted as a condition of approval. See Article 8-4F of the Ada County Code for information on landscaping and screening plans.

If any outdoor lighting is proposed or anticipated, the applicant shall submit a lighting plan. See Article 8-4H of the Ada

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PREAPPLICATION CONFERENCE NOTES

County Code for information on lighting plans.

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

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

Prior to submitting an application for a Conditional Use a neighborhood meeting is required. Neighbors within a 1,000-foot radius of the property as well as any registered neighborhood associations must be invited. The applicant has already held a neighborhood meeting.

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

Applicable Codes:

- 8-2B: Residential Base Districts
- 8-4E: Master Site Plan
- 8-4F: Landscaping
- 8-4G: Off-Street Parking
- 8-4H: Lighting
- 8-4I: Signage
- 8-5-3-86: Public/Quasi-Public Specific Use Standards
- 8-7A-5F: Signposting Requirements

Fees:

- Conditional Use: \$800 + \$.12/sq. ft
- Master Site Plan: \$350 + \$.12/sq. ft
- Landscape Plan: \$135
- Lighting Plan: \$100
- Sign Plan (if over 64 sq. ft.): \$150

MEETING NOTES:

Will create a front image with a new front gate and planter.

Will require a conditional use and master site plan application.

It appears that a natural features analysis will be required.

A letter from the Idaho Department of Fish and Game is a requirement of the master site plan application. The contact person there is Rick Ward.

The administration building would also be a part of the master site plan.

A lighting plan will be required due to the addition of new outdoor lighting.

The landscaping will be reviewed through as an alternative landscape plan.

Staff will do more research in regards to the signage on the front gate.

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PREAPPLICATION CONFERENCE NOTES

Additional Preap Conference: Not Recommended

Neighborhood Meeting Required? No

Cross References:

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MASTER APPLICATION/PETITION REQUEST

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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: 25 Township: 4N Range: 1E Total Acres: 125.050
 Subdivision Name: _____ Lot: _____ Block: _____
 Site Address: 5610 N GLENWOOD ST. City: GARDEN CITY
 Tax Parcel Number(s): 50525110205
 Existing Zoning: C2/RUF Proposed Zoning: _____ Area of City Impact: GARDEN CITY Overlay
 District(s): _____

OFFICE USE ONLY

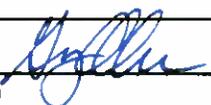
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ADA COUNTY DEVELOPMENT SERVICES

| | | |
|-----------------------------------------------------------------------------------------|--------------------|-------------------|
| Project #: <u>201400308-CU-MSP</u> | Planning Fees/GIS: | Engineering Fees: |
| Received By: <u>BSP</u> Date: <u>3-3-14</u> Stamped <input checked="" type="checkbox"/> | | |

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| | |
|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| APPLICANT/AGENT: (Please print) | ADDITIONAL CONTACT if applicable: (Please Print) |
| Name: <u>Greg Allen</u> | Name: <u>Dean Schultz</u> |
| Address: <u>2785 BOGUS BASIN ROAD</u> | Address: <u>2785 BOGUS BASIN RD.</u> |
| City: <u>BOISE</u> State: <u>ID</u> Zip: <u>83702</u> | City: <u>BOISE</u> State: <u>ID</u> Zip: <u>83702</u> |
| Telephone: <u>208-342-1827</u> Fax: <u>343-0940</u> | Telephone: <u>208-343-7523</u> Fax: <u>343-0940</u> |
| Email: <u>gallen@hummelarch.com</u> | Email: <u>d.schultz@hummelarch.com</u> |
| I certify this information is correct to the best of my knowledge. | ENGINEER/SURVEYOR if applicable: (Please Print) |
| | Name: _____ |
| | Address: _____ |
| | City: _____ State: _____ Zip: _____ |
| | Telephone: _____ Fax: _____ |
| | Email: _____ |
| Signature: (Applicant) <u></u> Date <u>2/26/14</u> | |

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER (S) OF RECORD: (Please Print) | OWNER (S) OF RECORD: (Please Print) |
| Name: <u>BRUCE KRISKO</u> | Name: _____ |
| Address: <u>200 W. FRONT ST.</u> | Address: _____ |
| City: <u>BOISE</u> State: <u>ID</u> Zip: <u>83702</u> | City: _____ State: _____ Zip: _____ |
| Telephone: <u>(208) 287-7124</u> | Telephone: _____ |
| Fax: <u>(208) 287-7109</u> | Fax: _____ |
| Email: <u>bkrisko@adgweb.net</u> | Email: _____ |
| I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application. | I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application. |
| <u></u> Date <u>02/27/14</u> | |
| Signature: All Owner (s) of Record Date | Signature: All Owner (s) of Record Date |

ADA COUNTY CONSTRUCTION MANAGER

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.

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CONDITIONAL USE CHECKLIST

A Conditional Use request requires a public hearing.

GENERAL INFORMATION:

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

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

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

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MASTER SITE PLAN CHECKLIST (ACC 8-4D)

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

GENERAL INFORMATION:

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

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

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

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| MSP SUPPLEMENTAL INFORMATION (to be completed by the applicant) | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| DETAILED LETTER MUST ADDRESS THE FOLLOWING (If applicable) | |
| Proposed use (s): | FRONT TICKET OFFICE/RESTRMS + ADMIN OFFICE |
| Is the project associated with a Conditional Use | YES () NO () |
| Conditional Use # | |
| Area of city impact: | GARDEN CITY |
| Is this application a modification of an approved master site plan? Original MSP # | NO |
| Is this application a change or expansion of an approved master site plan? Original MSP # | NO |
| Total square feet of all proposed structures: | ± 5700 S.F. |
| Hours of operation: | |
| Days of operation: | |
| Required parking: | 70 ADMIN OFFICE |
| Required bicycle parking: | |
| Required ADA parking: | |
| Number of employees during the largest shift: | |
| Maximum number of patrons expected: | |
| Outdoor speaker system | YES () NO (X) |
| Proposed Sewer: | |
| Proposed Water: | |
| Pressurized Irrigation | YES () NO () DRIP |
| Multifamily structures shall have varied setbacks within the same structure and staggered and/or reversed unit plans. Structures within a multi-family development shall be rotated, staggered, and/or reversed. | |
| Explain if the utilities are underground or if screening is provided. | |
| SITE PLAN | |
| Structure location. | |
| Pedestrian access and circulation. | |
| Building elevations. | |
| Well locations. | |
| Drain fields. | |
| Hydrant location, fire department access, fire flow resources, etc. | |
| Pressurized Irrigation if required. | |
| Parking plan. (required) ACC 8-4G | |
| ADA parking identified. | |
| Automobile access and circulation. | |
| Lighting plan. (condition of approval) ACC 8-4H | |
| Sign Plan. (If proposed, condition of approval) ACC 8-4I | |
| LANDSCAPING (If applicable) | |
| Location, size, type, 75% maturity | |
| Vegetation to be saved | YES () NO (X) |
| Phased project | YES () NO (X) |
| Verification that standards are met. | |
| Fences over 100' | YES (X) NO () |
| Size at planting: | |
| Flood Hazard Overlay | YES () NO (X) |
| Sound walls | YES () NO (X) |

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

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EXPO IDAHO FRONT ENTRY AND ADMINISTRATION BUILDING

PROJECT SUMMERY REPORT

02/28/2014

OVERVIEW

This project consists of building and site improvements to the Expo Idaho campus involving a new front entry complex and administration building. The work will affect approximately 4.5-acres and requires the demolition of the existing front entry, administration building and gate assemblies. The goal of the project is to introduce new architectural and site design elements that create a material palette to guide future improvements. Sustainable design practices are followed, but the project will not be LEED certified.

FRONT ENTRY DESCRIPTION

The following features represent the redesign of the front entry:

- The existing administration building and gate system are removed.
- New 6' tall metal fencing replaces the current chain link fencing starting at the Drivers Training building and extending to the east end of the private lane south of the bandstand.
- Sidewalks are installed parallel to the new fencing.
- At the parking lot across from the new front entry, planter beds will replace the chain link fencing. The beds will extend from the Drivers Training area to a point across from the entry to the private lanes north side access. The planter beds vary in length and are spaced apart to allow pedestrian crossings from the parking lot to the front entry area. Removable bollards are installed between the beds.
- Removable bollards are located in Kent Lane near the private lane intersection for access control.
- The new front entry complex is approximately 2300 square feet and includes new gate systems in the current Gate A and B locations. The gates are 12-foot wide using 6-foot leafs. The building houses multiple ticket offices, an information center, restrooms and multi-use guest services space.
- The building construction is Type V-B and is not fire sprinkled.
- The exterior wall system is a combination of 6" studs with full thick batt insulation and cmu veneer/stucco over rigid insulation achieving a R23 value.
- Restroom spaces use sealed concrete floors, gypsum board ceilings, 6" cmu toilet partitions with solid plastic doors, floor mounted toilets with flush sensors and wall mounted sinks. All walls are 8" cmu with epoxy paint. Surface mounted lights are used for ceiling fixtures.
- Office and ticketing rooms use indoor/outdoor carpet; 2x4 acoustical ceiling panels with center score, insulated metal stud walls with gypsum board, and recessed ceiling light fixtures.
- All windows are clear anodized aluminum frame, thermally broken with sliding panes.
- Interior window counters at set at 29" and two counters will be 34" to meet ADA requirements.
- All doors are galvanized seamless hollow metal, field painted with no vision glass.
- A new pedestrian plaza is created in front of the entry to accommodate ticket lines and serve as a focal point for crowds gathering prior to entering the Fair and other special

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events. The plaza contains raised planter beds with built-in bench seating and light poles for nighttime illumination using LED lights. The paving is concrete with scored joints and a rolled curb is used in front of the Gates A and B.

- A 20' tall sign/design feature spans approximately 55-feet between several planter beds in front of the entry and serves as a wayfinding marker that can be seen from the outer edges of the parking lot. The sign will have the ability to show different panelized messages provided by the vendors. The one fixed sign will read 'EXPO IDAHO'. Details of the signs final size and design style are not yet finalized.
- Waterproof electrical outlets are provided at several outside locations including between the planter beds to accommodate vendor kiosks.
- Security camera conduits and outlet locations are located around the entry and will tie into the existing system located in the Expo building. The County provides the cameras.
- The primary roof structure is low slope and provides large overhangs on the north and south sides of the building. The majority of the roof is a single ply membrane with two pitched roof areas using metal or composition shingles.

FRONT ENTRY MECHANICAL DESCRIPTION

- The Information Center, all Ticket Windows and the Guest services will have heating and cooling designed around the Mitsubishi Multi Split heat pump system similar to that proposed for the Administration Building without the outdoor air heat recovery system.
- All other spaces will be heated using electric heat heaters located in or at ceilings in the public restrooms.
- A condensing unit is located on the roof to serve the entire facility.
- All restrooms will be exhausted per code.
- Plumbing will use standard fixtures with sensor-operated faucets and flush valves (valves will be located in the plumbing chase). Hose bibs will be located for outside use and restroom wash down. A single water heater will be located in the mechanical room to serve the janitor sink and adjacent lavatories.

ADMINISTRATION BUILDING

The new Administration building consists of the following features:

- The building is located away from the front entry and at the intersection of Kent Lane and the private lane.
- The private lane is widened to accommodate 90-degree car parking for staff and visitors. 10 stalls are provided. The street is closed to through traffic with the installation of removable bollards.
- A new sidewalk in front of the building extends to the front entry plaza.
- A monument sign identifying the building is located on the southwest edge of the buildings property. The sign is approximately 6' long and 4' tall.
- The new 6' tall metal fence system extends from the front entry and ties to the Administration building. The fence continues to the end of the private lane where it terminates at a new vehicle gate assembly.
- The building is 3400 square feet or approximately 10% larger than the current facility. It contains front reception space, a conference room that accommodates 16 people at the

table, 6 offices, a work/storage room, kitchenette space, men and women's restrooms, server room, electrical room and a mechanical room with janitor space.

- The building is Type V-B construction with no fire sprinkler system.
- The exterior walls are 6" stud framing with batt insulation and cmu veneer/stucco over rigid board insulation to achieve a R23 value.
- The roof structure uses pitched roof trusses with 24-inch overhangs and R38 batt insulation just above the ceiling line. This creates a cold attic.
- Continuous rolled aluminum gutters are used with open steel downspouts. No heat tape is used.
- Exterior windows are thermally broken, clear anodized fixed aluminum windows and located to minimize direct sunlight.
- Front door assembly is aluminum storefront, medium style, clear anodized.
- Interior door/relight assemblies use clear anodized aluminum frames with solid core wood doors.
- Exterior doors/frames to the patio and from the mechanical room use galvanized hollow metal with seamless edges and corners, field painted.
- Floor material is carpet tile for the reception, office and conference rooms. Workroom/storage, restrooms and kitchenette area receive sheet vinyl. Utility rooms are sealed concrete.
- Acoustical ceiling panels 2x4 with center score are used in all rooms except restrooms and utility rooms, which use gypsum board.
- All lights are surface mounted at gypsum board ceilings and recessed in acoustical panel ceilings.
- A concrete patio is provided on the north side of the building. The patio is screened from the public using the fence assembly material.

ADMINISTRATION MECHANICAL DESCRIPTION

- The heating, cooling and ventilation for the structure is designed around the Mitsubishi City-Multi Split heat pump system that will have a single outdoor heat pump unit and multiple fan coil type indoor units.
- A condensing unit is ground mounted on a concrete pad.
- Most rooms will have individual control of their respective indoor units.
- The system will be able to heat or cool but cannot heat and cool different rooms at the same time.
- The server room will be ventilated for heat rejection with a thermostat- operated fan.
- The mechanical room will have an electric heater and an exhaust fan for ventilation.
- Restrooms will be exhausted per code.
- A heat recovery unit in the mechanical room will furnish fresh air that is tempered by the exhaust/relief air passing through the unit prior to discharging to the outside.
- Plumbing will use standard fixtures, faucets and flush valves. Hose bibs will be located for outside use.

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EXHIBIT #3 3 of 4
201400308 CU-MSP, Hummel
Architects
Ada County

Landscape/Civil Description

- All storm water is retained on site thru the use of bio-swales.
- All shrubbery is selected for low water use with low maintenance characteristics.
- Drip systems irrigation is used.

ELECTRICAL DESCRIPTION - ENTIRE PROJECT

- Both buildings will be fed from the existing power distribution on the Expo grounds.
- Interior lighting will utilize energy efficient T8 fluorescent lamps and electronic ballasts.
- Occupancy sensors to turn the light fixtures off when the room is not occupied will provide the control of the interior lighting.
- Exterior lighting will be accomplished using LED lighting fixtures in coordination with the current County policy for the Expo grounds.
- The exterior lighting will be controlled to shut down the lighting during daylight hours but allow the users to control when the lighting is on during evening events.
- Empty conduit and boxes will be provided for the installation of a security camera system at a future date.
- Empty conduit and boxes will be provided for the installation of a data cabling system at a future date.

DE Schultz 3/3/2014

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MAR 03 2014

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By Ada County Development Services at 9:03 am, Apr 14, 2014

FILE NUMBER 201400308-CU / MSP

EXPO IDAHO FRONT ENTRY AND ADMINISTRATION BUILDING

DETAILED DESCRIPTION FOR MODIFICATION OF ORIGINAL CONDITIONAL USE APPLICATION

MODIFICATION OVERVIEW

We are requesting to move the new Administration building from the location shown on the original Conditional Use application. The new location is between the Drivers Training building and the new Front Entry building. Please refer to the revised Master Site Plan and architectural site plan. The Administration building remains the same design and contains the same amenities and functions.

The overall scope of work for the site has been reduced as shown on the site plans. This is a result of cost saving measures taken to reconcile our cost estimate with the project budget. The site design concepts for improvements remain the same. This includes the landscape material pallet, pedestrian paving, site fencing type and site lighting fixture types. Signage remains the same as described in our original submission.

