



TO: ADA COUNTY PLANNING & ZONING COMMISSION

HEARING DATE: May 8, 2014

STAFF: Diana Sanders & Brent Danielson, Associate Planners

PROJECT NO.: 201400337 CU-MSP

APPLICANT: Islamic Community of Bosniaks Boise

AGENT: Sabrina Durtschi, Briggs Engineering, Inc.

INTRODUCTION

A conditional use and master site plan application for a cemetery. The property contains 36.759 acres and is located at 15000 S. Cloverdale Road in Section 34, T. 2N, R. 1E.

EXECUTIVE SUMMARY

The Islamic Community of Bosniaks in Boise, Inc. has applied for a conditional use and master site plan application for a cemetery. Upon approval of the conditional use and master site plan the applicant will need to go through the subdivision process to plat the cemetery. The subject property consists of approximately 36 acres with ten (10) acres of the site being designated for the cemetery and plans for the remaining acreage to be two (2) buildable residential lots. There are also plans for a mosque on the property. It should be noted that additional applications will be needed in the future to subdivide the property and to construct the proposed mosque. Only the conditional use and master site plan application for the cemetery is in front of the Commission.

The cemetery will consist of approximately 6,000 grave sites and it will have a 2,400 square foot operation's building. The applicant has requested a waiver of the landscaping and screening standards. Staff finds that the request for the waiver from the landscaping and screening requirements is justified because the portion of the property where the cemetery is located is not within an irrigation district and thus there is a limited water supply available for irrigation.

At the time the staff report was written the following agencies have responded. The Ada County Building Division replied in Exhibit #27 that they have no objection to the proposed development; however, the applicant should be aware that the proposed 30' x 40' building will require a building permit prior to construction. The Central District Health Department stated in Exhibit #28 that a septic application is required for both residential homes/lots and the operation's building. The Ada County Highway District (ACHD) provided a response to the application (Exhibit #34) with some listed findings for consideration that ACHD may identify when it reviews a future development application. ACHD noted that a new collector street is

STAFF REPORT

Project #201400337 CU-MSP
Islamic Community of Bosniaks Boise
Sifet Alispahic

shown on the Master Street Map (MSM) to be located along the northern boundary of the site and that the applicant has shown a preservation of 35 feet for future right-of-way. The Boise Project Board of Control responded in Exhibit #35 that they have no objection as there are no Project facilities located on the property and that this portion of the property has no surface irrigation water rights.

The City of Kuna recommended for Ada County to adopt the following conditions in Exhibit #29.

1. Soil testing and test holes prior to development due to the historical soil content in this area.
2. Provide depth to highest known ground water for the site since Kuna has high ground water and a large irrigation canal to the west of the site which could influence ground water in the area during irrigation season. Then obtain approval from Idaho Department of Water Resources that the natural burial will not affect ground water adversely.
3. All bodies shall be in a concrete vault to protect the bodies from animals.

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.

EXHIBIT LIST – PROJECT NO.: 201400337 CU-MSP

- 1 Preapplication Conference Notes. 4 pages.
- 2 Neighborhood Meeting Invitation from Sabrina Durtschi dated January 27, 2014. 1 page.
- 3 Property owners invited to February 5, 2014 neighborhood meeting. 1 page.
- 4 Map of properties invited to February 5, 2014 neighborhood meeting. 1 page.
- 5 February 5, 2014 Neighborhood Meeting Sign-Up Sheet. 2 pages.
- 6 Neighborhood Meeting List Request. 1 page.
- 7 Neighborhood Meeting Invitation from Sabrina Durtschi dated February 21, 2014. 1 page.
- 8 Neighborhood Meeting Mailing Labels. 1 page.
- 9 February 27, 2014 Neighborhood Meeting Sign-Up Sheet. 1 page.

STAFF REPORT

Project #201400337 CU-MSP
Islamic Community of Bosniaks Boise
Sifet Alispahic

- 10 Letter from the Idaho Department of Fish and Game dated February 25, 2014. 2 pages.
- 11 Master Application Form. 2 pages.
- 12 Conditional Use Checklist. 1 page.
- 13 Master Site Plan Checklist. 3 pages.
- 14 Detailed Letter from Sabrina Durtschi dated March 3, 2014. 2 pages.
- 15 Detailed Letter from the Islamic Community of Bosniaks in Boise. 3 pages.
- 16 Grave Orientation Exhibit. 1 page.
- 17 Spacing Between Graves Exhibit. 1 page.
- 18 Master Site Plan. 1 page.
- 19 Natural Features Analysis. 1 page.
- 20 Neighborhood Meeting Certification Form. 1 page.
- 21 Deeds. 4 pages.
- 22 Letter of Understanding Regarding Additional Application Submittals for the Cemetery. 1 page.
- 23 Vicinity Map. 1 page.
- 24 Aerial Map. 1 page.
- 25 Submittal Letter dated March 14, 2014. 1 page.
- 26 Agency Transmittal. 1 page.
- 27 Memorandum from the Ada County Building Division dated March 18, 2014. 1 page.
- 28 Agency Response form the Central District Health Department dated March 21, 2014. 1 page.
- 29 Agency Response from the City of Kuna dated March 27, 2014. 1 page.
- 30 Correspondence between Brent Danielson and Midhat Smajic dated April 3, 2014. 3 pages.
- 31 Radius Map. 1 page.
- 32 Mailing List. 2 pages.
- 33 Radius Notice. 1 page.
- 34 Agency Response from the Ada County Highway District dated April 10, 2014. 5 pages.
- 35 Agency Response from the Boise Project Board of Control dated April 15, 2014. 1 page.
- 36 Legal Notice of Public Hearing published on April 22, 2014. 1 page.

STAFF REPORT

Project #201400337 CU-MSP
Islamic Community of Bosniaks Boise
Sifet Alispahic

- 37 Natural Features Analysis Supplemental Letter dated April 24, 2014. 1 page.
- 38 Correspondence between Sabrina Durtschi and Barbara Schmidt of the U.S. Fish and Wildlife Service. 2 pages.

STAFF REPORT

Project #201400337 CU-MSP
Islamic Community of Bosniaks Boise
Sifet Alispahic



ADA COUNTY DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201300094 - PREAP - A

Status: Active

Date Received: 9/9/2013

Date Closed:

Meeting Date: 9/19/2013 Date Assigned: 9/9/2013

Project Description:

Applicant's Name: ISLAMIC COMMUNITY OF BOSIAKS IN BOISE

The Islamic Community of Bosniaks is looking at subdividing the property in order to sell off some of the property and to build a mosque and cemetery on a portion of the property.

Development Services Staff Assigned To Meeting:

Table with 2 columns: Staff Name, Attended Meeting? (checkboxes)

No. of Lots/Units: 0 Total Acres: 36.759

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

East side of Cloverdale Road south of King Road.

Parcel Info:

Table with 3 columns: Parcel Num, Street Address, City/State/Zip

Zone Info:

Table with 2 columns: Zone Type, Zone

Twn / Rng / Sec Info:

Table with 4 columns: Twn, Rng, Sec, Qtr

Overlay Areas Info:

Table with 4 columns: Overlay Area, Overlay Value, Code Ref, Comments

Comp Plan:

Ada County

Agencies To Contact:

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

Contact Person: LITTLE CHRISTY

Comments:

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

RENO MIKE

Comments:

IDAHO POWER COMPANY - (208)-388-2699

PHILLIPS RACHAEL

Comments:





ADA COUNTY DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

Proposed Allowed Uses:

- Cemetery
- Church

Required Applications:

App Type:	Descriptive Name:
CU	CONDITIONAL USE
FP	FLOODPLAIN APPLICATION
MSP	MASTER SITE PLAN
PR	PRIVATE ROAD
S	PRELIMINARY PLAT



Notes:

The property is on the east side of Cloverdale Road south of King Road.

The property is located in the Rural Residential (RR) District. See Article 8-2E of the Ada County for information on the RR District.

The minimum lot size for the RR District is 10 acres. The minimum street frontage for the RR District is 100 feet.

The subject parcel currently has three (3) numbers: S1434234000: 3.529 acres, S1434315200: 18.99 acres, and S1434314800: 14.229 acres. Parcel #S1434314800 does not have frontage or access to a public road or an approved road.

There is a private road (W. Blacks Lane) that borders the property to the north. However, it appears that the approval of this private road did not grant the subject property the right to utilize the private road.

The applicant is looking create a subdivision with some of the property being used as a mosque and a cemetery.

The southwest corner of the property is located in Flood Hazard Overlay District. See Article 8-3F of the Ada County Code for the Flood Hazard Overlay District.

A Floodplain Permit application will be required for any development.

See Article 8-4D of the Ada County Code for information on Private Roads.

A private road will require an application.

- The private road would need to be constructed on a perpetual access easement that originates from a public street and provides access to all applicable properties.
- The easement would need to be a minimum of 50 feet in width.
- The point of connection of the private road and the public street shall be approved by the Ada County Highway District (ACHD).
- The private road shall terminate at a 45' radius cul-de-sac or other approved turnaround configuration.
- The private road shall not intersect a public road, except at its origination point. The private road shall not intersect another private road.
- Private roads that will provide frontage or access to four (4) or fewer properties shall have a travelway with a minimum improved width of twenty (20) feet. Private roads that will provide frontage or access to more than four (4) properties shall have a travelway with a minimum improved width of twenty four (24) feet.
- The travelway shall have a stable, compacted base.
- There shall be crown or transverse slope of two (2) percent to drain water away from the travelway.