D.E. Schultz

Vicinity Map



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

Map center: 43° 39' 12" N, 116° 16' 27" W

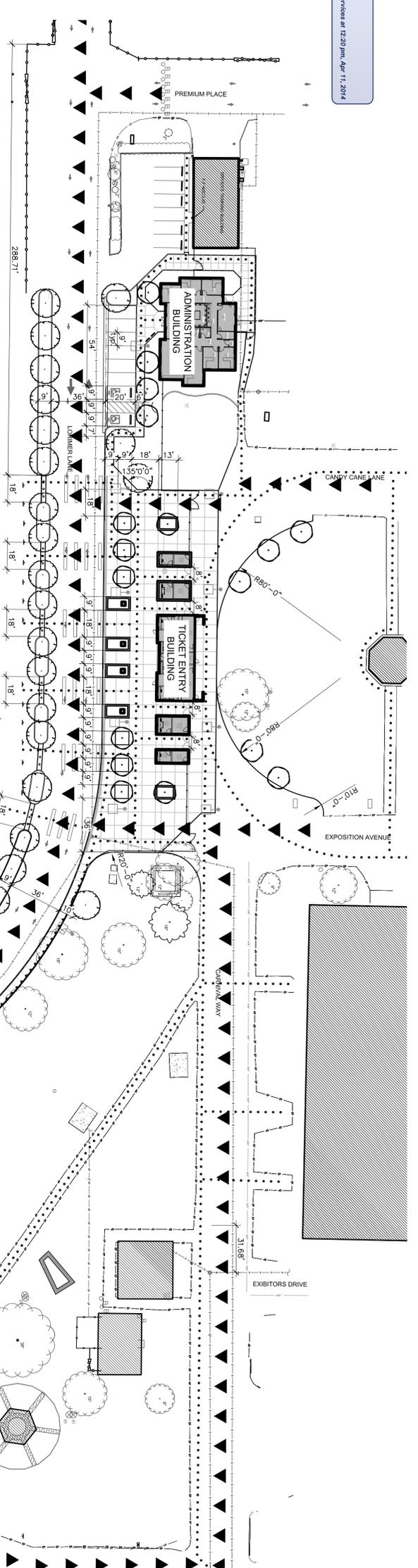


Legend

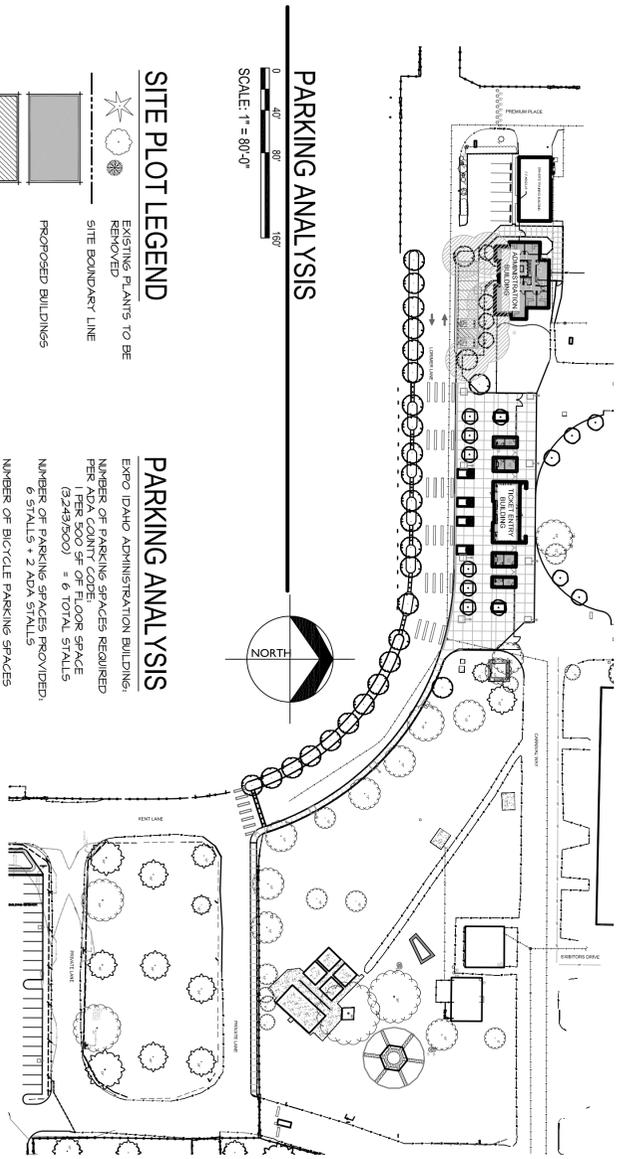
- Railroads
- Major Streets
- Minor Arterial
- Collector
- SECTION
- PRINCIPAL Arterial
- INTERSTATE
- Other
- Minor Streets
- LOCAL
- PARKS
- PRIVATE
- RESIDENTIAL
- Other
- Street Names (minor)
- Parcels
- Water
- Parks
- City Limits
- Kuna
- Boise
- Garden City
- Eagle
- Star
- Meridian
- Ada-002013



Scale: 1:14,008

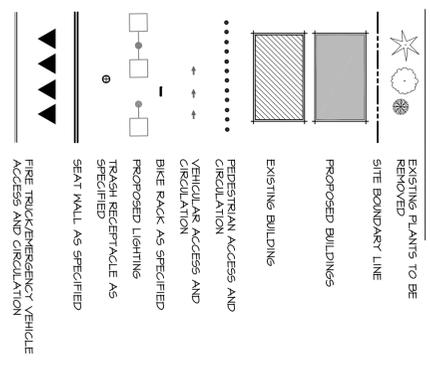


SITE PLOT PLAN
SCALE: 1" = 40'-0"



PARKING ANALYSIS
SCALE: 1" = 80'-0"

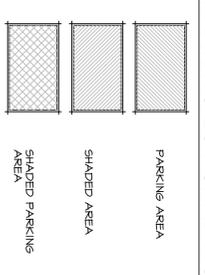
SITE PLOT LEGEND



PARKING ANALYSIS

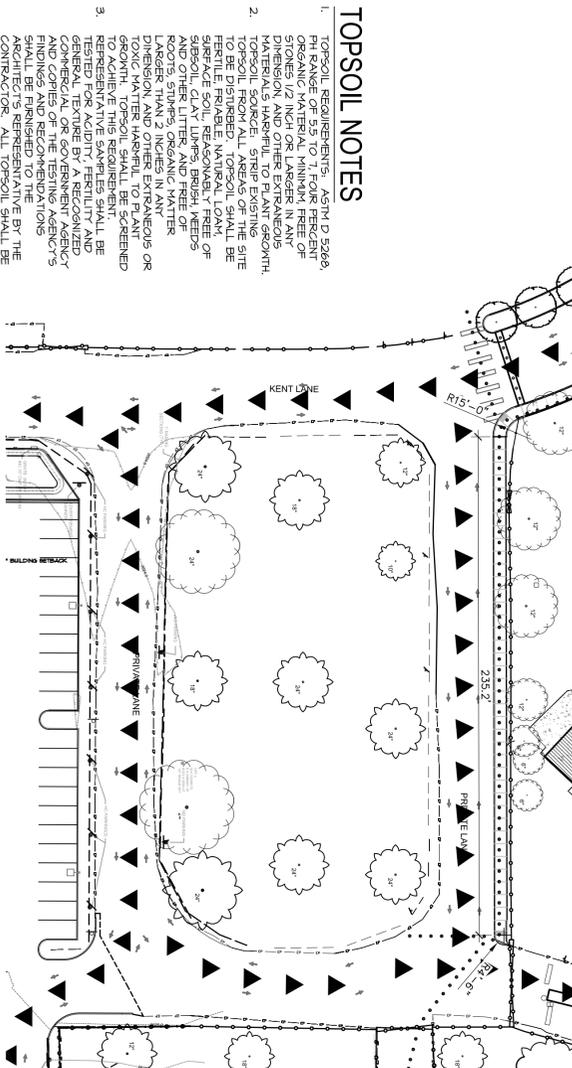
EXISTING IDAHO ADMINISTRATION BUILDING, REVISED
SITE BOUNDARY LINE
PROPOSED BUILDINGS
EXISTING BUILDING
PEDESTRIAN ACCESS AND CIRCULATION
VEHICLES ACCESS AND CIRCULATION
BIKE RACK AS SPECIFIED
TRASH RECEPTACLE AS SPECIFIED
SEAT WALL AS SPECIFIED
FIRE TRACK/EMERGENCY VEHICLE ACCESS AND CIRCULATION
VERTICAL CURB LOCATION
SCORE JOINT (TYPICAL)
CURB AND GUTTER LOCATION
EXPANSION JOINT (TYPICAL)
ACCESSIBLE RAMP LOCATION WITH DETECTABLE WARNING SURFACE
REMOVABLE BOLLARD LOCATIONS

PARKING LOT SHADING



NUMBER OF BIKE CYCLE PARKING SPACES PROVIDED:
2 BIKE RACKS (3 BIKES EACH) = 6 BIKE CYCLE PARKING SPACES
NUMBER OF BIKE CYCLE PARKING SPACES REQUIRED:
1 PER 25 CARS (0)
NUMBER OF BIKE CYCLE PARKING SPACES PROVIDED:
2 BIKE RACKS (3 BIKES EACH) = 6 BIKE CYCLE PARKING SPACES
NUMBER OF BIKE CYCLE PARKING SPACES REQUIRED:
1 PER 500 SF OF FLOOR SPACE (3249/500) = 6 TOTAL STALLS
NUMBER OF BIKE CYCLE PARKING SPACES PROVIDED:
6 STALLS + 2 ADA STALLS
NUMBER OF BIKE CYCLE PARKING SPACES REQUIRED:
1 PER 25 CARS (0)

NOTES
1. ALL ELECTRICAL ON SITE (POWER, TELEPHONE, ETC.) WILL BE ROUTED UNDERGROUND TO THE APPROPRIATE LOCATIONS WHEN THEY ARE DETERMINED.
FIRE SERVICE NOTES
PROPOSED BUILDING WILL NOT REQUIRE AN AUTOMATIC SPRINKLER SYSTEM.
WATER SUPPLY AND SEWAGE DISPOSAL:
CONNECT TO EXISTING IN PLACE SERVICES. EXISTING SERVICE LOCATIONS TO REMAIN IN PLACE.
FILLING, EXCAVATION AND EARTHWORK
1. EARTHWORK ACTIVITIES SHALL BE PHASED IN ORDER TO MINIMIZE THE AMOUNT OF DISTURBANCE AT ANY ONE TIME. EROSION CONTROL PLAN ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN WILL BE PREPARED. PERMANENT SOIL STABILIZATION MEASURES WILL BE ADOPTED ON THESE PLANS.
TREE MITIGATION NOTES:
1. THE LANDSCAPE ARCHITECT WILL MEET WITH THE COUNTY ARBORIST TO ESTABLISH MITIGATION REQUIREMENTS FOR REMOVAL OF EXISTING TREES.



TOPSOIL NOTES

1. TOPSOIL REQUIREMENTS: ASTM D 5956 PH RANGE OF 5.5 TO 7.0; FOUR PERCENT ORGANIC MATERIAL. MINIMUM FREE OF STONES 1/2 INCH OR LARGER IN ANY MATERIALS HARDFILL TO PLANT GROWTH. TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE FERTILE, FAVORABLE, NATURALLY FREE OF STONEL, CLAY LUMP, BRUSH, WEEDS, ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRACTORS OR GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A QUALIFIED LABORATORY FOR GENERAL TEXTURE BY A RECOGNIZED AND LICENSED OF GOVERNMENT AGENCY AND CORRECTED OF THE TESTING AGENCY SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION. NO TOPSOIL SHALL BE USED WHILE IN A FROZEN OR MIDDY CONDITION. IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED, PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL TOPSOIL TO MAINTAIN FINISH GRADE AS REQUIRED.
2. FILLING: FINISH GRADE AT THE FOLLOWING LAIN AREAS: 4 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE MINIMUM GRADERS WITH SKIDWHEELS
3. FINISHER BEDS: 6 INCHES MINIMUM FINE GRADE TOPSOIL TO SMOOTH, EVEN FINISH GRADE WITH LOOSE UNIFORM FINE DEPRESSIONS. AS REQUIRED TO MEET FINISH GRADES, FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF TOPSOIL. FINISH GRADE OF TOPSOIL STOCKPILE LOCATIONS TO BE COVERED TO PREVENT EROSION. ALL GRAVEL, SLAGGAGE, AND OTHER IMPROVED FILL MATERIALS OTHER THAN PROPOSED TOPSOIL SHALL BE STOCKPILED IN GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY COVERED TO PREVENT EROSION. AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL. ARCHITECT AND OWNER EARTHWORK OPERATIONS.

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INCLUDES COMPLETE LEACH HYDROZONE IS TO BE PROVIDED WITH SEPARATE INDIVIDUAL STATIONS.
2. PLANTER BEDS AND LAIN AREAS ARE TO HAVE SEPARATE POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISES HEIGHT OF 4 INCHES AT LAIN AREAS AND 18" AT PLANTER BEDS.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISES HEIGHT OF 4 INCHES AT LAIN AREAS AND 18" AT PLANTER BEDS.
4. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISES HEIGHT OF 4 INCHES AT LAIN AREAS AND 18" AT PLANTER BEDS.
5. ARE TO BE PROVIDED MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
a. PRECISE INDIVIDUAL STATION TRINKING RATES
b. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
c. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
d. VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDROZONES.
6. AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDROZONES.
7. THE REGULATION AND DISTRIBUTE WITH TRIGGER VALVE VALVED WATERING STATIONS WILL BE DESIGNED AND OVERGRAVE ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
8. AUTOMATIC VALVE ZONES. APPROVE GC/V. LOCATIONS WITH LANDSCAPE ARCHITECT.

WEED ABATEMENT NOTES:

1. ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED PRIOR TO PLANTING OR HYDROSEEDING.
2. CONTRACTOR SHALL SPRAY ALL EXPOSED NEEDS WITH ROUND-UP (CONTACT HERBICIDE) OR EQUIVALENT BEFORE AT LEAST SEVEN (7) DAYS.
3. REMOVE EXPOSED NEEDS FROM THE SITE.
4. CONTRACTOR SHALL OPERATE THE AUTOMATIC WEEDING SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS.
5. AFTER SECOND APPLICATION OF ROUND-UP TO PLANTING AREAS, CONTRACTOR SHALL REMOVE WEEDS FROM THE SITE.
6. IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
7. ALL PLANTING AREAS SHALL BE WEED FREE.

MASTER SITE PLAN MODIFICATION

Project:
ADA COUNTY EXPO IDAHO
NEW ADMINISTRATION
BUILDING AND TICKET ENTRY

HUMMEL
at 2785 North Bogus Basin Road
Boise, Idaho 83702
P: (208) 343.7523
F: (208) 343.0940

1330
AJ JB
4/10/14

Revisions:
OWNER COMMENTS 3-26-2014

Sheet No.:
MSP 1.0

1. ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED PRIOR TO PLANTING OR HYDROSEEDING.
2. CONTRACTOR SHALL SPRAY ALL EXPOSED NEEDS WITH ROUND-UP (CONTACT HERBICIDE) OR EQUIVALENT BEFORE AT LEAST SEVEN (7) DAYS.
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7. ALL PLANTING AREAS SHALL BE WEED FREE.



ADA COUNTY EXPO IDAHO
NEW ADMINISTRATION BUILDING AND TICKET ENTRY
5610 N Glenwood St, Boise, ID 83714

SCALE: 1" = 40'-0"

HUMMEL
a: 2785 North Bogus Basin Road
Boise, Idaho 83702
p: (208)343.7523
f: (208)343.0940

BRECKON landdesign
www.breckonlanddesign.com
181 East 50th Street
Garden City, Idaho 83714

- Landscape Architecture
- Erosion & Sediment Control
- Geographic Info Systems
- Graphic Communication
- Water Management
- Irrigation Design
- Land Planning

LEGEND

-  EXISTING PLANTS TO BE REMAIN
-  EXISTING PLANTS TO BE REMOVED
-  CONSTRUCTION LIMITS
-  SITE BOUNDARY LINE

TOPOGRAPHY

LEGEND

-  SLOPE AREAS GREATER THAN 25%
-  SLOPE AREAS BETWEEN 15%-25%
-  SLOPE AREAS BETWEEN 8%-15%
-  SLOPE AREAS LESS THAN 8%

NOTE

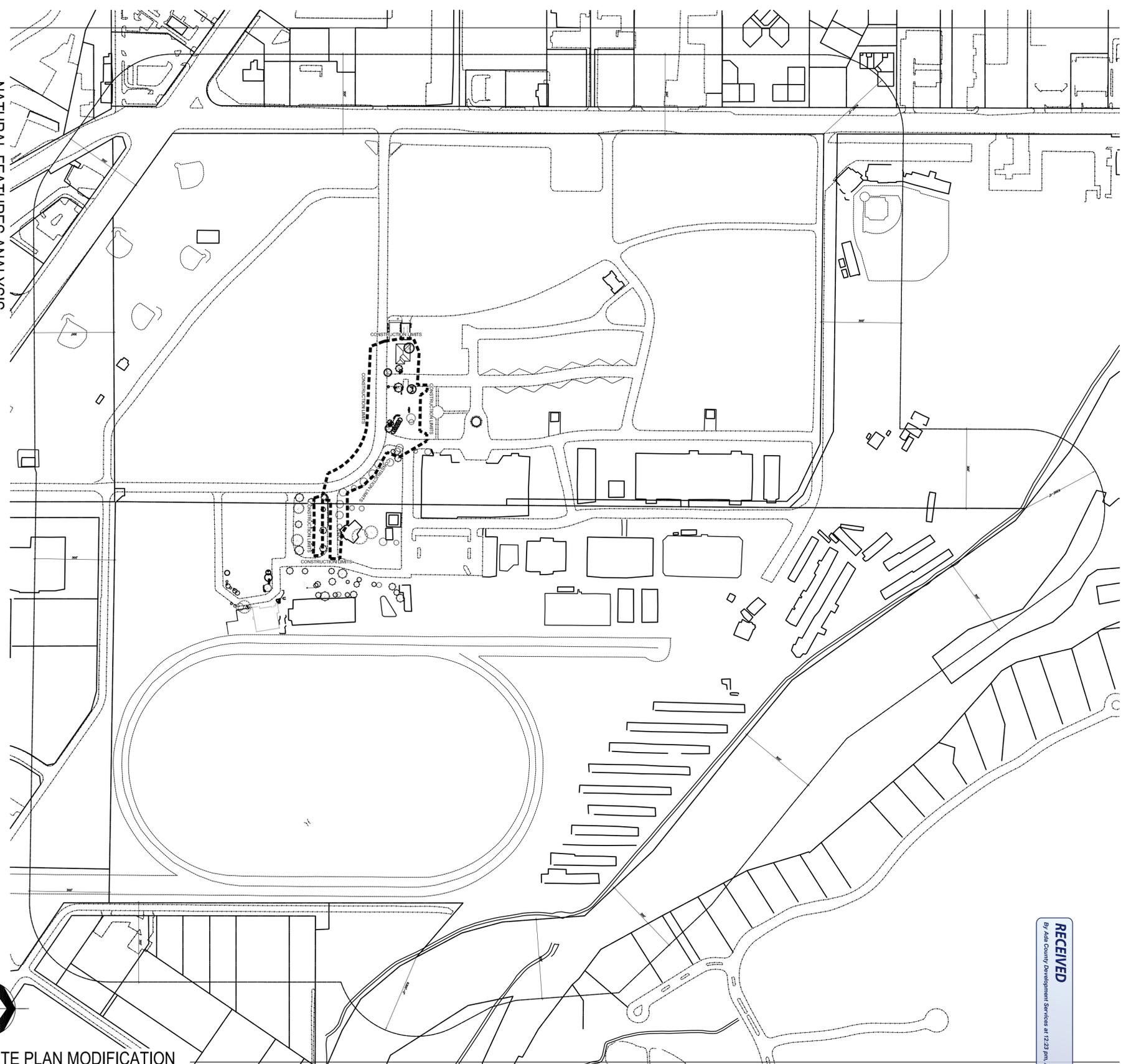
CONTOUR INTERVAL = ONE FOOT & FIVE FOOT
 PER ADA COUNTY SOIL SURVEY (1980). ALL VARIATIONS IN SOIL TYPES ARE SHOWN ON SOILS. PG. 16, #17 RIVER WASH, PG. 105 AND WITHIN THE CONSTRUCTION AREA #95 FALK FIRE SANDY LOAM, PG. 45, AND #47ED ON SHEET #4.