ADA COUNTY DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

- The improved surface shall consist of six (6) inches of compacted two (2) inch minus crushed gravel or other materials approved by the County Engineer. Private roads that provide frontage and/or access to more than four (4) properties shall be paved with 2.5 inches of asphaltic concrete.
- If the turnaround is located within a property as illustrated in figure 14, section 8-1A-2 of this title, the full length of the travelway to the turnaround shall have a twenty four (24) foot width of improved surface.
- Any segment of a travelway of a private road greater than five (5) percent shall be improved with asphalt or concrete paving.

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

A natural features analysis is a requirement for a master site plan. See Section 8-4E-4D of the Ada County Code for information on natural features analysis.

The applicant will need to submit a parking plan. See Article 8-4G of the Ada County Code for information on parking plans. The plan will need to depict the location, size, and type of all proposed off-street parking and loading facilities. Table 8-4G-1 provides the required automobile width and stall length by parking angle.

The following three (3) plans may be submitted at the time of application and if not submitted at the time of application they shall be required to be submitted as a condition of approval.

1. Landscape Plan - See Article 8-4F of the Ada County Code for information on Landscape Plans. Landscaping and screening is required along the perimeter of the property. There is a point system that the applicant will need to comply with to meet the landscaping and screening standards. The landscape plan will need to be prepared by a licensed landscape design professional.
2. If any outdoor lighting is proposed or anticipated, a Lighting Plan will be needed. See Article 8-4H of the Ada County Code for information on Lighting Plans.
3. If any signs are proposed or anticipated, a Sign Plan will be needed. See Article 8-4I of the Ada County Code for Sign Plans.

See Section 8-5-3-24 of the Ada County Code for specific use standards for a cemetery.

A. For the purposes of this subsection, the term "structures" shall include, but not be limited to, mausolea, columbaria, and crypts. No structure, exclusive of fences or walls, shall be located within one hundred feet (100') from any existing dwelling other than the dwelling of the owner and caretaker. Structures shall conform to the height limitation and required yards for the applicable base district.

B. Graves and monuments shall not be located within fifteen feet (15') from any property line.

C. All cemeteries shall be platted according to the regulations of chapter 6 of this title.

D. If the cemetery is privately owned, the cemetery shall be established as a perpetual care cemetery in accord with Idaho Code section 27-401.

See Section 8-5-3-26 of the Ada County Code for specific use standards for a church.

Schools, child daycare services, meeting facilities for clubs and organizations, and other similar uses not operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation may be permitted to the extent the activity is otherwise permitted in the district.

The project will require an application for a subdivision (preliminary plat). The subdivision application will require a public hearing in front of the Planning and Zoning Commission and the Board of County Commissioners.

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

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

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



**ADA COUNTY
DEVELOPMENT SERVICES**

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

PREAPPLICATION CONFERENCE NOTES

A neighborhood meeting will be required. Neighbors within a 1,000-foot radius of the property as well as any registered neighborhood associations must be invited. The County can provide you with the mailing labels for the neighborhood meeting. There is \$26.50 fee for these labels. The neighborhood meeting needs to occur prior to application submittal. See Section 8-7A-3 of the Ada County Code for information on neighborhood meetings.

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

APPLICABLE CODE SECTIONS:

- Article 8-2A ~ Rural Base Districts
- Chapter 8-6 ~ Subdivision Regulations
- Article 8-6A ~ Subdivision Design Standards
- Article 8-6B ~ Subdivision Required Improvements
- Section 8-7A-3 ~ Neighborhood Meetings
- Subsection 8-7A-5F ~ Signposting Requirements

Contact Ada County Surveyor for subdivision name.
Contact Kelly Woodworth with the Assessor's office for Private Road Name.

May submit the applications for the cemetery and then come back for the subdivision and private road.

Staff will need to check on fees for the preliminary plat for the cemetery.

The property appears to be eligible for one building permit for a residence.

Additional Preap Conference: Required **Neighborhood Meeting Required?** Yes

Cross References:

BRIGGS ENGINEERING, Inc.

ENGINEERS / PLANNERS / SURVEYORS

1800 West Overland Road
Boise, Idaho 83705 – 3142
Voice (208) 344-9700
Fax (208) 345-2950
sabinaw@briggs-engineering.com

January 27, 2014

INVITATION

Dear Property Owner:

On behalf of Briggs Engineering Inc., I would like to invite you to a neighborhood meeting concerning the applications for a Conditional Use Permit for a cemetery, chapel and future mosk, and a preliminary and final plat

The subject site is located at 15000 Cloverdale Road, please see attached vicinity map.

We would appreciate your attendance at this meeting. We will discuss our plans for the development of this property and answer any questions you may have regarding the site.

The neighborhood meeting will be held at Islamic Center, located at 6520 Cloverdale Road. The meeting will be held between 6:30 pm to 7:00 pm, Wednesday, February 5, 2014. If you cannot attend this meeting, and have any questions concerning the subdivision, please feel free to call me at 344-9700 or at sabinaw@briggs-engineering.com.

Sincerely,



Sabrina Durtschi
Planning Project Manger

Alispahic Sifet
2437 N Heath Ave
Boise, Idaho 83713

Sherri Dale Blevins
13690 S Cloverdale Road
Kuna, Idaho 83634

Randy and Nancy Jewell
14618 S Cloverdale Road
Kuna, Idaho 83684

Kathy Miller
11910 W Pitts Lane
Kuna, Idaho 83634

Thang Nguyen
9412 W Pebblestream Drive
Boise, Idaho 83709

Yo Saithavy
14776 S Cloverdale Road
Kuna, Idaho 83634

Layne Thornton
3224 S Swan Falls Road
Kuna, Idaho 83634

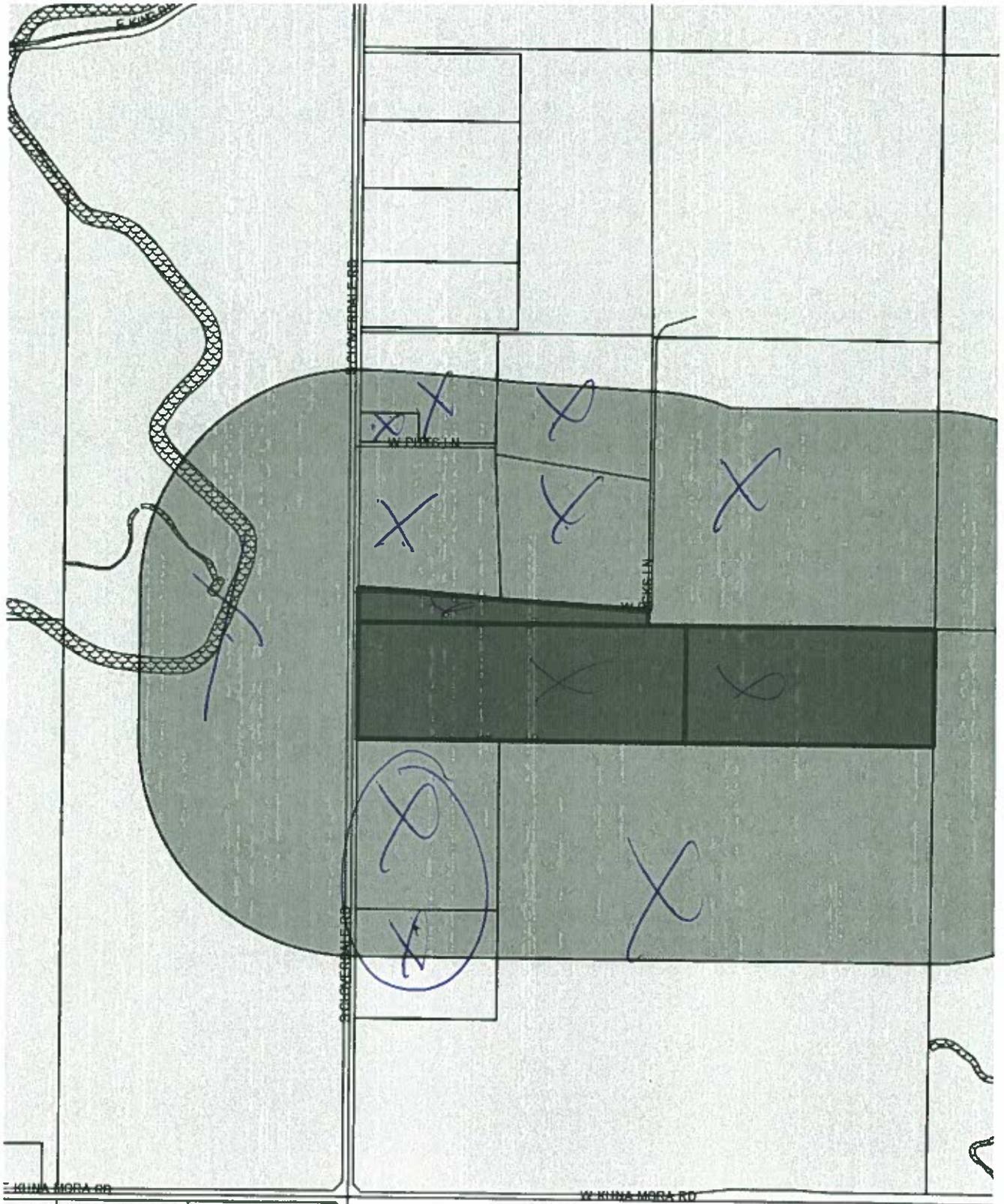
Von Taysom
15200 S Cloverdale Road
Kuna, Idaho 83634

Oliver Kelly
12187 W Pitts Lane
Kuna, Idaho 83634

Joe F Ston Trust
4592 S Denison Ave
Meridian, Idaho 83642



adacanDATA AdaCounty



Date and Time of Neighborhood Meeting: 6:30 p.m 2-5-14

Location of Neighborhood Meeting: 6520 Cloverdale Rd.

Notice sent to neighbors on: 1-27-14

Subdivision: _____

Meeting Start Time: 6:30 p.m

Meeting End Time: 8:30 p.m.

Attendees:

Name	Address	Zip	Phone #
1. Gus Hiner	5877 E King Rd Kuna	83634	9225531
2. ERNESTINE HINES	5877 E. King Rd. KUNA	83634	922-5511
3. Rick Swank	1750 S. Wilhelmina Kuna	8707227	
4. Mr & Mrs Hücking	13690 Cloverdale Kuna	83634	
5. Blorvina	13695 Cloverdale Kuna	83634	922-5544
6. MARK BARNES	325 Ave P Kuna	83634	922-3008
7. Mary Jepsen	13010 Madera Kuna	83634	—
8. K. Larson	15200 S. CLOVERDALE, KUNA	83634	
9. Shirley Jepsen	14600 S Cloverdale Kuna	83634	362-1464
10. David Vaughan	" "	"	"
11. Ray & Gladys Crabtree	12220 S Hawk Haven Ave, Kuna	"	562-1215
12. Betty Hamon	12689 S Five Mile, Kuna	83634	362-1907
13. Bryan Randall	12195 S. Hawk Haven Ave Kuna	83634	
14. Linda Stolger	1180 S. Eagle Rd Kuna	83634	—
15. K. Daniel	636 S Eagle Rd Kuna	83634	
16. Neva Black	14994 S. Cloverdale Kuna	83634	362-462
17. Carol Boehm	5341 E Kuna Morn Rd	83634	
18. KEN NEEGER	11751 DYNAMITE Ln	83634	639-0363
19. Ben Richeson	11756 Dynamite Ln	83634	941-9608
20. R.J. Hennessy	131415 Ocotillo Dr KUNA	83634	—
21. ✓ Evershart	11101 W Gd Dr Kuna	83634	

EXHIBIT 5
Page 1 of 2
Project # 201400337 armp

Vince & Jacki Golt 11703 Gila Kuna 83634

Anthony & Terry Miller 10597 Kuna Morn Kuna 83634

hazur Thornton 2800 Fanny Rd Kuna 9225179

Bobbi & Davis 8400 TEN MILE CREEK 83634 5620035

Layne & Kon Thornton 3224 Swan Falls Rd Kuna 10/83634 922-4658

Ed & Rita Hodges 1805 Stroebel Kuna 83634 922-1166

KAREY SAWIN 13119 SWEET MILE KUNA, ID 83634 861-4086

Randy Jewell 571 5710 141.18 S. Cloverdale.

Yo Sauthary 861-5492 14776 S Cloverdale Rd.

Scott Brumbaugh 13129 Tampico Pl Kuna ID 83634 208-318-4387

Claudette Kinchuch 3200 S. Loebst Grove Rd, Kuna, ID 208-922-5777

Kelly Oliver 12187 Pitts Ln Kuna, ID 208 861-2836

Jacob Welty 13130 S. Tampico Pl. Kuna ID 83634 (208) 362-5047

Neighborhood Meeting List Request

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

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

GENERAL INFORMATION:

If you are applying for one of the uses listed below, you must conduct a Neighborhood Meeting. This meeting allows neighbors to learn more about your project before the public hearing (Ada County will notify surrounding property owners of the hearing). All involved Neighborhood Associations and property owners within **300, 1,000, or 2,640** feet of the subject property boundary need to be invited to your meeting. See ACC 8-7A-5C (1) & (2) for uses and districts requiring the 1000' or 2,640' notification.

According to Ada County Code, the meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. **Please fill out the supplied certification form and include it with your application so we have written record of your meeting.** Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

*PLEASE NOTE. A FEE OF \$26.50 (Includes Tax) IS REQUIRED FOR THIS SERVICE. (COUNTY PROVIDES MAILING LABELS)

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

APPLICATION TYPE	BRIEF DESCRIPTION (REQUIRED)
<input checked="" type="checkbox"/> Subdivision (Sketch Plat and/or Prelim. Plat)	<u>Camptown</u>
<input checked="" type="checkbox"/> Conditional Use	_____
<input type="checkbox"/> Variance	_____
<input type="checkbox"/> Expansion of Extension of a Nonconforming Use	_____
<input type="checkbox"/> Zoning Ordinance Map Amendment	_____

SITE INFORMATION:

Location: Quarter: _____ Section: 34 Township: 2N Range: 1E Total Acres: 1
 Subdivision Name: _____ Lot(s): _____ Block(s): _____
 Site Address: 1500 W. Overland Rd Tax Parcel Number(s): 31434314200
 Current Zoning: _____ 31434314200 31434234000

Please make sure to include all parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

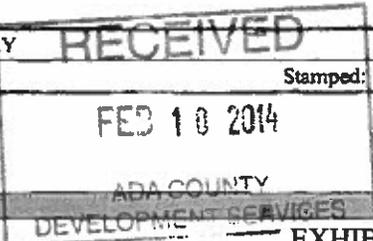
Name: MISPAK Sifed
 Address: 2437 HEATH AVE City: Boise State: ID Zip: 83713

CONTACT PERSON (Mail recipient and person to call with questions):

Name: SARINA DUTSON Business (if applicable): Briggs Engineering
 Address: 1500 W. Overland Rd City: Boise State: ID Zip: 83705
 Fax: _____ Phone: 344-9700 Cell: _____

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

8/4/11



BRIGGS ENGINEERING, Inc.

ENGINEERS / PLANNERS / SURVEYORS

1800 West Overland Road
Boise, Idaho 83705 – 3142
Voice (208) 344-9700
Fax (208) 345-2950
sabinaw@briggs-engineering.com

February 21, 2014

INVITATION

Dear Property Owner:

On behalf of Briggs Engineering Inc., I would like to invite you to a second neighborhood meeting concerning the applications for a Conditional Use Permit, Preliminary and Final Plat for a cemetery.

The subject site is located at 15000 Cloverdale Road.

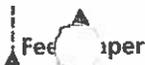
We would appreciate your attendance at this meeting. We will discuss our plans for the development of this property and answer any questions you may have regarding the site.

The neighborhood meeting will be held at Lake Hazel Middle School, located at 11625 LaGrange Street. The meeting will be held at 6:30 pm, Thursday, February 27, 2014. If you cannot attend this meeting, and have any questions concerning the subdivision, please feel free to call me at 344-9700 or at sabinaw@briggs-engineering.com.

Sincerely,



Sabrina Durtschi
Planning Project Manger



**MILLER KATHY D
11910 W PITTS LN
KUNA, ID 83634-0000**

**STON JOE F TRUST
4592 S DENISON AVE
MERIDIAN, ID 83642-0000**

**OLIVER KELLY
12187 W PITTS LN
KUNA, ID 83634-0000**

**TAYSOM VON T
15200 S CLOVERDALE RD
KUNA, ID 83634-2542**

**BLEVINS SHERRI DALE
13690 S CLOVERDALE RD
KUNA, ID 83634-0000**

**THORNTON LAYNE
3224 S SWAN FALLS RD
KUNA, ID 83634-1732**

**GATZIOLIS JAMES JOHN
2041 N KENMORE AVE
CHICAGO, IL 60614-4107**

**NARRAGANSETT PROPERTIES LLC
300 N LA SALLE DR # 4000
CHICAGO, IL 60654-3422**

**SAITHAVY YO
14776 S CLOVERDALE RD
KUNA, ID 83634-0000**

Cloverdale Columbia Neighborhood
Association
8300 Gantz Ave.
Boise, ID 83709-7307

**JEWELL RANDY
14618 S CLOVERDALE RD
KUNA, ID 83634-0000**

*Rodney Berheim
5341 E Kuna - Meridian Rd.
Kuna, Idaho 83634*

**ALISPAHIC SIFET
2437 N HEATH AVE
BOISE, ID 83713-0000**

*Geraltine Mahoney
12978 Remer Ave.
Kuna, Id 83634*

**NGUYEN THANG
9412 W PEBBLESTREAM DR
BOISE, ID 83709-0000**

EXHIBIT 8
Page 1 of 1
Project # 20140337 cu-mSP



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

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

February 25, 2014

Sabrina Durtschi
Briggs Engineering
1800 W Overland Road
Boise, Idaho 83705
sabrinaw@briggs-engineering.com

RE: Ada County Conditional Use Permit Application – Islamic Cemetery, Ada County, ID

Dear Ms. Durtschi,

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 Islamic cemetery located east of South Cloverdale Road and north of Kuna Mora Road in Ada County, ID and generally located in Section 34, T2N, R1E, Boise Meridian.