ALL SLOPES IN EXCESS OF 8% ARE CONSIDERED BY EXISTING PITE CONDITIONS TO BE GRADABLE TO LESS THAN 8% WHERE NECESSARY. IMPROVEMENTS REQUIRE, OR OUTSIDE THE CONSTRUCTION LIMITS, EXISTING DRAINAGE CONDITIONS WILL BE MAINTAINED. THE BOISE RIVER WILL NOT BE ALTERED.

LEGAL

DESCRIPTION

PARCEL #8301 IN THE SW/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO AND PARCEL #8302 IN THE E/2 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO AREA OF IMPACT = 36ACRES



NATURAL FEATURES ANALYSIS

SCALE: 1" = 200'-0"

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By Ada County Development Services at 12:23 pm, Apr 11, 2014



HUMMEL
 at: 2785 North Bogus Basin Road
 Boise, Idaho 83702
 P: (208) 343.7523
 F: (208) 343.0940

Project:
 ADA COUNTY EXPO IDAHO
 NEW ADMINISTRATION
 BUILDING AND TICKET ENTRY

Sheet:
 MASTER SITE PLAN
 NATURAL FEATURES ANALYSIS

Project No.: 13130
 Drawn By: AJ
 Checked By: JB
 Date: 4/10/14

Revisions:
 #1 OWNER COMMENTS 3-26-2014

Sheet No.:
MSP 2.0



MASTER SITE PLAN MODIFICATION



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

C.L. "Butch" Otter / Governor
Virgil Moore / Director

January 24, 2014

Greg Allen
Hummel Architects PLLC
2785 Bogus Basin Road
Boise, ID 83702
gallen@hummelarch.com

RE: Ada County Master Site Plan Application – Expo Idaho, Boise, ID

Dear Mr. Allen,

The Idaho Department of Fish and Game (Department) has reviewed your request for the identification of potential impacts to fish and wildlife resources as a result of the proposed land use project located at Expo Idaho in Boise, Idaho. The project is generally located in Section 30, T4N, R2E, Boise Meridian. The project proposes to demolish the current administration building and create a new front entry building with restrooms, ticket offices and storage.

The site has been developed in the past and is currently occupied. The Department has no records of any federally listed threatened or endangered species or critical habitat within or immediately adjacent to the proposed project area, nor does the Department anticipate undue adverse effects to fish and wildlife resources from the proposed project.

Thank you. Please contact Rick Ward in the Southwest Regional Office at (208) 465-8465, or via e-mail at rick.ward@idfg.idaho.gov if you have any questions.

Sincerely,

Scott Reinecker
Southwest Regional Supervisor

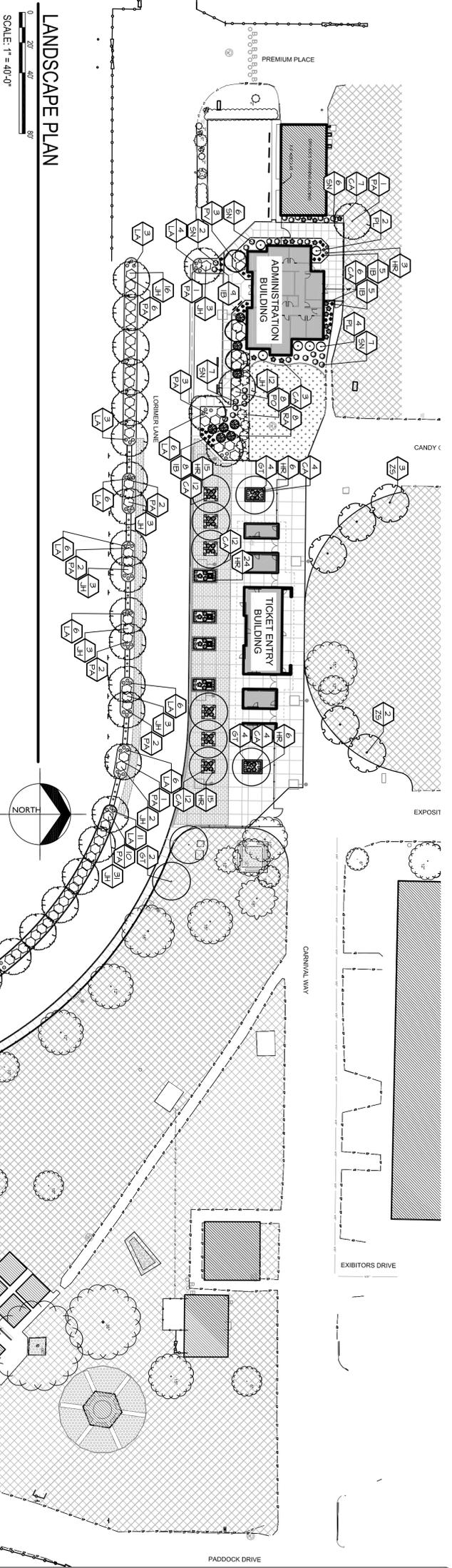
SR/rw
ecc: Kiefer/ HQ
cc: Gold file

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MAR 03 2014
ADA COUNTY
DEVELOPMENT SERVICES

Keeping Idaho's Wildlife Heritage

Equal Opportunity Employer • 208-465-8465 • Fax: 208-465-8467 • Idaho Relay (TDD) Service: 1-800-3-

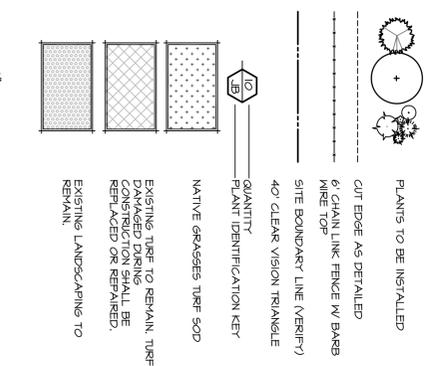
EXHIBIT #9 1 of 1
201400308 CU-MSP, Hummel
Architects
Ada County



PLANT SCHEDULE

| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | NOTES | PTS. |
|---------------------------------------------|-----|--------------------------------------------|-------------------------------|--------------|--------|------|
| DECIDUOUS SHADE TREES | | | | | | |
| 10 | 61 | Gleditsia triacanthos nemris 'Shademaster' | Shademaster Honeylocust | 21" CAL. B1B | MIX10B | 10 |
| 26 | PA | Platanus x acerifolia Bloodgood | Bloodgood London Planetree | 21" CAL. B1B | MIX10B | 10 |
| 5 | 25 | Fraxinus virginiana Concord Red | Concord Red Chickadee | 21" CAL. B1B | MIX10B | 10 |
| SHRUBS/PERENNIALS/ORNAMENTAL GRASSES | | | | | | |
| 60 | CA | Colonyrostris x aquitana 'Karl Foerster' | Foerster's Feather Reed Grass | MIX14 | | 3 |
| 64 | HR | Hemerocallis x Red Rain | Red Rain Daylily | MIX12 | | 3 |
| 1 | 16 | Juncus horizontalis 'Milkoni' | Blue Bug Juniper | MIX15 | | 3 |
| 57 | LA | Loroxodla engelstealia 'Hickock Blue' | Hickock Blue English Lavender | MIX12 | | 3 |
| 6 | PL | Philadelphus lewisii | Hock Orange | MIX12 | | 3 |
| 9 | RA | Rhus typhina Autumn Amber | Autumn Amber smock | MIX15 | | 3 |
| 26 | SN | Syrcea alpicornis 'Stoneward' | Stoneward | MIX15 | | 3 |

LANDSCAPE LEGEND



LANDSCAPE POINT REQUIREMENTS

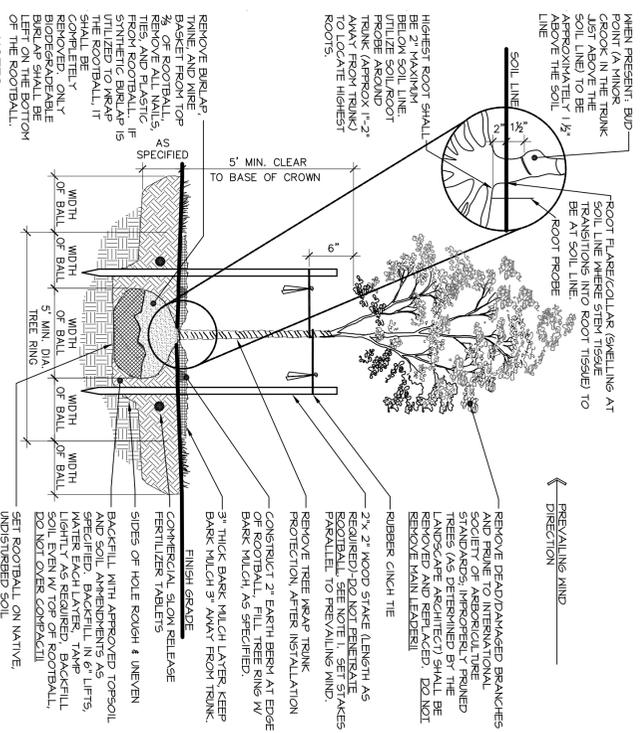
| | |
|----------------------------|--------------------------------------------------------------------------------------------------------------|
| NORTH PROPERTY LINE | 6'-0" WIDE LANDSCAPE BUFFER ALONG NORTH PROPERTY LINE 537 LINEAR FEET, REQUIRING 6 POINTS PER 10 LINEAR FEET |
| | 80 POINTS FOR EXISTING TREES (8X 10 POINTS) |
| | 80 POINTS FOR EXISTING TREES (8X 10 POINTS) |
| | 312 POINTS FOR NEW AND EXISTING TURF (312/667/100= 312 X 1 POINTS) |
| | 5 POINTS FOR DROUGHT TOLERANT SHRUBS (43 X 3 POINTS) |
| | 5 POINTS FOR FLOWERING PLANTS (255= 33X 5 POINTS) |
| | 662 POINTS PROVIDED |
| SOUTH PROPERTY LINE | 6'-0" WIDE LANDSCAPE BUFFER ALONG SOUTH PROPERTY LINE 537 LINEAR FEET, REQUIRING 6 POINTS PER 10 LINEAR FEET |
| | 360 POINTS FOR EXISTING TREES (6X 10 POINTS) |
| | 13 POINTS FOR FLOWERING PLANTS (66/5= 13X 3 POINTS) |
| | 595 POINTS FOR DROUGHT TOLERANT SHRUBS (185X 3 POINTS) |
| | 428 POINTS PROVIDED |
| EAST PROPERTY LINE | 6'-0" WIDE LANDSCAPE BUFFER ALONG EAST PROPERTY LINE 350 LINEAR FEET, REQUIRING 4 POINTS PER 10 LINEAR FEET |
| | 170 POINTS FOR EXISTING TREES (17X 10 POINTS) |
| | 20 POINTS FOR SHADE TREES (2X 10 POINTS) |
| | 704 POINTS FOR NEW AND EXISTING TURF (704/93/100= 704 X 1 POINTS) |
| | 684 POINTS PROVIDED |
| WEST PROPERTY LINE | 6'-0" WIDE LANDSCAPE BUFFER ALONG WEST PROPERTY LINE 537 LINEAR FEET, REQUIRING 4 POINTS PER 10 LINEAR FEET |
| | 142 POINTS FOR EXISTING TREES (2X 10 POINTS) |
| | 20 POINTS FOR SHADE TREES (2X 10 POINTS) |
| | 442 POINTS FOR NEW AND EXISTING TURF (442/100= 442 X 1 POINTS) |
| | 604 POINTS PROVIDED |

LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK PRIOR TO BEGINNING WORK.
- ALL PLANT MATERIALS SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (2" MIN) BARK MULCH. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANTING BEDS SHALL BE DESIGNED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REMOVE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ALL AREAS EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- RENTALIZE ALL TREES AND SHRUBS WITH AGERSFOR PLANTING TABLETS. QUANTITY PER MANUFACTURERS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD COMPOST AND FINE GRADE TOPSOIL TO A SHOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1/2" BELOW ADJACENT SURFACES OF TURF SOOD AREAS, AND 1" BELOW REAR EXISTING TOPSOIL STOCKPILED ON THE SITE. SUBSEQUENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GRADING METHOD. PERFORM SOIL TEST, ANALYSIS AND PROVIDE ADDITIONAL AMENDMENTS AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE OTHER FOREIGN MATERIAL, AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - RENTALIZE EXISTING TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINIED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
- RENTALIZED TOPSOIL SHALL BE TESTED FOR NITROGEN, PHOSPHORUS, POTASSIUM, AND GENERAL TEXTURE BY A RECOMMENDED LABORATORY. TEST RESULTS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MIDDY CONDITION. ACIDITY/ALKALINITY RANGE: PH 5.5 TO 7.6.
- INVESTIGATE DETAIL OF SITE SOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL ALACID STORM DRAIN PIPE STRUCTURES, OR FACILITIES.
- RENTALIZED TOPSOIL SHALL BE TESTED FOR NITROGEN, PHOSPHORUS, POTASSIUM, AND GENERAL TEXTURE BY A RECOMMENDED LABORATORY. TEST RESULTS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MIDDY CONDITION. ACIDITY/ALKALINITY RANGE: PH 5.5 TO 7.6.
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LANDSCAPE AREA PREPARATION NOTES:

- LIMIT TURF SURFACE PREPARATION TO AREAS TO BE PLANTED.
- LIMIT ANY DIMENSION AND STOPS, ROOTS, RUBBER, AND OTHER EXTRANEAS MATERIALS AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD PLANTING SOIL TO A DEPTH OF 4 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT SPREAD PLANTING SOIL OVER LOOSESED SURFACE.
 - SPREAD PLANTING SOIL OVER LOOSESED SURFACE.
 - REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOOD OR SEED.
- UNCHANGED SURFACES. IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 - REMOVE EXISTING GRASS, VEGETATION AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
 - APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOSSESED.
 - APPLY STONES LARGER THAN 1/4" IN ANY DIMENSION AND STOPS, ROOTS, TRASH, AND OTHER EXTRANEAS MATERIALS.
 - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION AND TURF OFF OWNER'S PROPERTY.
- FINISH GRADING. GRADE PLANTING AREAS TO A SHOOTH, UNIFORM SURFACE PLANE WITH LOOSE UNIFORM FINE TEXTURE. GRADE TO WITHIN 1/2 INCH OF FINISH ELEVATION. SOIL AND RADE REMOVE RIDGES AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE. AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- RODDED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- APPLY FERTILIZER AND WATER TO PLANTING AREAS WITHIN 10 TO 20 DAY. TEMPERATURE SHALL BE BETWEEN 55 F AND 65 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.
- TURF SEED SHALL BE SOON AT A RATE PER SEED SUPPLIER RECOMMENDATIONS.
- SEED SHALL BE HYDROSEEDDED OR DRILL SEEDDED AT THE CONTRACTORS OPTION. AREAS WITH A 3:1 OR GREATER SLOPE SHALL BE HYDROSEEDDED.



- REMOVE DEAD/DAMAGED BRANCHES.
- REMOVE EXISTING MULCH AND SOIL FROM THE SOCIETY OF ARBORICULTURE STANDARDS, IMPROPERLY PLANTED TREES AS DETERMINED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED. DO NOT REMOVE MAIN LEADERS.
- RUBBER GINCH THE 2" X 2" WOOD STRIKE (LENGTH AS REQUIRED) DO NOT PENETRATE EXISTING BARK. SET STAKES TO PREVENT SWAYING.
- REMOVE TREE NEAR TRUNK PROTECTION AFTER INSTALLATION OF ROOTBALL. FILL TREE RING W BARK MULCH AS SPECIFIED.
- 3" THICK BARK MULCH LAYER. KEEP BARK MULCH 3" AWAY FROM TRUNK.
- FINISH GRADE.
- COMMERICAL SLOW RELEASE FERTILIZER TABLETS.
- SIDES OF HOLE ROUGH & WHEN BACKFILL WITH APPROVED TOPSOIL AND SOIL AMENDMENTS AS LISTS, WATER EACH LAYER. TAMP LIGHTLY AS REQUIRED. BACKFILL SOIL EVEN W TOP OF ROOTBALL. DO NOT COMPRESS BACKFILL UNDERROOTBALL ON NATIVE UNDISTURBED SOIL.