Recent surveys indicate that the plant slickspot peppergrass (*Lepidium papilliferum*) is present on Bureau of Land Management lands near the project site. Slickspot peppergrass is proposed for listing as endangered under the Endangered Species Act. Based on the proximity to extant populations and the native habitat present, slickspot peppergrass may be present on the project site. The Department suspects that this parcel was heavily grazed by livestock in the past and we believe it unlikely that slickspot peppergrass persists within the project area. However, because of the current status of this species, the Department recommends that the project proponent contact Barbara Schmidt at the US Fish and Wildlife Service, Idaho Fish and Wildlife Office at 208-378-5259 or barbara_schmidt@fws.gov for further guidance.

The Department has no additional 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.

EXHIBIT 10
Page 1 of 2
Project # 201400337 CWMSD

Keeping Idaho's Wildlife Heritage

Sincerely,



Scott Reinecker
Southwest Regional Supervisor

SR/rw

ecc: Kiefer/ HQ
Schmidt/USFWS
cc: Gold file



MASTER APPLICATION/PETITION REQUEST

ADA COUNTY DEVELOPMENT SERVICES

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

TYPE OF ADMINISTRATIVE APPLICATION:

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

TYPE OF HEARING LEVEL APPLICATION:

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

TYPE OF HEARING LEVEL PETITION:

- COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

TYPE OF ADDENDA:

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

REQUIRED SUBMITTALS:

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

SITE INFORMATION:

Section: 34 Township: 2N Range: 1E Total Acres: _____
 Subdivision Name: _____ Lot: _____ Block: _____
 Site Address: 15000 Cleveland City: Kona
 Tax Parcel Number(s): 31434234000, 31434314800, 31434315200
 Existing Zoning: RR Proposed Zoning: _____ Area of City Impact: _____ Overlay
 District(s) Flood



OFFICE USE ONLY

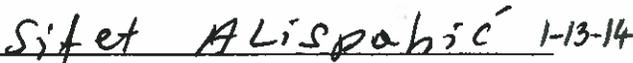
40 x 60 = 2400sf

1088.00

Project #.: <u>201400337-CUMSP</u>	Planning Fees/GIS: <u>638.06</u>	Engineering Fees:
Received By: <u>BD</u> Date: <u>3/7/14</u> Stamped <input checked="" type="checkbox"/>	<u>1088.00</u>	

1726.00

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: <u>ISLANIC COMMUNITY OF BOSNIANS BOISE</u>	Name: _____
Address: <u>6250 S CLOVERDALE RD</u>	Address: _____
City: <u>BOISE</u> State: <u>ID</u> Zip: <u>83709</u>	City: _____ State: _____ Zip: _____
Telephone: <u>208 794 6919</u> Fax: _____	Telephone: _____ Fax: _____
Email: _____	Email: _____
I certify this information is correct to the best of my knowledge.	ENGINEER/SURVEYOR if applicable: (Please Print)
	Name: _____
<u>1-13-14</u>	Address: _____
	City: _____ State: _____ Zip: _____
	Telephone: _____ Fax: _____
	Email: _____
Signature: (Applicant)	Date

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: <u>SIFET ALISPAHIC</u>	Name: _____
Address: <u>2437 N HEATH AVE</u>	Address: _____
City: <u>BOISE</u> State: <u>ID</u> Zip: <u>83713</u>	City: _____ State: _____ Zip: _____
Telephone: <u>208 371 7526</u>	Telephone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.
	
Signature: All Owner (s) of Record	Signature: All Owner (s) of Record
Date	Date

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

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



ADA COUNTY DEVELOPMENT SERVICES

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



CONDITIONAL USE CHECKLIST

A Conditional Use request requires a public hearing.

GENERAL INFORMATION:

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

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

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



ADA COUNTY DEVELOPMENT SERVICES

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



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

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

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



MSP SUPPLEMENTAL INFORMATION (to be completed by the applicant)	
DETAILED LETTER MUST ADDRESS THE FOLLOWING (If applicable)	
✓	Proposed use (s):
	Is the project associated with a Conditional Use YES (X) NO ()
	Conditional Use #
✓	Area of city impact: <i>NA</i>
<i>NA</i>	Is this application a modification of an approved master site plan? Original MSP #
<i>NA</i>	Is this application a change or expansion of an approved master site plan? Original MSP #
	Total square feet of all proposed structures:
✓	Hours of operation:
✓	Days of operation:
✓	Required parking:
<i>NA</i>	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 (X)
<i>NA</i>	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.
<i>NA</i>	Building elevations.
✓	Well locations.
✓	Drain fields.
<i>NA</i>	Hydrant location, fire department access, fire flow resources, etc.
<i>NA</i>	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
<i>NA</i>	Sign Plan. (If proposed, condition of approval) ACC 8-4I
LANDSCAPING (If applicable) <i>WAVEN</i>	
	Location, size, type, 75% maturity
	Vegetation to be saved YES () NO ()
	Phased project YES () NO ()
	Verification that standards are met.
	Fences over 100' YES () NO ()
	Size at planting:
	Flood Hazard Overlay YES () NO ()
	Sound walls YES () NO ()

RECEIVED

MAR 07 2014

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



BRIGGS ENGINEERING, Inc.

ENGINEERS / PLANNERS / SURVEYORS

1800 West Overland Road
Boise, Idaho 83705 – 3142
Voice (208) 344-9700
Fax (208) 345-2950

E-mail sabrinaw@briggs-engineering.com

March 3, 2014

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



RE: Master Site Plan and Conditional Use Permit for 15000 Cloverdale Road

Dear Planning Staff,

On behalf of my Client Islamic Community of Bosniaks in Boise, please accept this application for a master site plan and a conditional use permit application for a cemetery. The subject site is located at 15000 Cloverdale Road, the site is approximately 36 acres and is zoned RR, no zoning changes are proposed at this time. These applications have been submitted in accordance with Ada County Zoning Code.

The Conditional Use Permit application is for a cemetery, with approval of this application this is an allowed use within the zoning RR. Ten acres of the site will be designated for the cemetery, with the remaining acreage designated for two buildable single family residential lots that will average in the size of approximately 13 acres each.

The cemetery is requesting up to 6000 grave sites, this cemetery will be platted in accordance with Ada County Zoning Ordinance and Idaho State Code if approved.

Access to the site will be taken from the south of the property, it will take direct access from Cloverdale road, and this road will be private. A private road application will be submitted after the applicant receives approval of this application.

The site is proposing a 40' x 60' operations building. The building will have downward facing lighting for security purposes, this is the only lighting this application is proposing. The cemetery will have a total of 1-2 employees, which will work out of the operations building.

The hours of operation will vary depending on the demand for a burial. Each burial takes 3-to-4 hours, the cemetery will be open for visitation daily from 9:00 am to 7:00 pm.

Parking will be provided, we will meet the parking requirements set forth by Ada County Code. Currently our site plan is proposing 20 parking spaces with 2 ADA parking spaces. No outdoor speakers are being proposed.

This portion of the property does not have water rights, therefore no pressurized irrigation is proposed. Individual septic and well will be utilized to provide utilities to the proposed operations building.

EXHIBIT 14
Page 1 of 2
Project # 201400337 Co-MSP

As noted on the site plan there is a designated area for a future Mosque, this Mosque is not part of this application. The applicant understands that at a later date when they want to construct this Mosque, it will need separate applications at that time. The Applicant wants it notated on the site plan, for people to be aware that this is a future plan.

The applicant plans to phase this project, it is estimated that this cemetery will be built out in 20-40 years, the applicant estimates that there will be a new phase every two-three years. The burial of people for this cemetery will meet Ada County Code, Idaho State Code, and requirements set forth by Idaho Department of Health and Welfare.

The applicant is requesting a waiver for of landscape requirements, therefore no landscape plan has been submitted at this time. A 6' chain length fence is proposed for the perimeter of each phase of the cemetery.

I look forward with working with you on this application, please contact me if you have any questions, I can be reached at sabrinaw@briggs-engineering.com.

Thanks for your time and assistance with this application,



Sabrina Durtschi
Planning Project Manager



ISLAMIC COMMUNITY OF BOSNIAKS IN BOISE, IDAHO

Islamic Community of Bosniaks in Boise
6250 S Cloverdale Rd
BOISE, ID 83709
Thursday, February 13, 2014

Att:

ADA COUNTY DEVELOPMENT SERVICES
Ada County Planning And Zoning Division
Ada County Planning And Zoning Commission



To Whom it may concern

Islamic Community of Bosniaks in Boise Inc. (hereafter "ICBB"), is religious corporation (church), an Idaho non-profit corporation, founded for religious, educational and charitable purposes with the meaning of Section 501(c) (3) of the Internal Revenue Code of 1986 (or corresponding provisions of any future United States Internal Revenue Law).

ICBB was established in August 2009 primarily to serve Bosniaks (Muslims) from Bosnia and Herzegovina whom come to area of Boise, Idaho, as refugees of war and ethnic cleansing that occurred from period 1992-1995 in Bosnia and Herzegovina. There are approximately more than 1000 families of Bosniaks that live and work in Treasure Valley area and use services of ICBB.

In April 2010, ICBB was able to purchase a church building at corner of South Cloverdale and West Lake Hazel road to provide place for basic prayers, Sunday school and other religious and cultural activities for Bosniaks.

From beginning of Bosniaks' settlement in Boise area (1997), they struggled with funeral services and burial place, because not one funeral home, nor cemetery, could meet and satisfy Bosniaks faith requirements for funeral and burial services.

At beginning of 2011 ICBB started to work on establishing private cemetery to meet and fulfill necessities and demands for Bosniaks in regard of funeral and burial services. After successful fundraising between members of ICBB, ICBB approached to find location for future private cemetery, chapel and funeral home. After two years ICBB was successful to make arrangements for establishing and developing private cemetery on 35.75 acres parcel located on 15000 S Cloverdale Rd., Kuna, ID 83634.

ICBB has intention and propose to use 10 eastern acres of total 35.75 acres, for purpose of developing private cemetery, chapel and funeral home.

As our faith regulate, we would perform completely natural burial, without embalming and use of harmful chemicals, except where is required by law. Minimum depth according to rules of our faith is half of height of average person and that means that graves should be at minimum approximately four feet (4') deep.

In developing cemetery, as well chapel and funeral home, ICBB would fully conform and meet all requirements and standards outlined in Zoning ordinance of Ada County 8-5-3-24, that regulates basic for development of cemeteries.

No structure, exclusive of fences or walls, shall be located within one hundred feet (100') from any existing dwelling other than the dwelling of the owner or caretaker. Structures shall conform to the height limitation and required yards for the applicable base district.

Graves and monuments shall not be located within fifteen feet (15') from any property line.

Grave should be four feet (4') wide and eight feet (8') long. Long side of grave should face twenty four degrees (24°) North/Northeast. (See Exhibit A)

Cemetery should be fully platted. Graves should be in sections and blocks with three feet (3') space between each row of graves to avoid stepping on graves (See Exhibit B). Stepping and walking over graves is considered as sin in our faith.

Cemetery would be established in perpetual care by ICBB.

As death is unpredictable, we are not able to say exactly how many days per week, month or a year, cemetery would be used, but approximately we need between 3 and 4 hours per burial occurrence (1 hour for preparation of grave, 1 hour for preparation of body, and 1-2 hours for funeral and burial service). Cemetery should be open for burial and visitation from 9:00 AM until dusk or 7:00 PM (whichever comes first).

Access to cemetery should be provided by making accessory or private road from South Cloverdale Road.

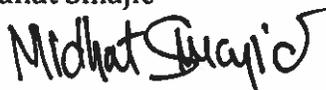
By establishing this cemetery ICBB would be able to provide to its members complete exercise of their faith and religion, granted to every citizen of United States by its First Amendment.

Hikmet Muhic



President of Executive Board of ICBB

Midhat Smajic

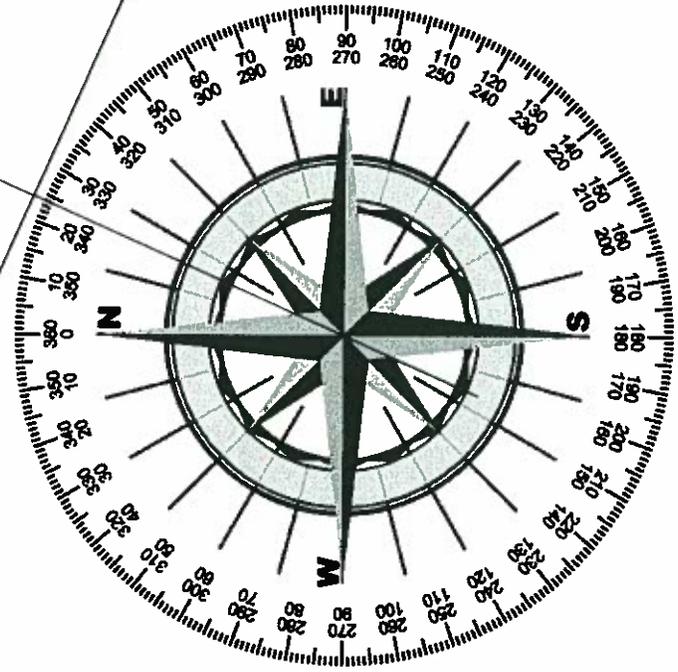
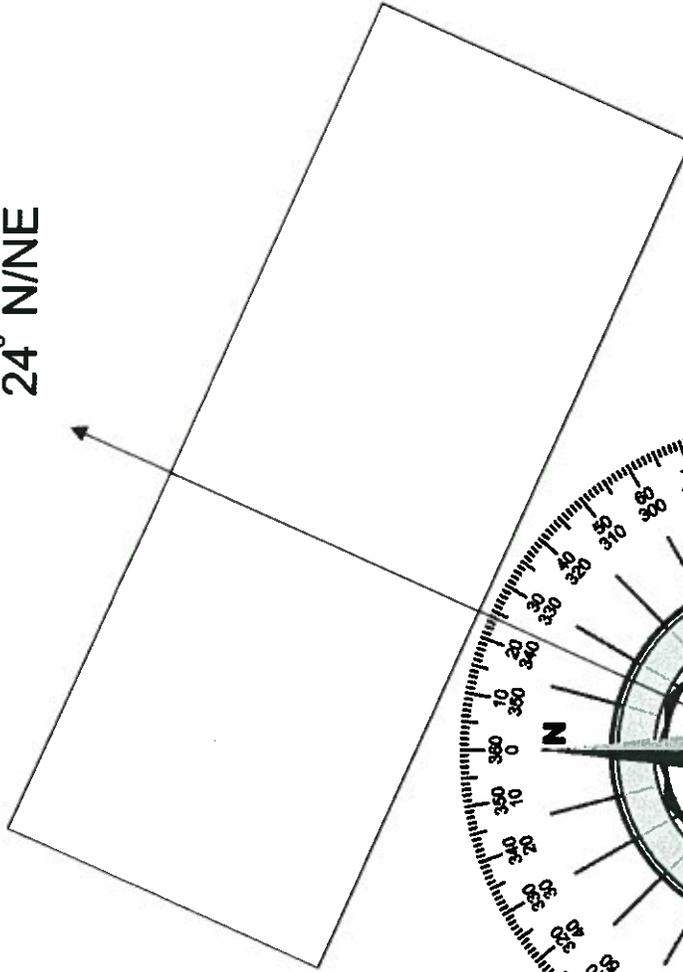