NOTES:

- THE SPACING OF TREES IS TO BE THE CONTRACTORS OPTION HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL. TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FLIPBEND TIE METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED WELDS TO PREVENT SLIPPAGE.
- WATER TREE THICE WITHIN THE FIRST 24 HOURS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- NOT TO SCALE.

1 DECIDUOUS TREE PLANTING

2 SHRUB PLANTING

3 PLANTER BED CUT EDGE

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811
CALL & REGISTERED DATE
YOU WILL RECEIVE A
MATERIALS LIST
MEMBER UTILITIES

HUMMEL
at 2785 North Bogus Basin Road
Boise, Idaho 83702
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F: (208) 343.0940

BRECKON
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• Landscape Architecture
• Grading & Earthwork
• Irrigation
• Water Management
• Site Planning
• Land Surveying

Project: ADA COUNTY EXPO IDAHO NEW ADMINISTRATION BUILDING AND TICKET ENTRY

Sheet: MASTER SITE PLAN

Revisions:
#1 OWNER COMMENTS 3-20-14

Project No.: 13130
Drawn By: AJ
Checked By: JB
Date: 4/10/14

Sheet No.: MSP 3.0

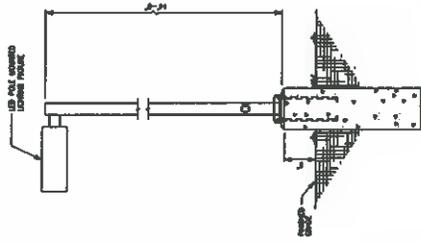
PLANT SCHEDULE

| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | NOTES | PTS. |
|---------------------------------------------|-----|----------------------------------------------------|-------------------------------|-------------|---------|------|
| DECIDUOUS SHADE TREES | | | | | | |
| - | GT | <i>Éleditsta triacanthos</i> 'nemis' 'Shademaster' | Shademaster Honeylocust | 2" GAL. B#B | W40XH50 | 10 |
| - | PA | <i>Platanus x acrifolia</i> 'Bloodgood' | Bloodgood London Planetree | 2" GAL. B#B | W40XH50 | 10 |
| - | ZS | <i>Zelkova serrata</i> 'Green Vase' | Green Vase Zelkova | 2" GAL. B#B | W40XH60 | 10 |
| ORNAMENTAL FLOWERING TREES | | | | | | |
| - | AF | <i>Malus x 'Spring Snow'</i> | Spring Snow Crabapple | 2" GAL. B#B | W22XH25 | 7 |
| - | PA | <i>Prunus virginiana</i> 'Canada Red' | Canada Red Chokecherry | 2" GAL. B#B | W12XH18 | 7 |
| SHRUBS/PERENNIALS/ORNAMENTAL GRASSES | | | | | | |
| - | AU | <i>Arctostaphylos uva-ursi</i> | Kinnikinnick | #1 | W7X1 | 3 |
| - | CA | <i>Calamagrostis x acutiflora</i> 'Karl Foerster' | Foerster's Feather Reed Grass | #2 | W6X4 | 3 |
| - | CP | <i>Cotoneaster adpressa</i> 'Praecox' | Praecox Cotoneaster | #2 | W6X3 | 3 |
| - | HE | <i>Hemerocallis x 'Red Rum'</i> | Red Rum Daylily | #2 | W2X2 | 3 |
| - | IS | <i>Iberis sempervirens</i> 'Little Gem' | Little Gem Candytuft | #2 | W1X5 | 3 |
| - | JH | <i>Juniperus horizontalis</i> 'Wiltonii' | Blue Rug Juniper | #5 | W7X5 | 3 |
| - | JV | <i>Juniperus virginiana</i> 'Skyrocket' | Skyrocket Juniper | 4' | W6X20 | 3 |
| - | LA | <i>Lavandula angustifolia</i> 'Hidcote Blue' | Hidcote Blue English Lavender | #2 | W2X2 | 3 |
| - | PL | <i>Philadelphus lewisii</i> | Mock Orange | #5 | W6X6 | 3 |
| - | PO | <i>Physocarpus opulifolius</i> | Diabolo Ninebark | #5 | W5X5 | 3 |
| - | PF | <i>Potentilla fruticosa</i> 'Goldfinger' | Goldfinger Potentilla | #2 | W4X3 | 3 |
| - | RA | <i>Rhus trilobata</i> 'Autumn Amber' | Autumn Amber sumac | #2 | W7X1.5 | 3 |
| - | RS | <i>Ribes sanguineum</i> | Red Flowering Currant | #5 | W6X6 | 3 |
| - | RW | <i>Rosa woodsii</i> | Wood's Rose | #2 | W3X3 | 3 |
| - | SN | <i>Spiraea nipponica</i> 'Snowmound' | Snowmound Spirea | #2 | W4X4 | 3 |
| - | ST | <i>Stachys byzantina</i> | Silver Carpet Lamb's Ear | #2 | W3X1.5 | 3 |
| - | YF | <i>Yucca filamentosa</i> 'Ivory Tower' | Ivory Tower Yucca | #2 | W6X3 | 3 |

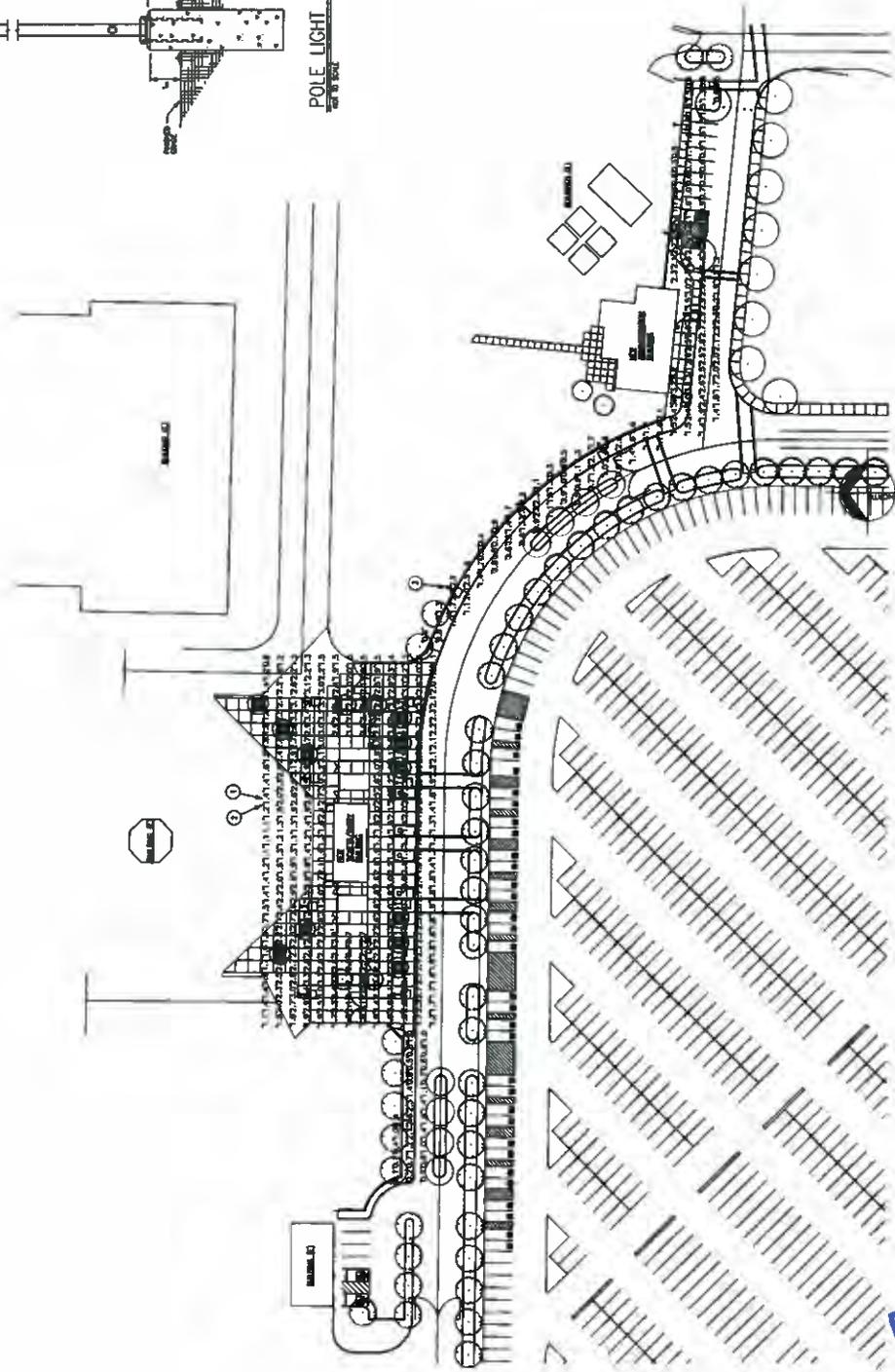
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KEYNOTES

- ① HIGHLIGHTS INDICATE THE LOCATIONS OF POLE-CONTROLLED LIGHT FIXTURES ON THE DRAWING OF THE PROPOSED PLAN.
- ② THE LIGHT FIXTURES WILL BE OF THE FOLLOWING TYPE: (SPECIFY TYPE, MAKE, MODEL, AND WATTAGE TO THE BEST OF YOUR KNOWLEDGE).
- ③ FINISHES AND MATERIALS (SPECIFY) SHALL BE AS SHOWN ON THE DRAWING.



POLE LIGHT DETAIL



1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 40'

Maider Engineering Incorporated
 1000 S. 1000 E., Suite 100
 Provo, Utah 84601
 P: (801) 733-1111
 F: (801) 733-1112
 www.maiderengineering.com

HUMMEL
 2785 North Logan Basin Road
 Boise, Idaho 83702
 P: (208) 437-7323
 F: (208) 437-7346

Project:
EXPO IDAHO

3100 GLENWOOD ST.
 BOISE, IDAHO 83701

Sheet:
SITE LIGHTING PHOTOMETRIC PLAN

| | |
|--------------|-----------|
| Project No.: | 201400308 |
| Drawn By: | MM |
| Date: | 03/03/14 |
| Revised By: | |

Sheet No. **E0.1**

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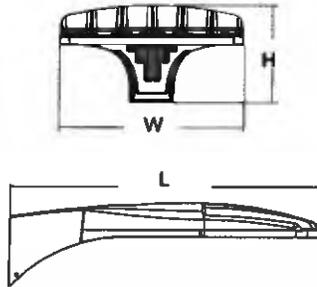
D-Series Size 0 LED Area Luminaire



d#series

Specifications

| | |
|----------------------|----------------------------------------------|
| EPA: | 0.8 ft ² (.07 m ²) |
| Length: | 26" (66.0 cm) |
| Width: | 13" (33.0 cm) |
| Height: | 7" (17.8 cm) |
| Weight (max): | 16 lbs (7.25 kg) |



Catalog Number

Notes

Type

Hit the Tab key or mouse over this page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

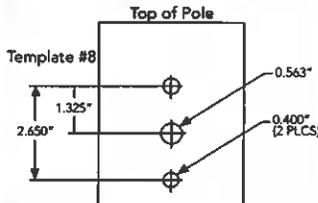
The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

| DSX0 LED | Series | LEDs | Drive current | Color temperature | Distribution | Voltage | Mounting | Control options | Other options | Finish | Notes | | | | |
|----------|----------------|-----------------------------|--------------------------|---------------------------|--------------------|-----------------------------------------------------------|--------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------|------------------------------------------------------------|-------|--------------------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------|
| DSX0 LED | Forward optics | 20C 20 LEDs (one engine) | 530 530 mA | 30K 3000K (80 CRI min.) | T1S Type I short | MVOLT ² | Shipped included | Shipped installed | Shipped installed | DDBXD Dark bronze | | | | | |
| | | | 700 700 mA | 40K 4000K (70 CRI min.) | T2S Type II short | 120 ² | | | | | | SPA Square pole mounting | PER NEMA twist-lock receptacle only (no controls) ⁵ | HS House-side shield ¹¹ | DBLXD Black |
| | | | 1000 1000 mA (1 A) | | T2M Type II medium | 208 ² | | | | | | RPA Round pole mounting | DMG 0-10V dimming driver (no controls) ⁶ | SF Single fuse (120, 277, 347V) ¹² | DNAXD Natural aluminum |
| | | 40C 40 LEDs (two engines) | 50K 5000K (67 CRI) | T3S Type III short | 240 ² | WBA Wall bracket | DMC Dimmable and controllable via ROAM [®] (no controls) ⁷ | DF Double fuse (208, 240, 480V) ¹² | DWHXD White | | | | | | |
| | | | | T3M Type III medium | 277 ² | | | | | SPUMBA Square pole universal mounting adaptor ⁴ | | DCR Dimmable and controllable via ROAM [®] (no controls) ⁷ | DBTDXD Textured dark bronze | | |
| | | | | T4M Type IV medium | 347 ² | | | | | | | | | RPUMBA Round pole universal mounting adaptor ⁴ | PIR Motion sensor, 8-15' mounting height ⁸ |
| | | Rotated optics ¹ | 30C 30 LEDs (one engine) | T4M Type IV medium | 480 ³ | RPUMBA Round pole universal mounting adaptor ⁴ | PIR Motion sensor, 15-30' mounting height ⁸ | R90 Right rotated optics ¹³ | DNATXD Textured natural aluminum | | | | | | |
| | | | | TFTM Forward throw medium | | | | | | BL30 Bi-level switched dimming, 30% ^{9,10} | | Shipped separately | DWHGXD Textured white | | |
| | | | | T5VS Type V very short | | | | | | | | | | BL50 Bi-level switched dimming, 50% ^{9,10} | DDL Diffused drop lens ¹¹ |
| | | | | T5S Type V short | | | | | | | | | | | |
| | | | | T5M Type V medium | | | | | | | | | | | |
| | | | | T5W Type V wide | | | | | | | | | | | |

Drilling



DSX0 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

| | | | |
|--------|-------------|--------|--------------|
| DM10AS | Single unit | DM2BAS | 2 at 90° * |
| DM20AS | 2 at 180° | DM3BAS | 3 at 90° * |
| DM40AS | 4 at 90° * | DM32AS | 3 at 120° ** |

Example: SSA 20 4C DM10AS DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter **

| Tenon O.D. | 5 1/8" @ 0.125" @ 2.00" @ 2.25" @ 2.50" @ 2.75" @ 3.00" @ 3.25" @ 3.50" | 2 at 90° | 3 at 90° | 4 at 90° | 2 at 180° | 3 at 120° |
|------------|-------------------------------------------------------------------------|-----------|-----------|-----------|-----------|-----------|
| 2-3/8" | AST20-180 | AST20-280 | N/A | N/A | N/A | N/A |
| 2-7/8" | AST25-180 | AST25-280 | N/A | AST25-320 | N/A | N/A |
| 4" | AST35-180 | AST35-280 | AST35-290 | AST35-320 | AST35-330 | AST35-430 |

NOTES

- Only available with rotated optics (L90 or R90 option).
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with single-board, 530 mA product (20C 530 or 30C 530). Not available with 1000mA. Not available with DMG, DCR, BL30, or BL50.
- Available as a separate combination accessory: PUMBA (finish) U.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
- Not available with 347 or 480V.
- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A BL30, BL50, PIR, or PIRH.
- PIR specifies the SensorSwitch SBR-10-ODP control; PIRH specifies the SensorSwitch SBR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
- Requires an additional switched circuit.
- Dimming driver standard. MVOLT only. Not available with DCR.
- Also available as a separate accessory; see Accessories information.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 30 LEDs (30C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

Accessories

| | |
|----------------------------|---------------------------------------------------------------------------|
| DL127F 1.5 JU | Photocell - SSL twist-lock (120-277V) ¹⁴ |
| DL1347F 1.5 CUL JU | Photocell - SSL twist-lock (347V) ¹⁴ |
| DL1480F 1.5 CUL JU | Photocell - SSL twist-lock (480V) ¹⁴ |
| SC U | Shorting cap ¹⁴ |
| DSX0HS 20C U | House-side shield for 20 LED unit |
| DSX0HS 30C U | House-side shield for 30 LED unit |
| DSX0HS 40C U | House-side shield for 40 LED unit |
| DSX0DDL U | Diffused drop lens (polycarbonate) |
| PUMBA DDBXD U [®] | Square and round pole universal mounting bracket adaptor (specify finish) |

For more control options, visit D7 and PCAM online.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209
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EXHIBIT #11 2 of 4
201400308 CU-MSP, Hummel
Architects
Ada County

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

| LEDs | Drive Current (mA) | Part Number Package | System Watts | Dist. Type | R1 | | | | | R2 | | | | | R3 | | | | |
|------------------|--------------------|---------------------|--------------|------------|---------------|--------|-------|---|-----|---------------|--------|-------|---|-----|---------------|-----|---|---|-----|
| | | | | | 1500K, 85 CRI | | | | | 4000K, 70 CRI | | | | | 5000K, 67 CRI | | | | |
| | | | | | lumens | 2 | 3 | 4 | LPW | lumens | 3 | 4 | 5 | LPW | lumens | 4 | 5 | 6 | LPW |
| 20C (20 LEDs) | 530 mA | 20C 530-K | 35W | T1S | 2,904 | 1 | 0 | 1 | 83 | 3,053 | 1 | 0 | 1 | 104 | 3,941 | 1 | 0 | 1 | 113 |
| | | | | T2M | 2,902 | 1 | 0 | 1 | 83 | 3,052 | 1 | 0 | 1 | 104 | 3,937 | 1 | 0 | 1 | 112 |
| | | | | T2S | 2,959 | 1 | 0 | 1 | 85 | 3,723 | 1 | 0 | 1 | 106 | 4,014 | 1 | 0 | 1 | 115 |
| | | | | T3M | 2,952 | 1 | 0 | 1 | 84 | 3,715 | 1 | 0 | 1 | 106 | 4,005 | 1 | 0 | 1 | 114 |
| | | | | T3S | 2,923 | 1 | 0 | 1 | 84 | 3,679 | 1 | 0 | 1 | 105 | 3,966 | 1 | 0 | 1 | 113 |
| | | | | T4M | 2,937 | 1 | 0 | 1 | 84 | 3,696 | 1 | 0 | 1 | 106 | 3,984 | 1 | 0 | 1 | 114 |
| | | | | T5M | 3,037 | 2 | 0 | 1 | 87 | 3,823 | 2 | 0 | 1 | 109 | 4,121 | 3 | 0 | 1 | 118 |
| | | | | T5S | 3,074 | 2 | 0 | 0 | 88 | 3,869 | 2 | 0 | 0 | 111 | 4,171 | 2 | 0 | 0 | 119 |
| | | | | T5VS | 3,028 | 2 | 0 | 0 | 87 | 3,811 | 2 | 0 | 0 | 109 | 4,109 | 2 | 0 | 0 | 117 |
| | | | | T5W | 3,044 | 2 | 0 | 1 | 87 | 3,831 | 3 | 0 | 1 | 109 | 4,130 | 3 | 0 | 1 | 118 |
| | | | | TFTM | 2,903 | 1 | 0 | 1 | 83 | 3,053 | 1 | 0 | 1 | 104 | 3,939 | 1 | 0 | 2 | 113 |
| | | | | T1S | 3,599 | 1 | 0 | 1 | 80 | 4,524 | 1 | 0 | 1 | 101 | 4,902 | 1 | 0 | 1 | 109 |
| | T2M | 3,596 | 1 | 0 | 1 | 80 | 4,520 | 1 | 0 | 1 | 100 | 4,898 | 1 | 0 | 1 | 109 | | | |
| | T2S | 3,667 | 1 | 0 | 1 | 81 | 4,608 | 1 | 0 | 1 | 102 | 4,994 | 1 | 0 | 1 | 111 | | | |
| | T3M | 3,658 | 1 | 0 | 1 | 81 | 4,598 | 1 | 0 | 1 | 102 | 4,983 | 1 | 0 | 2 | 111 | | | |
| | T3S | 3,623 | 1 | 0 | 1 | 81 | 4,554 | 1 | 0 | 1 | 101 | 4,935 | 1 | 0 | 1 | 110 | | | |
| | T4M | 3,639 | 1 | 0 | 1 | 81 | 4,574 | 1 | 0 | 2 | 102 | 4,957 | 1 | 0 | 2 | 110 | | | |
| | T5M | 3,764 | 2 | 0 | 1 | 84 | 4,731 | 3 | 0 | 1 | 105 | 5,127 | 3 | 0 | 1 | 114 | | | |
| | T5S | 3,810 | 2 | 0 | 0 | 85 | 4,788 | 2 | 0 | 0 | 106 | 5,189 | 2 | 0 | 0 | 115 | | | |
| | T5VS | 3,753 | 2 | 0 | 0 | 83 | 4,717 | 2 | 0 | 0 | 105 | 5,112 | 2 | 0 | 0 | 114 | | | |
| | T5W | 3,772 | 3 | 0 | 1 | 84 | 4,741 | 3 | 0 | 1 | 105 | 5,138 | 3 | 0 | 1 | 114 | | | |
| | TFTM | 3,598 | 1 | 0 | 1 | 80 | 4,522 | 1 | 0 | 2 | 100 | 4,900 | 1 | 0 | 2 | 109 | | | |
| | T1S | 4,454 | 1 | 0 | 1 | 65 | 6,206 | 2 | 0 | 2 | 86 | 6,640 | 2 | 0 | 2 | 92 | | | |
| | T2M | 4,450 | 1 | 0 | 1 | 65 | 6,200 | 2 | 0 | 2 | 86 | 6,634 | 2 | 0 | 2 | 92 | | | |
| | T2S | 4,741 | 1 | 0 | 1 | 66 | 6,322 | 2 | 0 | 2 | 88 | 6,764 | 2 | 0 | 2 | 94 | | | |
| | T3M | 4,730 | 1 | 0 | 2 | 66 | 6,307 | 2 | 0 | 2 | 88 | 6,749 | 2 | 0 | 2 | 94 | | | |
| | T3S | 4,685 | 1 | 0 | 1 | 65 | 6,246 | 1 | 0 | 2 | 87 | 6,684 | 2 | 0 | 2 | 93 | | | |
| | T4M | 4,706 | 1 | 0 | 2 | 65 | 6,275 | 1 | 0 | 2 | 87 | 6,714 | 2 | 0 | 2 | 93 | | | |
| | T5M | 4,868 | 3 | 0 | 1 | 68 | 6,490 | 3 | 0 | 1 | 90 | 6,945 | 3 | 0 | 1 | 96 | | | |
| | T5S | 4,926 | 2 | 0 | 0 | 68 | 6,548 | 2 | 0 | 0 | 91 | 7,028 | 2 | 0 | 0 | 98 | | | |
| | T5VS | 4,853 | 2 | 0 | 0 | 67 | 6,471 | 2 | 0 | 0 | 90 | 6,924 | 3 | 0 | 0 | 96 | | | |
| | T5W | 4,878 | 3 | 0 | 1 | 68 | 6,504 | 3 | 0 | 2 | 90 | 6,959 | 3 | 0 | 2 | 97 | | | |
| | TFTM | 4,452 | 1 | 0 | 2 | 65 | 6,203 | 1 | 0 | 2 | 86 | 6,637 | 1 | 0 | 2 | 92 | | | |
| | T1S | 5,579 | 1 | 0 | 1 | 82 | 7,019 | 2 | 0 | 2 | 103 | 7,565 | 2 | 0 | 2 | 111 | | | |
| | T2M | 5,574 | 2 | 0 | 2 | 82 | 7,012 | 2 | 0 | 2 | 103 | 7,558 | 2 | 0 | 2 | 111 | | | |
| | T2S | 5,683 | 1 | 0 | 1 | 84 | 7,150 | 2 | 0 | 2 | 105 | 7,706 | 2 | 0 | 2 | 113 | | | |
| T3M | 5,670 | 1 | 0 | 2 | 83 | 7,133 | 2 | 0 | 2 | 105 | 7,688 | 2 | 0 | 2 | 113 | | | | |
| T3S | 5,615 | 1 | 0 | 2 | 83 | 7,085 | 2 | 0 | 2 | 104 | 7,614 | 2 | 0 | 2 | 112 | | | | |
| T4M | 5,641 | 1 | 0 | 2 | 83 | 7,097 | 2 | 0 | 2 | 104 | 7,649 | 2 | 0 | 2 | 112 | | | | |
| T5M | 5,835 | 3 | 0 | 1 | 86 | 7,240 | 3 | 0 | 1 | 108 | 7,912 | 3 | 0 | 2 | 116 | | | | |
| T5S | 5,905 | 2 | 0 | 0 | 87 | 7,429 | 3 | 0 | 0 | 109 | 8,007 | 3 | 0 | 1 | 118 | | | | |
| T5VS | 5,817 | 2 | 0 | 0 | 86 | 7,318 | 3 | 0 | 0 | 108 | 7,888 | 1 | 0 | 2 | 116 | | | | |
| T5W | 5,847 | 3 | 0 | 1 | 86 | 7,355 | 3 | 0 | 2 | 108 | 7,928 | 3 | 0 | 2 | 117 | | | | |
| TFTM | 5,576 | 1 | 0 | 2 | 82 | 7,015 | 1 | 0 | 2 | 103 | 7,561 | 2 | 0 | 2 | 111 | | | | |
| T1S | 7,074 | 2 | 0 | 2 | 78 | 8,930 | 2 | 0 | 2 | 98 | 9,619 | 2 | 0 | 2 | 106 | | | | |
| T2M | 7,068 | 2 | 0 | 2 | 78 | 8,922 | 2 | 0 | 2 | 98 | 9,610 | 2 | 0 | 2 | 106 | | | | |
| T2S | 7,207 | 2 | 0 | 2 | 79 | 9,097 | 2 | 0 | 2 | 100 | 9,798 | 2 | 0 | 2 | 108 | | | | |
| T3M | 7,190 | 2 | 0 | 2 | 79 | 9,076 | 2 | 0 | 2 | 100 | 9,776 | 2 | 0 | 2 | 107 | | | | |
| T3S | 7,121 | 2 | 0 | 2 | 78 | 8,968 | 2 | 0 | 2 | 99 | 9,681 | 2 | 0 | 2 | 106 | | | | |
| T4M | 7,153 | 2 | 0 | 2 | 79 | 9,029 | 2 | 0 | 2 | 99 | 9,726 | 2 | 0 | 2 | 107 | | | | |
| T5M | 7,399 | 3 | 0 | 2 | 81 | 9,339 | 3 | 0 | 2 | 103 | 10,060 | 3 | 0 | 2 | 111 | | | | |
| T5S | 7,488 | 3 | 0 | 0 | 82 | 9,452 | 3 | 0 | 1 | 104 | 10,181 | 3 | 0 | 1 | 112 | | | | |
| T5VS | 7,377 | 3 | 0 | 0 | 81 | 9,311 | 3 | 0 | 1 | 102 | 10,030 | 3 | 0 | 1 | 110 | | | | |
| T5W | 7,414 | 3 | 0 | 2 | 81 | 9,359 | 4 | 0 | 2 | 103 | 10,080 | 4 | 0 | 2 | 111 | | | | |
| TFTM | 7,071 | 1 | 0 | 2 | 78 | 8,926 | 2 | 0 | 3 | 98 | 9,614 | 2 | 0 | 3 | 106 | | | | |
| T1S | 9,557 | 2 | 0 | 2 | 69 | 12,020 | 2 | 0 | 2 | 87 | 12,957 | 3 | 0 | 3 | 94 | | | | |
| T2M | 9,548 | 2 | 0 | 2 | 69 | 12,009 | 3 | 0 | 3 | 87 | 12,946 | 3 | 0 | 3 | 94 | | | | |
| T2S | 9,735 | 2 | 0 | 2 | 71 | 12,245 | 3 | 0 | 3 | 89 | 13,199 | 3 | 0 | 3 | 96 | | | | |
| T3M | 9,713 | 2 | 0 | 2 | 70 | 12,217 | 2 | 0 | 3 | 89 | 13,169 | 3 | 0 | 3 | 95 | | | | |
| T3S | 9,619 | 2 | 0 | 2 | 70 | 12,099 | 2 | 0 | 2 | 88 | 13,042 | 2 | 0 | 2 | 95 | | | | |
| T4M | 9,663 | 2 | 0 | 2 | 70 | 12,154 | 2 | 0 | 3 | 88 | 13,102 | 2 | 0 | 3 | 95 | | | | |
| T5M | 9,995 | 3 | 0 | 2 | 72 | 12,571 | 4 | 0 | 2 | 91 | 13,552 | 4 | 0 | 2 | 98 | | | | |
| T5S | 10,115 | 3 | 0 | 1 | 73 | 12,723 | 3 | 0 | 1 | 92 | 13,715 | 3 | 0 | 1 | 99 | | | | |
| T5VS | 9,965 | 3 | 0 | 1 | 72 | 12,534 | 3 | 0 | 1 | 91 | 13,511 | 3 | 0 | 1 | 98 | | | | |
| T5W | 10,015 | 4 | 0 | 2 | 73 | 12,597 | 4 | 0 | 2 | 91 | 13,579 | 4 | 0 | 2 | 98 | | | | |
| TFTM | 9,552 | 2 | 0 | 3 | 69 | 12,015 | 2 | 0 | 3 | 87 | 12,951 | 1 | 0 | 2 | 94 | | | | |



IVED

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient | Lumen Multiplier |
|---------|------------------|
| 0°C | 1.02 |
| 10°C | 1.01 |
| 20°C | 1.00 |
| 25°C | 1.00 |
| 30°C | 1.00 |
| 40°C | 0.99 |

Electrical Load

| Number of LEDs | Drive Current (mA) | System Watts | Current (A) | | | | | |
|----------------|--------------------|--------------|-------------|------|------|------|------|------|
| | | | 120 | 200 | 240 | 277 | 347 | 480 |
| 20C | 530 | 35 | 0.34 | 0.22 | 0.21 | 0.20 | -- | -- |
| | 700 | 45 | 0.47 | 0.28 | 0.24 | 0.22 | 0.18 | 0.14 |
| | 1000 | 72 | 0.75 | 0.45 | 0.37 | 0.36 | -- | -- |
| 30C | 530 | 52 | 0.51 | 0.31 | 0.28 | 0.25 | -- | -- |
| | 700 | 70 | 0.72 | 0.43 | 0.37 | 0.34 | 0.25 | 0.19 |
| | 1000 | 104 | 1.11 | 0.64 | 0.56 | 0.49 | -- | -- |
| 40C | 530 | 68 | 0.71 | 0.41 | 0.36 | 0.33 | 0.25 | 0.19 |
| | 700 | 91 | 0.94 | 0.55 | 0.48 | 0.42 | 0.33 | 0.24 |
| | 1000 | 138 | 1.45 | 0.84 | 0.73 | 0.64 | -- | -- |

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

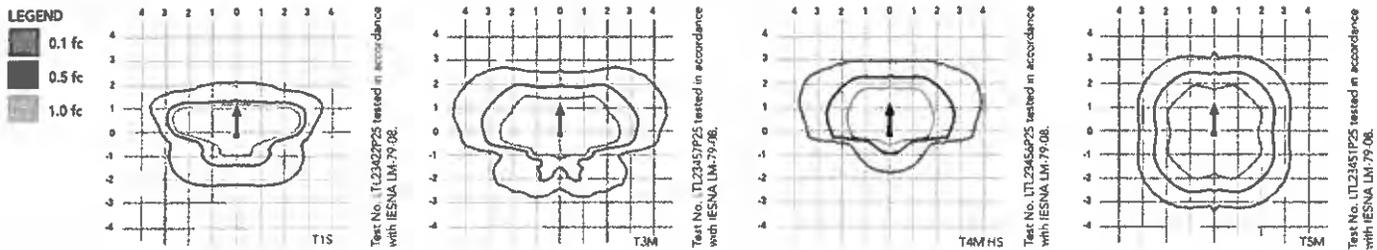
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours | 0 | 25,000 | 50,000 | 100,000 |
|-------------------------|-------------------|--------|--------|---------|
| Lumen Maintenance (LLF) | DSXO LED 20C 1000 | | | |
| | 1 | 0.97 | 0.94 | 0.90 |
| | DSXO LED 40C 1000 | | | |
| | 1 | 0.94 | 0.90 | 0.84 |
| Lumen Maintenance (LLF) | DSXO LED 40C 700 | | | |
| | 1 | 0.99 | 0.98 | 0.96 |

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area homepage.

Isofootcandle plots for the DSXO LED 40C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000K (70 minimum CRI) or optional 3000K (80 minimum CRI) or 5000K (67 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Full warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.120
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EXHIBIT #11
201400308 CU-MSP, Hummel
Architects
Ada County

4 of 4

IVED

Neighborhood Meeting Certification

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

www.adaweb.net (208) 287-7900

GENERAL INFORMATION:

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

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes all involved Neighborhood Associations and property owners within 300, 1,000, or 2,640 feet of the subject property boundary need to be invited to your meeting. See ACC 8-7A-3C (1) & (2) for uses and districts requiring the 1000' or 2,640' notification.