Imam of ICBB

EXHIBIT A

GRAVE ORIENTATION

24° N/NE

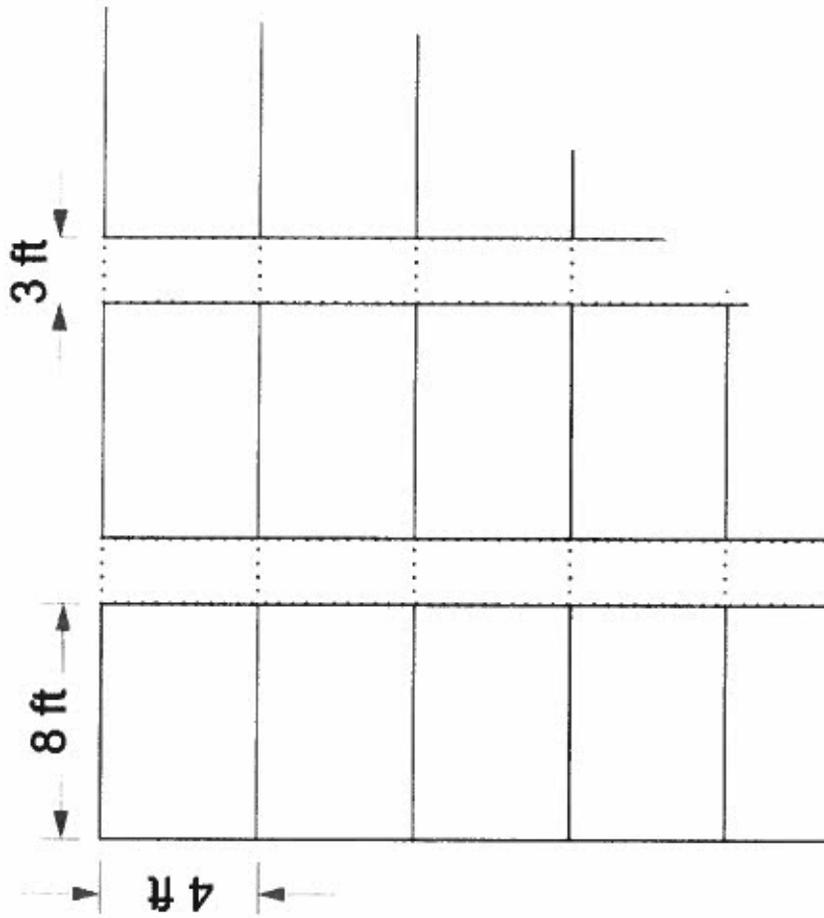


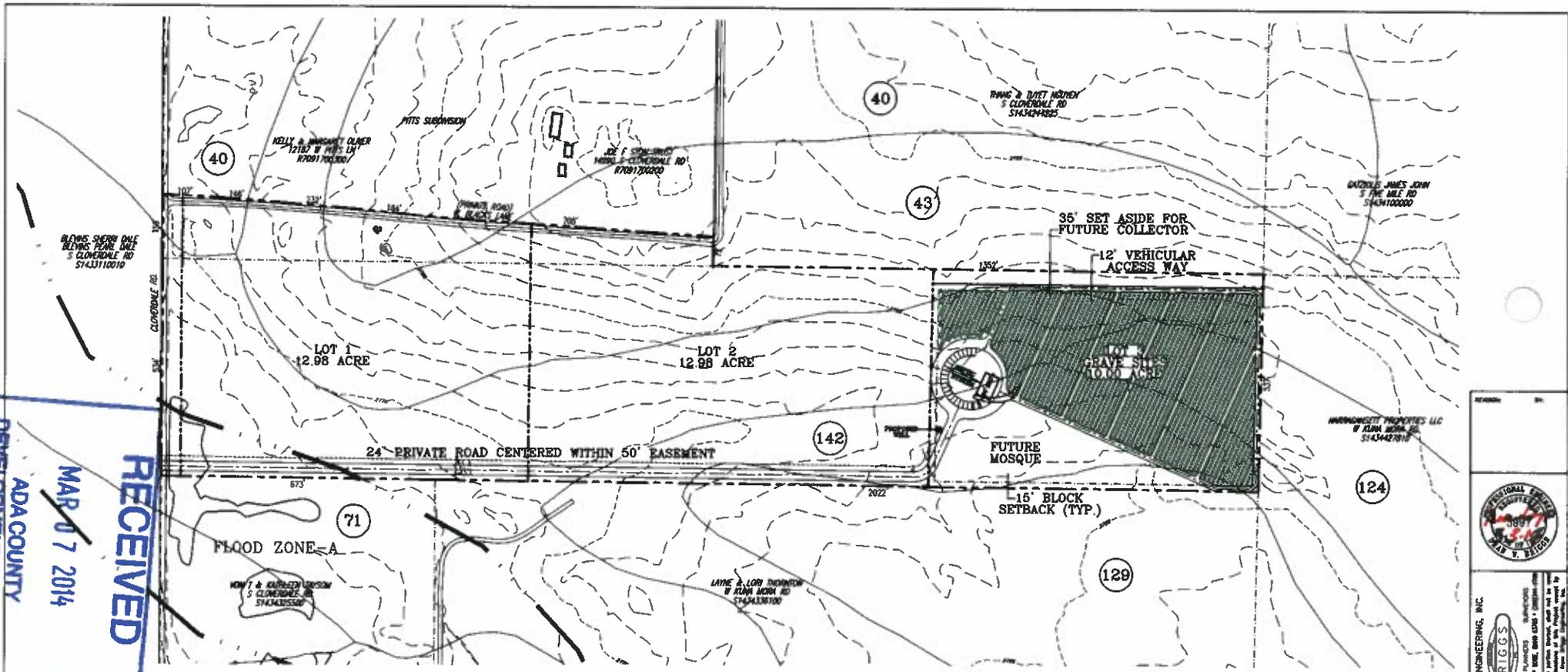
RECEIVED
MAY 11 / 2014
ADA COUNTY
DEVELOPMENT SERV

EXHIBIT 16
Page 1 of 1
Project # 201400337 CW-MSP

EXHIBIT B

SPACING BETWEEN GRAVES





RECEIVED
 MAR 07 2014
 ADA COUNTY
 DEVELOPMENT SERVICES

SOIL TYPES

40-COLTHORP SILT LOAM, 0 TO 2 PERCENT SLOPES
 THE COLTHORP SERIES CONSISTS OF SHALLOW TO A DURPAM, WELL DRAINED SOILS ON BASALT PLAINS AND TERRACES. THEY FORMED IN SILTY ALLUVIUM FROM LOESS AND WEATHERED VOLCANIC ASH. PERMEABILITY IS MODERATELY SLOW. SLOPES ARE 0 TO 20 PERCENT. THE AVERAGE ANNUAL PRECIPITATION IS ABOUT 11 INCHES AND THE AVERAGE ANNUAL AIR TEMPERATURE IS ABOUT 51 DEGREES F. DEPTH TO BEDROCK - 20 TO 40 INCHES

43-COLTHORP COBBY LOAM, 2 TO 4 PERCENT SLOPES
 THE COLTHORP SERIES CONSISTS OF SHALLOW TO A DURPAM, WELL DRAINED SOILS ON BASALT PLAINS AND TERRACES. THEY FORMED IN SILTY ALLUVIUM FROM LOESS AND WEATHERED VOLCANIC ASH. PERMEABILITY IS MODERATELY SLOW. SLOPES ARE 0 TO 20 PERCENT. THE AVERAGE ANNUAL PRECIPITATION IS ABOUT 11 INCHES AND THE AVERAGE ANNUAL AIR TEMPERATURE IS ABOUT 51 DEGREES F. DEPTH TO BEDROCK - 20 TO 40 INCHES

71-JEDNESS FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES
 THE JEDNESS SERIES CONSISTS OF VERY DEEP, WELL DRAINED SOILS ON BUTTLELANDS, LOW TERRACES, AND ALLUVIAL FANS. THEY FORMED IN ALLUVIUM AND COLLUVIUM FROM ACID IGNEOUS ROCKS. PERMEABILITY IS MODERATE. SLOPES ARE 0 TO 30 PERCENT. THE AVERAGE ANNUAL PRECIPITATION IS ABOUT 10 INCHES AND THE AVERAGE ANNUAL AIR TEMPERATURE IS ABOUT 49 DEGREES F.

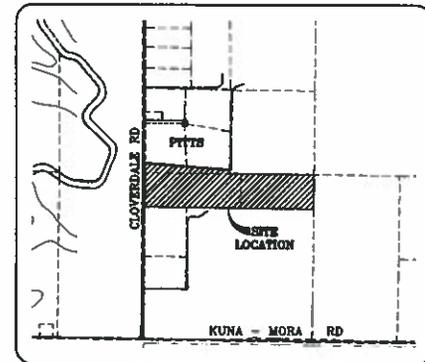
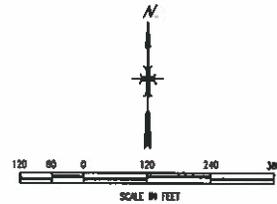
124-POTRATZ SILT LOAM, 0 TO 2 PERCENT SLOPES
 THE POTRATZ SERIES CONSISTS OF MODERATELY DEEP, WELL DRAINED SOILS THAT FORMED IN LOESS AND MATERIAL WEATHERED FROM BASALT. POTRATZ SOILS ARE ON BASALT PLAINS AND HAVE SLOPES OF 0 TO 30 PERCENT. THE AVERAGE ANNUAL PRECIPITATION IS ABOUT 9 INCHES. DEPTH TO BEDROCK IS 20 TO 40 INCHES

THE POWER SERIES CONSISTS OF VERY DEEP WELL DRAINED SOILS ON PLAINS AND VALLEYS. THEY FORMED IN SILTY ALLUVIUM FROM LOESS AND WEATHERED VOLCANIC ASH OVER LOAMY ALLUVIUM FROM TORNEOUS MATERIALS. PERMEABILITY IS MODERATELY SLOW. SLOPES ARE 0 TO 15 PERCENT. THE AVERAGE ANNUAL PRECIPITATION IS ABOUT 9 INCHES, AND THE AVERAGE ANNUAL TEMPERATURE IS ABOUT 51 DEGREES F. DEPTH TO BEDROCK - MORE THAN 60 INCHES

142-PURDAM SILT LOAM, 2 TO 4 PERCENT SLOPES
 THE PURDAM SERIES CONSISTS OF MODERATELY DEEP TO A DURPAM, WELL DRAINED SOILS ON VALLEYS AND PLAINS. THEY FORMED IN SILTY ALLUVIUM FROM LOESS AND WEATHERED VOLCANIC ASH OVER MEDIUM OR MODERATELY COARSE TEXTURED ALLUVIUM FROM IGNEOUS MATERIALS. PERMEABILITY IS MODERATELY SLOW. SLOPES ARE 0 TO 30 PERCENT. THE AVERAGE ANNUAL PRECIPITATION IS ABOUT 9 INCHES AND THE AVERAGE ANNUAL TEMPERATURE IS ABOUT 48 DEGREES F. DEPTH TO BEDROCK - MORE THAN 60 INCHES

EXISTING SITE SLOPES

MAXIMUM SLOPE = 0.8% AVERAGE SLOPE = 3.0%



VICINITY MAP
N.T.S.

BRIGGS ENGINEERING, INC.
 NATIONAL PROFESSIONAL SEAL
 BRIGGS
 PLANNERS
 1000 S. W. 10TH AVE. SUITE 100
 MIAMI, FL 33135
 PHONE: (305) 551-1111
 FAX: (305) 551-1112
 WWW: WWW.BRIGGSINC.COM

PROPOSED CEMETERY
 CUP LAYOUT/NATURAL FEATURES MAP
 SHEET 1 OF 1
 DATE: 03/05/14
 SCALE: 1" = 120'

Neighborhood Meeting Certification

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

www.adaweb.net (208) 287-7900

GENERAL INFORMATION:

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

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

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

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

Description of proposed project: Cemetery CU RR zone

Date and time of neighborhood meeting: 2-27-14 6:30

Location of neighborhood meeting: Wake Hazel Middle School

SITE INFORMATION:

Location: Quarter: _____ Section: 34 Township: 2N Range: 1E Total Acres: 37

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: 15000 Cloudvale

Tax Parcel Number(s): 81434234000
81434314800 81434315200

APPLICANT:

Name: Sabrina Deutsch

Address: 15000 W Odessa Rd.

City: Boise State: ID Zip: 83705

Telephone: 314-9200 Fax: _____

Email: _____

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


Signature: (Applicant)

Date

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

8/4/11

EXHIBIT 20
Page 1 of 1
Project # 201400337 a MSP



8151 W. Rifleman Street
Boise, ID 83704

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 13.00 2
BOISE IDAHO 09/03/2013 11:24 AM
DEPUTY Gail Garrett
Simplified Electronic Recording
RECORDED-REQUEST OF
PIONEER TITLE COMPANY OF ADA C 113100333



ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 536587

QUITCLAIM DEED

For Value Received

Zijada Alispahic, wife of Grantee

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

Sifet Alispahic, a married man as his sole and separate property

whose address is 2437 North Heath Ave, Boise, Id 83713

the following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

together with their appurtenances.

Dated: August 30, 2013

Zijada Alispahic
Zijada Alispahic

State of IDAHO, County of Ada

On this 30th day of August, in the year of 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Zijada Alispahic known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Glen V. Bennett
Residing at: GLEN V. BENNETT
Commission Expires: RESIDING AT: STAR, IDAHO
COMMISSION EXPIRES: 3-17-15



EXHIBIT A

Parcel I

Commencing at the Northwest corner of the Southwest Quarter of Section 34, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho; thence
South 89 degrees 40'09" East a distance of 1529.69 feet to a point; thence
South 0 degree 15'45" East a distance of 541.05 feet to a point; thence
North 89 degrees 40'09" West a distance of 1529.69 feet, more or less, to a point on the West line of said Section 34; thence
North 0 degrees 02'05" West along said West section line of the Point of Beginning.

Parcel II

Commencing at the Northwest corner of the Southwest Quarter of Section 34, Township 2 North, Range 1 East of the Boise Meridian; thence in a Easterly direction
South 89 degrees 40'09" East a distance of 1529.69 feet to the True Point of Beginning; thence
South 89 degrees 40'09" East a distance of 1145.62 feet, more or less, to the Northeast corner of the Southwest Quarter of said Section 34; thence
South 0 degrees 15'45" West along the quarter section line, a distance of 541.05 feet to a point; thence
North 89 degrees 40'09" West a distance of 1145.62 feet to a point; thence
North 0 degrees 15'45" East a distance of 541.05 feet to the Point of Beginning

Parcel III

A Parcel of land located in the Southwest quarter of the Northwest quarter of Section 34, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest corner of Section 34, Township 2 North, Range 1 East, Boise Meridian; thence
South 0 degree 18'42" East 2479.89 feet along the West line of said Section 34 to the Real Point of Beginning of this description; thence
South 0 degree 18'42" East 156.00 feet to the West quarter corner of said Section 34; thence
North 89 degrees 56'12" East 1351.50 feet to the Center-West 1/16 corner of said Section 34; thence
North 0 degree 08'01" East 72.00 feet along the East line of said Southwest quarter to a point; thence
North 86 degrees 50'15" West 705.25 feet to a point; thence
North 84 degrees 43'28" West 164.27 feet to a point; thence
North 85 degrees 50'27" West 232.05 feet to a point; thence
North 86 degrees 44'24" West 146.32 feet to a point; thence
North 88 degrees 12'48" West 107.30 feet to the Real Point of Beginning.



8151 W. Rifleman Street
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 536587

ADA COUNTY RECORDER Christopher Rich AMOUNT 13.00 2
BOISE IDAHO 09/03/2013 11:24
DEPUTY Gail Garrett
Simplifile Electronic Recording
RECORDED-REQUEST OF
PIONEER TITLE COMPANY OF ADA C 113100334

WARRANTY DEED

For Value Received

Snowy River Investments, LLC, an Idaho limited liability company
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

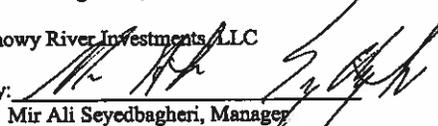
Sifet Alispahic, a married man as his sole and separate
hereinafter referred to as Grantee, whose current address is 2437 North Heath Ave Boise, ID 83713 property
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: August 29, 2013

Snowy River Investments LLC

By: 
Mir Ali Seyedbagheri, Manager

State of IDAHO, County of Ada

On this 30th day of August in the year of 2013, before me, the undersigned, a Notary Public in and for
said State, personally appeared Mir Ali Seyedbagheri, known or identified to me to be the manager of the
Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such
Limited Liability Company executed the same

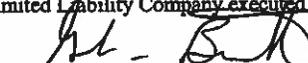

Glen V. Bennett
Residing at: Star, Idaho
Commission Expires: 03/17/2015



EXHIBIT A

Parcel I

Commencing at the Northwest corner of the Southwest Quarter of Section 34, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho; thence
South 89 degrees 40'09" East a distance of 1529.69 feet to a point; thence
South 0 degree 15'45" East a distance of 541.05 feet to a point; thence
North 89 degrees 40'09" West a distance of 1529.69 feet, more or less, to a point on the West line of said Section 34; thence
North 0 degrees 02'05" West along said West section line of the Point of Beginning.

Parcel II

Commencing at the Northwest corner of the Southwest Quarter of Section 34, Township 2 North, Range 1 East of the Boise Meridian; thence in a Easterly direction
South 89 degrees 40'09" East a distance of 1529.69 feet to the True Point of Beginning; thence
South 89 degrees 40'09" East a distance of 1145.62 feet, more or less, to the Northeast corner of the Southwest Quarter of said Section 34; thence
South 0 degrees 15'45" West along the quarter section line, a distance of 541.05 feet to a point; thence
North 89 degrees 40'09" West a distance of 1145.62 feet to a point; thence
North 0 degrees 15'45" East a distance of 541.05 feet to the Point of Beginning

Parcel III

A Parcel of land located in the Southwest quarter of the Northwest quarter of Section 34, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

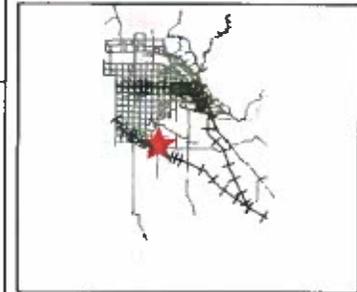
Commencing at the Northwest corner of Section 34, Township 2 North, Range 1 East, Boise Meridian; thence
South 0 degree 18'42" East 2479.89 feet along the West line of said Section 34 to the Real Point of Beginning of this description; thence
South 0 degree 18'42" East 156.00 feet to the West quarter corner of said Section 34; thence
North 89 degrees 56'12" East 1351.50 feet to the Center-West 1/16 corner of said Section 34; thence
North 0 degree 08'01" East 72.00 feet along the East line of said Southwest quarter to a point; thence
North 86 degrees 50'15" West 705.25 feet to a point; thence
North 84 degrees 43'28" West 164.27 feet to a point; thence
North 85 degrees 50'27" West 232.05 feet to a point; thence
North 86 degrees 44'24" West 146.32 feet to a point; thence
North 88 degrees 12'48" West 107.30 feet to the Real Point of Beginning.

To Whom It May Concern:

The CUP Application at 15000 S. Cloverdale Rd is being submitted with the understanding this is the first submittal of many required.

We understand once the CUP is approved the project will require, at a minimum, submittal of a preliminary and final plat and an application for a private road.