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

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

Description of proposed project: IMPROVEMENTS TO EXPO IDAHU FOR NEW ADMINISTRATION BUILDING AND FRONT ENTRY GATES

Date and time of neighborhood meeting: NOVEMBER 5, 2013 AT 6:00 PM

Location of neighborhood meeting: EXPO IDAHU ADMINISTRATION BUILDING, 5610 N GLENWOOD ST, GARDEN CITY, ID 83714

SITE INFORMATION:

Location: Quarter: _____ Section: 30 Township: 4N Range: 2E Total Acres: 89.93
 Subdivision Name: 1/4 N 1E 2S Lot: _____ Block: _____
4N 2E 30

Site Address: 5610 N. GLENWOOD ST, GARDEN CITY, ID 83714 Tax Parcel Number(s): 50630336301, 50525110205

APPLICANT:

Name: BRUCE KRISKO, ADA COUNTY CONSTRUCTION MANAGER
 Address: 200 W FRONT STREET
 City: BOISE State: ID Zip: 83702
 Telephone: (208) 287-7124 Fax: (208) 287-7109
 Email: b.krisko@adaweb.net

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

Signature: (Applicant) Bruce D. Krisko

Date 01/17/14

| OFFICE USE ONLY | | | |
|-----------------|--------------|------|-------|
| File No. | Received By: | Date | Stamp |

8471

RECEIVED

**Public Meeting Sign in Sheet
Expo Idaho Administration Office and Fair Entrance Project**

PLEASE PRINT LEGIBLY. All attendees must sign-in, including all Ada County employees in attendance

| NAME | COMPANY | PHONE NO. | | FAX NO. | |
|----------------|-----------------------------|--------------|------------------------------|---------|-----|
| | | PHONE | EMAIL | PHONE | FAX |
| Kenn Sackert | Kona Investments, LLC | 208-761-1911 | 208-895-8669 | | |
| Alvin Ogan | Ada County Operations | 287-7101 | 7109 | | |
| Cherry Mabeey | ADA County Commission Staff | 287-7006 | Chamber@adaweb.net | | |
| Kathleen Simko | City of Garden City Council | 208-377-6432 | ksimko@garden-city-idaho.org | | |
| Katy Moeller | Idaho Statesman | 208-863-9603 | knocler@idahostatesman.com | | |
| Bruce Krisko | ADA COUNTY OPERATIONS | 287-7124 | 287-7109 | | |
| Mile Moser | Garden City | 208-863-9603 | bkrisko@adaweb.net | | |
| Bob Sabath | Eyes Idaho | | mmsos@garden-city-idaho.com | | |
| Delena O'Neil | Ada County | 287-7106 | sonel@adaweb.net | | |

RECEIVED
- 2014

October 21, 2013

Re: Neighborhood Meeting for the Expo Idaho Administration Office and Fair Entrance Project at 5610 Glenwood.

Dear Property Owner:

Ada County is planning to design and construct a new Expo Idaho Administration Office located near the existing facility. The project will also include the design and construction of new A and B Entrance Gates to Expo Idaho. The project site is located at 5610 Glenwood, Boise, Idaho, 83714.

Per Ada County Code, a neighborhood meeting and Conditional Use Permit (CUP) are required prior to moving forward with construction of this project. Ada County invites you to a neighborhood meeting to discuss and answer questions you may have concerning the project and any modifications to Expo Idaho's existing master site plan. The meeting will be held on:

**Tuesday, November 5, 2013
6:00 P.M.
Expo Idaho Administration Office
5610 Glenwood
Boise, Idaho 83714**

If you have any questions regarding this meeting please contact Bruce Krisko, Ada County Construction Manager, at (208) 287-7124. Thank you.

RECEIVED
- 2014

EXHIBIT #12 3 of 3
201400308 CU-MSP, Hummel
Architects
Ada County

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 6, 2014

Greg Allen
2785 Bogus Basin Road
Boise, ID 83702

RE: PROJECT #201400308 CU-MSP, Hummel Architects (Idaho Expo)

Dear Mr. Allen;

This is to notify you that your application has been scheduled to be heard by the Ada County Planning and Zoning Commission on **May 8, 2014**. This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. I can be reached at (208) 297- 7944 or via email at mbasham@adaweb.net.

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

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

Sincerely,

A handwritten signature in cursive script that reads "Megan Basham".

Megan Basham, AICP
Associate Planner
Ada County Development Services, Planning & Zoning Division

cc: Bruce Krisko, Ada County Operations (via email)

EXHIBIT #13 1 of 1
201400308 CU-MSP, Hummel
Architects
Ada County

Megan Basham

From: Megan Basham
Sent: Wednesday, March 12, 2014 2:56 PM
To: cschmidt@gardencityidaho.org; john.lee@unitedwater.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; kyokom@cityofboise.org; tmills@cityofboise.org; dave.szplett@itd.idaho.gov; mark.wasdahl@itd.idaho.gov; jbradshaw@cityofboise.org; jbradshaw@cityofboise.org; clittle@achdidaho.org; syarrington@achdidaho.org; Mark Ferm; Angela Gilman; Jean Schaffer; Dale Ann Barton; jthorn@gardencityidaho.org
Cc: Megan Basham
Subject: Ada County Application Transmittal Notice.



Ada County Development Services Planning & Zoning Division Transmittal

File Number: [201400308-CU / MSP](#)

X-Reference: NONE

Description: A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. All improvements are located on the interior of the Idaho Expo site at the intersection of Lorimer Lane and Kent Lane. The new administration building will be approximately 3,400 sq. ft and the new entry gate structure will be approximately 2300 sq. ft. with a 20' entry sign that spans approximately 55 feet.

Reviewing Body: P AND Z

Hearing Date: 5/8/2014

Applicant: HUMMEL ARCHITECTS

P&Z Recommendation:

Property: The property contains 125.050 acres and is located at 5610 N GLENWOOD ST GARDEN CITY 83714, Section 25 4N 1E.

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

We request that you submit your comments or recommendations by 3/27/2014. When responding, please reference the file number identified above. If responding by email, please send comments to mbasham@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,
MEGAN BASHAM, ASSOCIATE PLANNER
200 W Front Street

EXHIBIT #14
201400308 CU-MSP, Hummel
Architects
Ada County

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| ADA COUNTY DEVELOPMENT SERVICES | |
| Planning & Zoning Division Transmittal | |
| To: IDAHO TRANS DEPT/DISTRICT 3 ROW | Date: 3/12/2014 |
| File Number: 201400308-CU/MSP | X-Reference: NONE |
| Description: A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. All improvements are located on the interior of the Idaho Expo site at the intersection of Lorimer Lane and Kent Lane. The new administration building will be approximately 3,400 sq. ft and the new entry gate structure will be approximately 2300 sq. ft with a 20' entry sign that spans approximately 55 feet. | |
| Reviewing Body: P AND Z | Hearing Date: 5/6/2014 |
| Applicant: HUMMEL ARCHITECTS | P & Z Recommendation: |
| Property: The property contains 125.000 acres and is located at 5810 N GLENWOOD ST GARDEN CITY 83714, Section 25 4N 1E. | |
| Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gis.adaweb.net/ats/cdn/2/ and search for the 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, maps and other information detailing the request. | |
| We request that you submit your comments or recommendations by 3/27/2014. When responding, please reference the file number identified above. | |
| 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, MEGAN BASHAM, ASSOCIATE PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702 | |

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| ADA COUNTY DEVELOPMENT SERVICES | |
| Planning & Zoning Division Transmittal | |
| To: THURMAN MILL DITCH CO | Date: 3/12/2014 |
| File Number: 201400308-CU/MSP | X-Reference: NONE |
| Description: A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. All improvements are located on the interior of the Idaho Expo site at the intersection of Lorimer Lane and Kent Lane. The new administration building will be approximately 3,400 sq. ft and the new entry gate structure will be approximately 2300 sq. ft with a 20' entry sign that spans approximately 55 feet. | |
| Reviewing Body: P AND Z | Hearing Date: 5/6/2014 |
| Applicant: HUMMEL ARCHITECTS | P & Z Recommendation: |
| Property: The property contains 125.000 acres and is located at 5810 N GLENWOOD ST GARDEN CITY 83714, Section 25 4N 1E. | |
| Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gis.adaweb.net/ats/cdn/2/ and search for the 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, maps and other information detailing the request. | |
| We request that you submit your comments or recommendations by 3/27/2014. When responding, please reference the file number identified above. | |
| 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, MEGAN BASHAM, ASSOCIATE PLANNER (208) 287-7944 mbasham@adaweb.net 200 W Front Street, Boise ID 83702 | |

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

IDAHO TRANS DEPT/DISTRICT 3 ROW
ATT: LANA SERVATIUS
PO BOX 8028
BOISE ID 83707

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

THURMAN MILL DITCH CO
ATT: BRYCE FARRIS
PO BOX 2773
BOISE ID 83701

EXHIBIT #14 2 of 3
201400308 CU-MSP, Hummel
Architects
Ada County

Megan Basham

From: Megan Basham
Sent: Wednesday, March 12, 2014 3:51 PM
To: bryce@ringertlaw.com
Cc: Megan Basham
Subject: Ada County Application Transmittal Notice.



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

File Number: [201400308-CU / MSP](#)

X-Reference: NONE

Description: A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. All improvements are located on the interior of the Idaho Expo site at the intersection of Lorimer Lane and Kent Lane. The new administration building will be approximately 3,400 sq. ft and the new entry gate structure will be approximately 2300 sq. ft. with a 20' entry sign that spans approximately 55 feet.

Reviewing Body: P AND Z

Hearing Date: 5/8/2014

Applicant: HUMMEL ARCHITECTS

P&Z Recommendation:

Property: The property contains 125.050 acres and is located at 5610 N GLENWOOD ST GARDEN CITY 83714, Section 25 4N 1E.

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

We request that you submit your comments or recommendations by 3/27/2014. When responding, please reference the file number identified above. If responding by email, please send comments to mbasham@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,
MEGAN BASHAM, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
mbasham@adaweb.net
(208) 287-7944



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

(208) 334-8300
itd.idaho.gov

RECEIVED

By Ada County Development Services at 11:02 am, Mar 13, 2014

March 12, 2014

Megan Basham
Ada County Development Services
200 W Front Street
Boise ID 83702

Re: **(201400308-CU-MSP) – Expo Idaho Fairgrounds.**

Dear Ms. Basham:

The Idaho Transportation Department (ITD) has reviewed the referenced conditional use and master site plan applications for the Expo Idaho site. ITD has the following comments: ITD has the following review comments:

1. ITD has no objections to this project and requires no mitigation. The change in trip volume is minimal and the site access is not changing.

If you have any questions, you may contact Shona Tonkin at 334.8341 or me at 334-8377.

Sincerely,

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

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



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone #

Conditional Use # 201400308-CU/MSP

Preliminary / Final / Short Plat

Sect. 25

- 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:
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:
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
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:
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

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

MEMORANDUM



DATE: 3/14/2014

RE: 201400308-CU/MSP

TO: Megan Basham, Associate Planner

FROM: Mark Ferm, Ada County Building Official

RECEIVED

By Ada County Development Services at 9:50 am, Mar 14, 2014

Summary of Project:

A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. All improvements are located on the interior of the Idaho Expo site at the intersection of Lorimer Lane and Kent Lane. The new administration building will be approximately 3,400 sq. ft and the new entry gate structure will be approximately 2300 sq. ft. with a 20' entry sign that spans approximately 55 feet located at 5610 Glenwood.

Findings and Conditions:

The building division has no objection to the proposed use.

Conclusion:

Approved as submitted

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

markf@adaweb.net

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: March 19, 2014

To: Ada County Planning & Zoning

Re: 201400308/CU/MSP; 5610 N. Clewiston St.

RECEIVED

By Ada County Development Services at 12:18 pm, Mar 19, 2014

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

Connection to central sewer is required. Sanitary sewers are available in Chinden Blvd.

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

A drainage plan for this development must be submitted and approved by Ada County.

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

No comment.

**Mike Sheppard,
P.E.**

Digitally signed by Mike Sheppard, P.E.
DN: cn=Mike Sheppard, P.E., o=Public Works,
ou=Civil Engineer,
email=mshppard@cityofboise.org, c=US
Date: 2014.03.19 12:11:03 -0600

PUBLIC WORKS REPRESENTATIVE

Rob Bousfield

Digitally signed by Rob Bousfield
DN: cn=Rob Bousfield, o, ou=Asst. City
Engineer, email=rbousfield@cityofboise.org,
c=US
Date: 2014.03.19 12:11:35 -0600

PUBLIC WORKS REPRESENTATIVE

cc: Applicant

I:\PWA\Subjects\Review Comments\CU\2014-CU\201400308-CU-MSP.doc

EXHIBIT #18

1 of 1

201400308 CU-MSP, Hummel

Architects

Ada County

RECEIVED

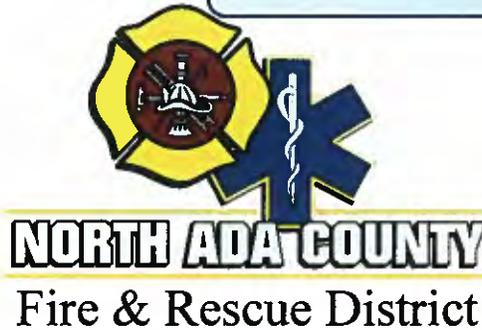
By Ada County Development Services at 11:01 am, Mar 26, 2014

Michael G. Irvan
*Commissioner/
Administrative Chief*

Margaret Dimmick
Commissioner

Jeff Ramey
Commissioner

Shelley Young
*Administrative
Manager*



CONDITIONAL USE REPORT

March 24, 2014

NACFR: 2014-C-001

Ada County: 201400308CU-MSP

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

Conditional Use Approved - Yes

Project: EXPO Idaho Front Entry and Administration Building
5610 N. Glenwood
Garden City, ID 83714

Owner: Bruce Krisko
200 W. Front Street
Boise, ID 83702

P: 208-287-7124
F: 208-287-7109
E: bkrisko@adaweb.net

Architect: Hummel Architects
Greg Allen

P: 208-340-6327
E: gallen@hummelarch.com
P: 208-343-7523
E: dschultz@hummelarch.com

Dean Schultz

Building Type: V-B

Occupancy Classification: B

Fire Area: Approximately 5,700 sf.

Fire Flow Required: Approximately 2,000 GPM as per Section 507.1

Fire Flow Available: Call Garden City 472-2921 to obtain an "Ability to Serve" letter for fire-flow.

Fire Hydrant Quantity Required: 2

Fire Hydrants Acceptable: Yes

NOTICE: A Conditional Use is approved by North Ada County Fire & Rescue District. The following shall be required for plan review approval.

1. A detailed layout of the floor plan design. Details shall include placement of egress doorways, appliances, electrical panels, gas meters etc., the detail shall also include dimensions. 2012 IFC Section 105.4.3

5800 Glenwood • Garden City, Idaho 83714 •

(2) EXHIBIT #19 1 of 3
201400308 CU-MSP, Hummel
Architects
Ada County

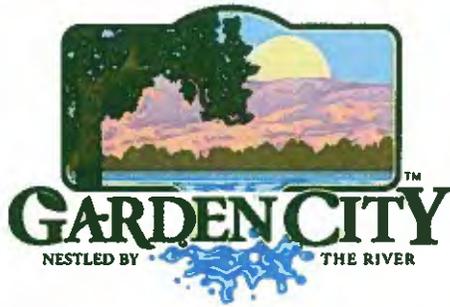
2. Fire access shall extend to within 150 feet of all portions of the building, measured by an approved route around the exterior of the building. Installing an approved fire sprinkler system shall bring this building in compliance with fire access and required fire flows. Area separation with a walkway between buildings may provide compliance to this fire access requirement. 2012 IFC Section 503.1.1
3. Fire apparatus access roads shall be a minimum of 20 feet wide. 2012 IFC Section 503.2.1
4. Fire apparatus access roads in excess of 150 feet shall provide an approved turn-around. 2012 IFC Section 503.2.5
5. Fire lane-No Parking Signs shall be posted. 2012 IFC Section 503.3
6. Fire lane curbs shall be painted red in addition to the no parking signs to prohibit the obstruction of the fire apparatus access road. 2012 IFC Section 503.3
7. Vehicle impact protection shall be provided at the gas meter. Protection shall comply with Section 312. 2012 IFC Section 312
8. Address numbers shall be posted in 6 inch or larger numbers. 2012 IFC Section 505.1
9. A Knox-Box shall be required. The following shall be provided for the Knox Box:
 - Keys for the business.
 - After hours contact information of a responsible party on a business card. 2012 IFC Section 506.1
10. If fire-flows are inadequate, the building shall comply with one of the following:
 - The building shall be area separated by 2 hour fire walls without openings, constructed in accordance with the 2012 IBC 706.4, Table 706.4, 706.5, 706.6. 2012 IFC Section B104.2
 - The building shall have an approved sprinkler system installed. 2012 IFC Section B105.2
 - Use fire resistive type construction. 2012 IFC Section 703.1
11. A Fire hydrant shall be within 400 feet of the building. 2012 IFC Section 507.5.1
12. Total fire hydrants required for 2,000 GPM fire-flows shall be two. Fire hydrants already located within a 400 feet distance may be taken as available hydrants. New fire hydrants shall be installed with a 300 feet spacing. Area separation provided may reduce the fire hydrants required. 2012 IFC Section Appendix Table C105.1
13. Fire hydrants shall be equipped with a large diameter hose Storz Adapters. 2012 IFC Section Amendment Section 507.5.2
14. Portable fire extinguishers 3A:40BC are required. The maximum travel distance to a portable fire extinguisher shall not exceed 75 feet. 2012 IFC Section 906.9.2
15. Emergency lighting shall be required. 2012 IFC Section 1006.1
16. Illuminated exit signs shall be required. 2012 IFC Section 1011.1
17. Exterior emergency lighting shall be required. 2012 IFC Section 1006.3

If you have any questions please call.

Thank You,

Joel Bradshaw

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



DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street • Garden City, Idaho 83714
Phone 208/472-2921 • Fax 208/472-2998

March 26, 2014

Ada County Planning and Zoning Commission
c/o Megan Basham, Associate Planner
200 W. Front Street
Boise, ID 83702
Email: mbasham@adaweb.net

RECEIVED

By Ada County Development Services at 8:06 am, Mar 31, 2014

Re: Comments on application 201400308-CU/MSP

Ms. Basham and Ada County Planning and Zoning Commissioners:

Thank you for the opportunity to comment on Ada County's plans to construct a new administration building, front entry complex, and entrance sign at Idaho Expo located at 5610 Glenwood. We appreciate the County's desires to make improvements to the site. We believe that both the County and the City has the same ultimate goal, to create the best community possible within the confines of our resources. With this being said, we have some concerns with the proposal.

In 2007 Colliers International contracted with Ada County to complete an analysis of the Expo Idaho and Fairgrounds. Over a fifteen month study period Colliers and CSHQA completed a physical, financial and legal analysis of the property and facilities. This report made findings and recommendations as to the renovation and/or relocation of the facilities. In 2013 Development Planning and Financing Group Inc. (DPFG) utilized the Colliers report to do a comparison of property tax implications of the options identified in the report. The report found that if the County opts to keep the land use as is there is \$0 in tax generation. However, if the County were to utilize the 'Clean Slate' scenario of the Colliers Report there would be an estimated annual property tax generation of \$13,024,658 at build out utilizing 2012 tax rates. Please find attached comparison.

Ada County 8-5B-5: REQUIRED FINDINGS [for conditional use]:

A. The proposed use is not detrimental to the public health, safety, or welfare; *There would be a considerable difference in tax generation depending on the use of the Expo Idaho and Fairground property. The difference could be in the order of \$13,000,000 of tax revenue that could be utilized for public health, safety and welfare of the community.*

In addition, the Garden City Comprehensive Plan (2006) identifies the desire to have a 'heart' or downtown for the City. The most logical location, as designated in the Comprehensive Plan is the subject property. The subject property is identified in the Future Land Use Map as the future downtown

and the Garden City Comprehensive Plan has a number of references to the Idaho Expo site, of particular relevance:

Goal 3. Create a Heart for the City

3.1 Objective: Create a downtown or town center with river access.

Action Steps:

3.1.1 Partner with Ada County in exploring re-use of the Expo Idaho site as a “downtown” for Garden City. Support opportunities for the sale and development of the Expo Idaho site.

3.1.2 Designate the area around the Expo Idaho site, City Hall and the ITD property as a “special opportunity area” on the land-use map. This designation identifies the area for future study and adoption of a sub-area plan to guide development.

3.1.3 Based on recommendations of the sub-area plan, seek opportunities with public and private partners to transform the Expo Idaho site to a downtown for the city, oriented to the river with a public gathering place and multiple activity areas.

Ada County 8-5B-5: REQUIRED FINDINGS [for conditional use]:

C. The proposed use is consistent with the applicable comprehensive plan; *This property is surrounded on all sides by property that has already been annexed into Garden City and is within the Garden City area of impact. This area of impact has been adopted by Ada County. The Garden City Comprehensive Plan identifies this area of impact area as the future heart, or downtown area of the City.*

Understanding the County may seek to proceed with the subject application, and recognizing that the subject property is in the Garden City Area of Impact, the City requests that representatives from the City be involved in the planning of the Expo Idaho, presumably on a Project Team or Committee. We believe that maintaining a strong relationship will help Ada County achieve its goals while working toward the City’s long term vision.

Please feel free to contact Planner, Jeff Lowe or Development Services Director, Jenah Thornborrow with Garden City’s Development Services Department at (208) 472-2921 or planning@gardencityidaho.org should you have any questions.

Thank you,
Garden City Development Services Department

Attachment: Analysis conducted by DPGF- Development Planning and Financing Group Inc. based on the referenced Colliers Report.

CC: Garden City Council

RECEIVED

By Ada County Development Services at 8:04 am, Mar 31, 2014

**Comparison of Property Tax Implications of Various Fairground Options At Build-out
as of January 2013**

| | Current Tax Levy (1) (2)(3) | Scenario I | Scenario II | Scenario III |
|-------------------------------------------------|--------------------------------|----------------------|--------------------------|-------------------------------|
| | | No Change (4) | Colliers - Hybrid (5) | Colliers - Clean Slate (6) |
| <u>Revenue / Expense Analysis (7)</u> | | | | |
| Estimated Fairground Operational Revenues | | \$3,312,926 | \$757,000 | \$0 |
| Estimated Property Tax Generation - County | | \$0 | \$1,746,990 | \$2,436,743 |
| Estimated Other Revenue | | \$17,500 | \$3,999 | \$0 |
| Total Estimated Annual Revenue | | \$3,330,426 | \$2,507,989 | \$2,436,743 |
| Estimated Annual Expenses | | (\$3,695,579) | (\$757,000) | \$0 |
| Net Annual Operating Income | | (\$365,153) | \$1,750,989 | \$2,436,743 |
| <u>One Time Revenue Event</u> | | | | |
| Estimated Land Sale (8) | | \$0 | \$11,973,813 | \$13,121,861 |
| Estimated Capital Expenditures (9) | | \$5,100,000 | \$2,150,196 | \$0 |
| Estimated Net One Time Revenue Event | | (\$5,100,000) | \$9,823,617 | \$13,121,861 |
| <u>Property Tax Analysis</u> | | | | |
| Assessed Valuation Subject To Tax (10) | | \$0 | \$520,508,000 | \$726,016,800 |
| Portion Allocated to Racetrack (11) | | \$0 | \$200,323,120 | \$200,323,120 |
| <u>Estimated Property Tax Generation</u> | | | | |
| Ada County | 0.003356317 | \$0 | \$1,746,990 | \$2,436,743 |
| Garden City | 0.004243095 | \$0 | \$2,208,565 | \$3,080,558 |
| Boise School District #1 | 0.006111213 | \$0 | \$3,180,935 | \$4,436,843 |
| Joplin Cemetery (excludes racetrack) | 0.000008819 | \$0 | \$2,824 | \$4,636 |
| North Ada Search and Rescue | 0.002405556 | \$0 | \$1,252,111 | \$1,746,474 |
| Flood Control #10 | 0.000139830 | \$0 | \$72,783 | \$101,519 |
| Ada County Highway District | 0.001287539 | \$0 | \$670,174 | \$934,775 |
| College of Western Idaho | 0.000199431 | \$0 | \$103,805 | \$144,790 |
| Pest Extermination | 0.000153260 | \$0 | \$79,773 | \$111,269 |
| SW Ada Mosquito Abatement District | 0.000037259 | \$0 | \$19,394 | \$27,051 |
| Estimated Property Tax Generation | 0.017942319 | \$0 | \$9,337,354 | \$13,024,658 |
| <u>Land Use Assumptions (12), (13)</u> | | | | |
| Estimated Commercial Acres | | N/A | 47 | 86 |
| Estimated Commercial FAR Ratio | | N/A | 100% | 100% |
| Estimated Commercial SF | | N/A | 2,047,320 | 3,746,160 |
| Estimate Construction Cost per Commercial SF | | N/A | \$120 | \$120 |
| Estimate Retail Acres | | N/A | 78 | 78 |
| Estimated Commercial FAR Ratio | | N/A | 100% | 100% |
| Estimated Retail SF | | N/A | 3,397,680 | 3,397,680 |
| Estimated Construction Cost per Retail SF | | N/A | \$70 | \$70 |
| Multi Family Residential Units (20/acre) | | N/A | 381 | 336 |
| Estimated Value per Unit | | N/A | \$65,000 | \$65,000 |
| Estimated Value per Single Family (6/acre) | | N/A | 49 | 67 |
| Estimated Value per Unit | | N/A | \$250,000 | \$250,000 |

Footnotes:

1. Tax rates from Ada County 2012 L-1 form.
2. List of overlapping taxing districts provided by Ada County Assessor's GIS staff.
3. The Fairgrounds overlaps Tax Code Areas 176 (the racetrack) and 115 (everything except the racetrack). The taxing districts covered in each TCA are identical except that TCA 115 includes the Joplin Cemetery District, but TCA 176 does not.
4. Reflects no change in current operations
5. Scenario 2 is based upon Colliers' Hybrid option in which the County would sell 88 % of the property, but retain the Expo, Hawks Stadium and Ladybird Park. Assessed valuation amounts, for illustration purposes, are assumed build out values for sold portions of property. Operating Revenue is derived from the Dakota Enterprises portion of the Colliers study. Operating expenses are unknown without further study and, therefore, are assumed for purposes of this analysis to equal operating revenues.
6. Scenario 3 is based upon Colliers' Clean Slate option in which the County sells all of the property. Assessed valuation amounts are assumptions for illustrative purposes.
7. Scenario 1 revenues and expenses are from 2011 Ada County Comprehensive Annual Financial Report (CAFR)
8. Sale price is from Colliers report and is their estimate of the "break even sale price". For each Scenario, they derived this price by dividing their estimated cost of moving the fair in Scenario 2 and the fair & expo in Scenario 3 by the number of salable acres in the respective Scenarios. The calculation for Scenario 2 is found in Colliers' Hybrid A1.2a Cost Analysis table and is based upon their estimate of \$11,973,856 of necessary costs and 159 salable acres. This results in their calculated break even price of \$75,307/acre. The calculation for Scenario 3 is found in Colliers' Clean Slate Cost Analysis table wherein they estimated \$13,121,800 of necessary costs and 199 salable acres. This results in their calculated break even price of \$65,939/acre. As noted, these only represent the prices necessary to break even with costs at the time of the Colliers report and will need to be adjusted to current costs and market prices before any decision to sell is finalized. Consistent with Colliers' recommendation that the County discontinue involvement in the horseracing operation, these amounts do not reflect any costs associated with relocating the horseracing operation.
9. The one time Capital Expenditure for Scenario 1 is from Page 2 of the Executive Summary of the Colliers Report; those for Scenario 2 are from the Hybrid Cost Analysis Chart A1.2a.
10. Land use assumptions are calculated based on DPFPG's understanding of Colliers' proposed land uses. For Scenario 2, the assumptions are: Commercial 30%, Retail 49% and Residential 21%. For Scenario 3, the assumptions are: Commercial 43%, Retail 39% and Residential 18%. Open space and roads are included in those percentages. The Ladybird Park site is excluded from calculation because it is expected to remain a public amenity that is not subject to taxation.
11. Per the land use graph titled "Executive Work Session #2, Land Use, A1.2" located in the Current Site section of the Colliers report, land allocated to horseracing totals 68 acres which is 27% of the total area of 251 acres (Hybrid table) or 43% of the 159 acres designated as salable Scenario 2 and 34% of the 199 acres designated as saleable in Scenario 3.
12. In Scenario 2, DPFPG assumes the 28 acre Riverwalk Development section shown on Colliers Map A1.2 to be primarily residential. DPFPG also assumes 80% (22 acres) of that area will be built upon while 20% (6 acres) will be open space such as paths, courtyards, etc. It also assumes 60% (14 acres) in multifamily and 40% (8 acres) in single family housing.
13. In Scenario 3, DPFPG assumes the Garden (14 acres), Riverwalk (11 acres) and River View (10 acres) Districts shown on Colliers Map A1.3 to be primarily residential. It assumes that 80% (28 acres) of that area will be built upon while 20% (7 acres) will be open space such as paths, courtyards, etc. In addition, assumes 70% (20 acres) in multifamily and 30% (15 acres) in single family housing.
14. The Colliers report recommends that the County discontinue its involvement in the horseracing operation. This analysis reflects that recommendation other than to the extent that horseracing operations are included in the County's CAFR for prior years.

ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST BOISE ID 83702



April 8, 2014

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Ada County Planning & Zoning Commission will hold a public hearing on **May 8, 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:

201400308 CU-MSP, Hummel Architects: A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. All improvements are located on the interior of the Idaho Expo site at the intersection of Lorimer Lane and Kent Lane. The new administration building will be approximately 3,400 sq. ft and the new entry gate structure will be approximately 2300 sq. ft. with a 20' entry sign that spans approximately 55 feet. The property is located at 5610 North Glenwood; Section 25, T. 4N, R. 1E, Boise, ID.

Contact Megan Basham, AICP, Associate Planner, at 287-7944 or mbasham@adaweb.net for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within **300'** of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed by completing the following:

- 1 Type <http://gisx.adaweb.net/acdsv2/>
- 2 Enter **"201400308-CU"** 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.adaweb.net to view the agenda or staff report.



NOTES:

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

EXHIBIT #21 1 of 4
201400308 CU-MSP, Hummel
Architects
Ada County

| Primary Owner | Mailing Address | Mailing Address City, State Zip |
|-------------------------------------|------------------------------|----------------------------------------|
| ADA COUNTY - TREASURERS OFFICE | 200 W FRONT ST | BOISE, ID 83702-0000 |
| ASHLAND CREEK CONDO NO 01 OA INC | 7761 W RIVERSIDE DR STE 100 | BOISE, ID 83714-0000 |
| ASHLAND CREEK LLC | 7761 W RIVERSIDE DR STE 100 | BOISE, ID 83714-0000 |
| ASHLAND PLAZA LLC | 5744 N BIG CEDAR AVE | MERIDIAN, ID 83646-4773 |
| BARNES KEN | 411 E REMINGTON ST | GARDEN CITY, ID 83714-1417 |
| BLT-BOISE I LLC | 22287 MULHOLLAND HWY 319 | CALABASAS, CA 91302-0000 |
| BOARDMAN GLENWOOD LLC | PO BOX 4642 | KETCHUM, ID 83340-0000 |
| BROWN DONALD MARVIN REVOCABLE TRUST | 2802 N REDWAY RD | BOISE, ID 83704-0000 |
| CJSD INC | PO BOX 7627 | BOISE, ID 83707-1627 |
| ESPLANADE INVESTMENT PARTNERS LLC | 3500 W OLIVE AVE STE 1190 | BURBANK, CA 91505-0000 |
| EVANS WILLIAM D | 7761 W RIVERSIDE DR # 100 | BOISE, ID 83714-0000 |
| FINLAYSON FRANK S | 3816 N LANGER WAY | BOISE, ID 83713-0000 |
| FRED MEYER STORES INC | 1014 VINE ST | CINCINNATI, OH 04520-0000 |
| GOICOECHEA JERRY J | 3695 N GRAMARCY LN | GARDEN CITY, ID 83703-2613 |
| GREENSTAR PROPERTIES LLC | 13601 W MC MILLAN RD STE 102 | BOISE, ID 83713-0000 |
| HANE BUTT BRUCE M | 4020 DELMONTE DR | BOISE, ID 83704-0000 |
| HANSON RON | 4038 TALAVERA WAY | BOISE, ID 83706-0000 |
| HESS DALLAS B | 6948 SPURWING WAY | MERIDIAN, ID 83646-0000 |
| HEUSINKVELD RIGBY JACOBS | 3675 N GRAMARCY LN | GARDEN CITY, ID 83714-0000 |
| HURT PAULA | 6355 W PLANTATION LN | GARDEN CITY, ID 83703-0000 |
| IDAHO PARK FOUNDATION INC | 5657 E WARM SPRINGS AVE | BOISE, ID 83716-8700 |
| IDAHO STATE DEPT OF HIGHWAYS | PO BOX 8028 | BOISE, ID 83707-2028 |
| IDAHO STATE DEPT OF LANDS | 300 N 6TH ST | BOISE, ID 83720-0000 |
| J W SWEET LLC | 919 W GOOSE LAKE CT | EAGLE, ID 83616-0000 |
| KONA INVESTMENTS LLC | 6126 W STATE ST STE 200 | BOISE, ID 83703-0000 |
| LEWIS LARRY L | PO BOX 372 | NOTUS, ID 83656-0000 |
| MARIN MARGARITO | 3447 CHINDEN BLVD | GARDEN CITY, ID 83714-0000 |
| MAR-VAN LEASING | 411 E REMINGTON ST | GARDEN CITY, ID 83714-1417 |
| MATTEFS NORMAN H | PO BOX 607 | MERIDIAN, ID 83680-0607 |
| MCDONALD'S CORP | 1705 S MILWAUKEE ST | BOISE, ID 83709-0000 |
| METROPOLITAN LIFE INSURANCE CO | 1014 VINE ST | CINCINNATI, OH 45202-0547 |
| MONTY D LLC | 2808 BAYWOOD RD | COEUR D'ALENE, ID 83814-0000 |
| MOUNT BENNETT LLC | 417 AVOCADO | CORONA DEL MAR, CA 92625-00 |
| NGP REALTY SUB LP | 6080 CENTER DR STE 500 | LOS ANGELES, CA 90045-0000 |
| NICOLONA RANDI LYNN | 6339 W PLANTATION LN | GARDEN CITY, ID 83703-0000 |
| PHI LLC | PO BOX 7943 | BOISE, ID 83707-0000 |

201400308 CU-MSP
Mailing List

| | | | |
|--------------------------------------------------|--------------------------|-----|----------------------------|
| RBI-BOISE II LLC | 22287 MULHOLLAND HWY | 319 | CALABASAS, CA 91302-0000 |
| RODBUR LLC | 9640 W PEBBLEBROOK LN | | BOISE, ID 83703-0000 |
| ROHL DAN | 1526 W STILLWELL DR | | EAGLE, ID 83616-1900 |
| S S C H | 12110 CHINDEN BLVD | | BOISE, ID 83714-1335 |
| SMITH HORRAS HOLDINGS LLC | PO BOX 140857 | | BOISE, ID 83714-0000 |
| SMITH PAUL F & VIRGINIA L REVOCABLE LIVING TRUST | 14621 N MOUNTAIN VIEW DR | | BOISE, ID 83704-0000 |
| STRASSER TED | 5025 N COLLISTER DR | | BOISE, ID 83703-3736 |
| STUBBLEFIELD RUBY A FAMILY LIMITED PARTNER | PO BOX 327 | | MERIDIAN, ID 83680-0000 |
| TAMURA DOUG W | 1124 E SANTA MARIA DR | | BOISE, ID 83712-0000 |
| TDJ LLC | 4753 N GLENWOOD ST | | GARDEN CITY, ID 83714-0000 |
| TEACH INVESTMENTS LLC | 366 SE 44TH AVE | | PORTLAND, OR 97215-0000 |
| THIRY MICHAEL R | 3791 N GRAMARCY LN | | GARDEN CITY, ID 83703-0000 |
| WEST BOISE SEWER DISTRICT | 7608 USTICK RD | | BOISE, ID 83704-5843 |
| WESTY'S GARDEN LANES INC | 5504 N ALWORTH ST | | GARDEN CITY, ID 83714-1487 |
| WHEELER ROBERT B | PO BOX 140436 | | BOISE, ID 83714-0000 |
| YOCHUM ENTERPRISES LLC | 3147 N 24TH ST | | BOISE, ID 83702-0000 |

MEMORANDUM



DATE April 9, 2014

RE: Recommendation Regarding File 201400308 CU MSP, Expo Idaho Entry and Admin Bldg

TO: Megan Basham, Associate Planner

FROM: Angela Gilman, Ada County Engineer

CC:

RECEIVED

By Ada County Development Services at 4:07 pm, Apr 09, 2014

Brent,

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

- Master Application
- Detailed Letter
- Master Site Plan

My comments and Conditions of Approval are as follows:

Drainage

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



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

Date: April 10, 2014

RECEIVED

By Ada County Development Services at 9:55 am, Apr 10, 2014

To: Greg Allen, via e-mail
Hummel Architects
2785 N. Bogus Basin Rd.
Boise, ID 83702

Subject: 201400308-CU/MSP
5610 N. Glenwood St.
Request for an addition to Expo Idaho.

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

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

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

Sincerely,

Austin Miller
Planning Review Intern
Development Services

CC: Project file,
Ada County, via e-mail
Greg Allen, via e-mail
Bruce Krisko, via e-mail

Standard Conditions of Approval

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

Request for Appeal of Staff Decision

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

Megan Basham

From: Megan Basham
Sent: Monday, April 14, 2014 10:31 AM
To: cschmidt@gardencityidaho.org; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; kyokom@cityofboise.org; tmills@cityofboise.org; dave.szplett@itd.idaho.gov; mark.wasdahl@itd.idaho.gov; jbradshaw@cityofboise.org; jbradshaw@cityofboise.org; bryce@ringertlaw.com; clittle@achdidaho.org; syarrington@achdidaho.org; Mark Ferm; Angela Gilman; Jean Schaffer; Dale Ann Barton; jthorn@gardencityidaho.org; Megan Basham
Cc: Megan Basham
Subject: Ada County Application Transmittal Notice-RETRANSMITTAL



Ada County Development Services Planning & Zoning Division Transmittal

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| File Number: <u>201400308-CU / MSP</u> | X-Reference: NONE |
| Description: <u>This application is being retransmitted because the proposed location of the administration building has moved. It will now be located west of the entry gate at N. Premium Place and W. Lorimer Lane. The size of the structure will remain the same as will the proposed entry gate improvements. The application will be tabled to the June 5, 2014 P&Z public hearing.</u> A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. All improvements are located on the interior of the Idaho Expo site on Lorimer Lane. The new administration building will be approximately 3,400 sq. ft and the new entry gate structure will be approximately 2300 sq. ft. with a 20' entry sign that spans approximately 55 feet. | |
| Reviewing Body: P AND Z | Hearing Date: 6/5/2014 |
| Applicant: HUMMEL ARCHITECTS | P&Z Recommendation: |
| Property: The property contains 125.050 acres and is located at 5610 N GLENWOOD ST GARDEN CITY 83714, Section 25 4N 1E. | |

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

We request that you submit your comments or recommendations by 4/29/2014. When responding, please reference the file number identified above. If responding by email, please send comments to mbasham@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 A

EXHIBIT #24
201400308 CU-MSP, Hummel
Architects
Ada County



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: IDAHO TRANS DEPT/DISTRICT 3 ROW
 Date: 4/14/2014
 File Number: 201400308-CU / MSP
 X-Reference: NONE
 Description: A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. All improvements are located on the interior of the Idaho Expo site on Lorimer Lane. The new administration building will be approximately 3,400 sq. ft. and the new entry gate structure will be approximately 2300 sq. ft. with a 20' entry sign that spans approximately 55 feet.
 Reviewing Body: P AND Z
 Hearing Date: 05/20/14
 Applicant: HUMMEL ARCHITECTS
 P & Z Recommendation:
 Property: The property contains 125,050 acres and is located at 5610 N GLENWOOD ST GARDEN CITY 83714, Section 25 4N 1E.

THIS APPLICATION IS BEING RETRANSMITTED BECAUSE THE PROPOSED LOCATION OF THE ADMINISTRATION BUILDING HAS MOVED. IT WILL NOW BE LOCATED WEST OF THE ENTRY GATE AT N. PREMIUM PLACE AND W. LORIMER LANE. THE SIZE OF THE STRUCTURE WILL REMAIN THE SAME AS WILL ADA COUNTY DEVELOPMENT SERVICES IS REQUESTING COMMENTS AND RECOMMENDATIONS ON THE APPLICATION. TO REVIEW DETAILED INFORMATION ABOUT THE REQUEST PLEASE VISIT THE ADA COUNTY DEVELOPMENT SERVICES' APPLICATION TRACKING SYSTEM (ATS) WEB SITE AT glx.adaweb.net/back2/ and search for the file number. We request that you submit your comments or recommendations by 4/29/2014. When responding, please reference the file number identified above.

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,
 MEGAN BASHAM, ASSOCIATE PLANNER (208) 287-7844 mbasham@adaweb.net
 200 W Front Street, Boise ID 83702

14 ADA COUNTY DEVELOPMENT SERVICES
 200 W FRONT ST RM 2125
 BOISE, ID 83702

IDAHO TRANS DEPT/DISTRICT 3 ROW
 ATT: LANA SERVATIUS
 PO BOX 8028
 BOISE ID 83707



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: THURMAN MILL DITCH CO
 Date: 4/14/2014
 File Number: 201400308-CU / MSP
 X-Reference: NONE
 Description: A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. All improvements are located on the interior of the Idaho Expo site on Lorimer Lane. The new administration building will be approximately 3,400 sq. ft. and the new entry gate structure will be approximately 2300 sq. ft. with a 20' entry sign that spans approximately 55 feet.
 Reviewing Body: P AND Z
 Hearing Date: 05/20/14
 Applicant: HUMMEL ARCHITECTS
 P & Z Recommendation:
 Property: The property contains 125,050 acres and is located at 5610 N GLENWOOD ST GARDEN CITY 83714, Section 25 4N 1E.

THIS APPLICATION IS BEING RETRANSMITTED BECAUSE THE PROPOSED LOCATION OF THE ADMINISTRATION BUILDING HAS MOVED. IT WILL NOW BE LOCATED WEST OF THE ENTRY GATE AT N. PREMIUM PLACE AND W. LORIMER LANE. THE SIZE OF THE STRUCTURE WILL REMAIN THE SAME AS WILL ADA COUNTY DEVELOPMENT SERVICES IS REQUESTING COMMENTS AND RECOMMENDATIONS ON THE APPLICATION REFERENCED ABOVE. TO REVIEW DETAILED INFORMATION ABOUT THE REQUEST PLEASE VISIT THE ADA COUNTY DEVELOPMENT SERVICES' APPLICATION TRACKING SYSTEM (ATS) WEB SITE AT glx.adaweb.net/back2/ and search for the file number. We request that you submit your comments or recommendations by 4/29/2014. When responding, please reference the file number identified above.

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,
 MEGAN BASHAM, ASSOCIATE PLANNER (208) 287-7844 mbasham@adaweb.net
 200 W Front Street, Boise ID 83702

14 ADA COUNTY DEVELOPMENT SERVICES
 200 W FRONT ST RM 2125
 BOISE, ID 83702

THURMAN MILL DITCH CO
 ATT: BRYCE FARRIS
 PO BOX 2773
 BOISE ID 83701

MEMORANDUM



DATE: 4/16/2014

RE: 201400308-CU/MSP

TO: Megan Basham, Associate Planner

FROM: Mark Ferm, Ada County Building Official

RECEIVED

By Ada County Development Services at 11:02 am, Apr 16, 2014

Summary of Project:

A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. All improvements are located on the interior of the Idaho Expo site at the intersection of Lorimer Lane and Kent Lane this will be changed. It will now be located west of the entry gate at N. Premium Place and W. Lorimer Lane. The new administration building will be approximately 3,400 sq. ft and the new entry gate structure will be approximately 2300 sq. ft. with a 20' entry sign that spans approximately 55 feet located at 5610 Glenwood.

Findings and Conditions:

The building division has no objection to the proposed use.

Conclusion:

Approved as submitted

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

markf@adaweb.net



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

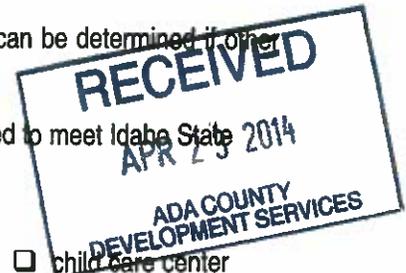
Rezone #

Conditional Use # 201400308-CU/MSP

Preliminary / Final / Short Plat

Sect 25

- 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
beverage establishment
grocery store
child care center
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.
14.



Reviewed By: [Signature]

Date: 4/21/14

EXHIBIT #26 1 of 1
201400308 CU-MSP, Hummel Architects
Ada County

RECEIVED

By Ada County Development Services at 3:37 pm, Apr 23, 2014

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: April 22, 2014

To: Ada County Planning & Zoning

Re: 201400308/CU/MSP; 5610 N. Glenwood St.

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

No comment.

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

A drainage plan for this development must be submitted and approved by Ada County.

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

No comment.

Rob Bousfield

Digitally signed by Rob Bousfield
DN: cn=Rob Bousfield, o, ou=Asst. City
Engineer,
email=rbousfield@cityofboise.org, c=US
Date: 2014.04.22 10:41:18 -06'00'

PUBLIC WORKS REPRESENTATIVE

**Mike Sheppard,
P.E.**

Digitally signed by Mike Sheppard, P.E.
DN: cn=Mike Sheppard, P.E., ou=Public Works,
ou=Civil Engineer,
email=mshppard@cityofboise.org, c=US
Date: 2014.04.22 10:42:14 -06'00'

PUBLIC WORKS REPRESENTATIVE

cc: Applicant

I:\PWA\Subjects\Review Comments\CUs\2014-CU\201400308-CU-MSPa.doc

EXHIBIT #27 1 of 1
201400308 CU-MSP, Hummel
Architects
Ada County

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on May 8, 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: 201400307-S-ZC-DA, Homeplace Hollow Subdivision: A request for a 15-lot subdivision, a zone change from R1 to R8 and a development agreement on 3.809 acres. There will be 13 residential lots and two (2) common lots for a density of 3.41 DU/acre. The minimum lot size is 5,000 sq. ft. The property is located off W. Steve Street, south of N. Rooney Ave. and N. Abe Ave.; 4N 1E Sec. 14. Megan Basham 287-7944 201400308-CU-MSP, Hummel Architects: A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. All improvements are located on the interior of the Idaho Expo site at the intersection of Lorimer Lane and Kent Lane. The new administration building will be approximately 3,400 sq. ft. and the new entry gate structure will be approximately 2300 sq. ft. with a 20" entry sign that spans approximately 55 feet. The property is located at 5610 N. Glenwood Street; 4N 1E Sec. 25. Megan Basham 287-7944 201400337-CU-MSP, Islamic Community of Bosniaks Boise: A conditional use and master site plan application for a cemetery. The property is located at 15000 S. Cloverdale Road; 2N 1E Sec. 34. Brent Danielson 287-7913 201400341-CU-MSP, Friendship Celebration Lutheran Church: A conditional use and master site plan application for an 11,508 square foot addition to an existing church. The property is located at 765 E. Chinden Blvd.; 4N 1E Sec. 30. Brent Moore 287-7998 201400344-S-ZC-DA-PBA, Charter Meadows Subdivision: Preliminary plat for 107 residential lots and 8 common lots. Rezone the property from RSW to R8 with a Development Agreement. A property boundary adjustment to adjust the property from Charter Pointe Subdivision #10 to the proposed Charter Pointe Meadows. The property is located at the termination of S. Maple Grove Road east of Charter Pointe Subdivision.; 2N 1E Sec. 2 & 11. Diana Sanders 287-7905 Staff Reports Available On-Line 5 Days before Hearing Date - adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. ADA COUNTY PLANNING AND ZONING COMMISSION Mark Perfect Planning & Zoning Administrator Pub. Apr. 22, 2014 Publish Dates: 4/22/2014 -5/6/2014 1

EXHIBIT #28 1 of 1
201400308 CU-MSP, Hummel
Architects
Ada County

ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST BOISE ID 83702



May 5, 2014

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Ada County Planning & Zoning Commission will hold a public hearing on **June 5, 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:

201400308 CU-MSP, Hummel Architects: This application is being re-noticed because the proposed location of the administration building has moved. It will now be located west of the entry gate at N. Premium Place and W. Lorimer Lane. The size of the structure will remain the same as will the proposed entry gate improvements. A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. The new administration building will be approximately 3,400 sq. ft and the new entry gate structure will be approximately 2300 sq. ft. with a 20' entry sign that spans approximately 55 feet. The property is located at 5610 North Glenwood; Section 25, T. 4N, R. 1E, Boise, ID.

Contact Megan Basham, AICP, Associate Planner, at 287-7944 or mbasham@adaweb.net for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within **300'** of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed by completing the following:

- 1 Type <http://gisx.adaweb.net/acdsv2/>
- 2 Enter "**201400308-CU**" 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.adaweb.net to view the agenda or staff report.



NOTES:

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

EXHIBIT #29
201400308 CU-MSP, Hummel
Architects
Ada County

1 of 1



MEMORANDUM

Date: May 8, 2014
To: Ada County Planning and Zoning Commission
From: Megan Basham, AICP, Associate Planner
Re: FILE # 201400308 CU-MSP, Hummel Architects

Dear Commissioners,

Staff is recommending that File # 201400308 CU-MSP be tabled to the June 5, 2014 Planning and Zoning public hearing. The applicant revised the location of the proposed administrative building and the application needs to be re-transmitted and re-noticed.

ADA COUNTY DEVELOPMENT SERVICES



PHONE (208) 287-7900

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

FAX (208) 287-7909

BUILDING * ENGINEERING * PLANNING * ZONING

May 9, 2014

Greg Allen (via email)
2785 Bogus Basin Road
Boise, ID 83702

RE: PROJECT #201400308 CU-MSP, Hummel Architects (Idaho Expo)

Dear Mr. Allen;

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

The Commission voted at their May 8, 2014, public hearing to table the application to their **June 5, 2014** public hearing. This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

If you have any further questions, please feel free to contact me at 287-7944 or via email at mbasham@adaweb.net.

Sincerely yours,

A handwritten signature in cursive script that reads "Megan Basham".

Megan Basham, AICP
Associate Planner
Ada County Development Services, Planning & Zoning Division

cc: Bob Batista, Idaho Expo (via email)
Bruce Krisko, Ada County Operations (via email)

EXHIBIT #31 1 of 1
201400308 CU-MSP, Hummel
Architects
Ada County

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on June 5, 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: 201400308-CU-MSP Hummel Architects: A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. All improvements are located on the interior of the Idaho Expo site on Lorimer Lane. The new administration building will be approximately 3,400 sq. ft. and the new entry gate structure will be approximately 2300 sq. ft. with a 20" entry sign that spans approximately 55 feet. The property is located at 5610 N. Glenwood Street.; 4N 1E Sec. 25. Megan Basham 287-7944 201400378-CU-MSP, C&A Paving: A request for a conditional use and master site plan for a gravel extraction operation on 118 acres. The extraction is planned for three phases over the next 25 years with the possibility of a concrete batch plant and/or an asphalt batch plant to be located on the property. During high construction season, the applicant is requesting that the pit operate 24 hours a day. The property is located on S. Pleasant Valley Road; 2N 2E Sec. 21. Megan Basham 287-7944 201400465-CU-MSP, Breckon Land Design: A conditional use and master site plan application to operate and construct a contractor's yard/shop. The shop will be approximately 3,620 square feet. The property is located at 6398 W. Gowen Road; 3N 2E Sec. 30. Brent Danielson 287-7913 201400467-S-PR, Pasture Serene Estates Subdivision: A preliminary plat application for a two (2) lot residential subdivision along with a private road application. The property is located at 3520 S. Black Cat Road.; 3N 1W Sec. 27. Brent Moore 287-7998 201400615 CU-MSP, Meridian Joint School District #2: Conditional Use/Master Site Plan for the addition of one new 1,792 sq. ft. portable classroom building to Mary McPherson Elementary School. The property is located at 1050 E. Amity Road.; 3N 1E Sec30. Diana Sanders 287-7905 Staff Reports Available On-Line 5 Days before Hearing Date - adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. **ADA COUNTY PLANNING AND ZONING COMMISSION** Mark Perfect Planning & Zoning Administrator Pub. May 20, 2014 **Publish Dates:** 5/20/2014 -6/3/2014 1

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