201400337 CU-MSP Vicinity Map



Legend

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

Scale: 1:8,000

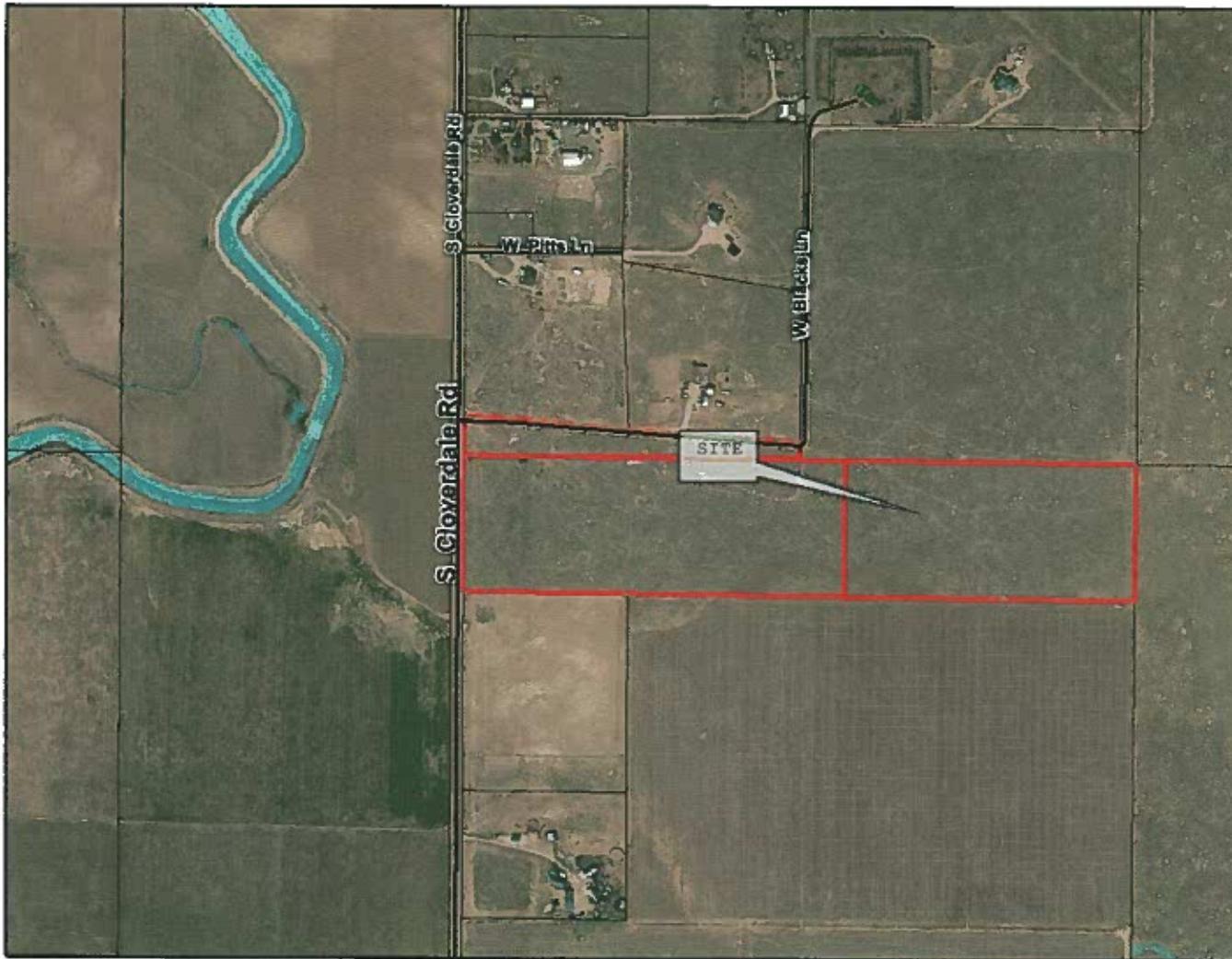


Map center: 43° 27' 55.9" N, 116° 19' 55.3" W



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

201400337 CU-MSP Aerial Map



Legend

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

Scale: 1:8,000



Map center: 43° 27' 55.9" N, 116° 19' 55.3" W



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

ADA COUNTY DEVELOPMENT SERVICES



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

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

BUILDING • ENGINEERING • PLANNING • ZONING

March 14, 2014

Islamic Community of Bosniaks Boise
6250 S. Cloverdale Road
Boise, ID 83709

**RE: PROJECT #201400337 CU-MSP; ISLAMIC COMMUNITY OF BOSNIAKS BOISE
CEMETERY**

Dear Applicant;

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 us if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. The assigned Planners can be reached at the following: Diana Sanders at 287-7905 or via e-mail at dsanders@adaweb.net and Brent Danielson at 287-7913 or via e-mail at bdanielson@adaweb.net.

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

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

Sincerely,

Handwritten signature of Brent Danielson in cursive.

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

Cc: Sifet Alispahic, 2437 N. Heath Ave, Boise, ID 83713
Sabrina Durtschi, Briggs Engineering, Inc., 1800 W. Overland Road, Boise, ID 83705

Project #201400337 CU-MSP
Sifet Alispahic

EXHIBIT 23
Page 1 of 1
Project # 201400337 CU-MSP

Brent Danielson

From: Brent Danielson
Sent: Friday, March 14, 2014 10:03 AM
To: rphillips@idahopower.com; laurenboehlke@yahoo.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; wendy@cityofkuna.com; jbmatttox@earthlink.net; rward@idfg.idaho.gov; Tim Sanders; linda.clark@deq.idaho.gov; linda.clark@deq.idaho.gov; westerninfo@idwr.idaho.gov; kunacemetery@gmail.com; jtillman@kunafire.com; annh_1@yahoo.com; velta@nyid.org; clittle@achdidaho.org; syarrington@achdidaho.org; cherylwright@cwidaho.cc; Mark Ferm; Angela Gilman; Jerry Hastings; Jean Schaffer; Dale Ann Barton; Glenda Britz; rkinney@republicservices.com; Brent Danielson
Cc: Diana Sanders
Subject: Ada County Application Transmittal Notice.



File Number: 201400337-CU / MSP	X-Reference: NONE
Description: A conditional use and master site plan application for a cemetery.	
Reviewing Body: P AND Z	Hearing Date: 5/8/2014
Applicant: BRIGGS ENGINEERING INC	P&Z Recommendation:
Property: The property contains 36.759 acres and is located at 15000 S CLOVERDALE RD KUNA 83634, Section 34 2N 1E.	

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

We request that you submit your comments or recommendations by 3/29/2014. When responding, please reference the file number identified above. If responding by email, please send comments to bdanielson@adaweb.net.

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

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

MEMORANDUM



DATE: 3/18/2014

RE: 201400337- CU/MSP Bosniak Cemetery

TO: Brent Danielson, Associate Planner

FROM: Mark Ferm, Ada County Building Official

Summary of Project:

A conditional use and master site plan application for a cemetery located at 15000 S Cloverdale Rd.

Findings and Conditions:

The building division has no objection to the proposed development however the applicant should be aware the proposed 30'X40' building will require a building permit prior to construction.

Conclusion:

Approved with condition listed above.

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

markf@adaweb.net



EXHIBIT 27
Page 1 of 1
Project # 201400337 CU MSP



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

- Return to:
[X] ACZ
[] Boise
[] Eagle
[] Garden City
[] Kuna
[] Meridian
[] Star

Rezone #
Conditional Use # 2014 00337- CU/MSP
Preliminary / Final / Short Plat

RECEIVED
MAR 25 2014
ADA COUNTY DEVELOPMENT SERVICES

Sect. 34

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

[X] 14. Septic application required for both residential homes/lots & operations building
Reviewed By: [Signature]
Date: 3/21/14

Dunnison



CITY OF KUNA
P.O. BOX 13 • KUNA, IDAHO 83634
PHONE (208) 922-5546



March 27, 2014

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

Re: 201400337-CU/MSP

Dear Mr. Danielson,

The request for a Master Site Plan and a Conditional Use Permit application for a cemetery located at 15000 Cloverdale Road on approximately 36 acres and currently zoned R-R. Staff is recommending approval for the proposed cemetery and Master Site Plan.

Kuna's Future Land Use Map identifies this site to be low density residential. According to City Code, a cemetery would be a permitted use through a special use permit if it were within city limits. Cloverdale Road is classified as a major collector/mid-mile road. The right-of-way on Cloverdale is 70 ft. unless otherwise determined by Ada County Highway District (ACHD).

As part of Kuna's recommendation, Staff would like Ada County to consider adding the following conditions:

1. Soil testing and test holes prior to development due to the historical soil content in this area.
2. Provide depth to highest known ground water for the site since Kuna has high ground water and a large irrigation canal to the west of the site which could influence ground water in the area during irrigation season. Then obtain approval from Idaho Department of Water Resources that the natural burial will not affect ground water adversely.
3. All bodies shall be in a concrete vault to protect the bodies from animals.

Thank you for this opportunity to comment.

Sincerely,

Wendy I. Howell, PCED
Planning & Zoning Director

Brent Danielson

From: Midhat Smajic <midhatbey@gmail.com>
Sent: Thursday, April 03, 2014 11:24 AM
To: Brent Danielson
Cc: Diana Sanders; Sabrina Durtschi (sabinaw@briggs-engineering.com)
Subject: Re: Cemetery Questions



Hi Brent,

I will try to give short and concise answers.

1. We will not require concrete vaults for grave site.
2. We usually place body in chamber made on right side of grave (or improvised one with wood planks, or clay bricks), that leave us approximately 1 (one) feet undisturbed soil from left side of grave. Will send you draft how it looks. Concrete vaults are used by cemetery to keep integrity and compactness of grave only for maintenance after burial. Especially after recent burial. We see that many times "heavy" equipment (excavators) are running over graves to dig another grave. To avoid subsidence and decline of grave they use concrete vaults. In addition they use heavier mowers to mow lawn, that also would affect and make subsidence of fresh grave if grave is two days after made flat and lawn put on top of it. I witness other cemeteries that does not require concrete vaults (in other states as Pennsylvania, Iowa, Arizona).
3. I think that we already talk about this question. We would have "public health" always in mind. In "the case" of death of contagious disease, usually process starts with doctors and hospitals. In such occasion we would follow what ever rules CDC propose, except burning body. That means if is metal and sealed casket, concrete vault required we would use it. I do not think that our administrative procedure would be different from other cemeteries. Technical and operational procedure yes, but administrative, no.

4. I mentioned minimum requirement of 4 feet. In our faith rules deepness of grave is ruled by average height of person. Minimum is above of half body height, that comes four (4) feet. Maximum is height of average person, that makes six (6) feet. Having in mind that way how we put and handle body in grave, deep grave of six (6) feet could cause hardship to handlers. So safe handling deepness is height of shoulders that comes five (5) feet. We would try to achieve five (5) feet deepness of grave.

5. For digging graves would be used excavators. Usually what ever dirt we dig out is put next to grave and after placing body and setting "chamber" all dirt is filled back by shovels.

I hope this will give you answers. I will elaborate more question #2 tonight with draft/sketch.

With regards,

On Wed, Apr 2, 2014 at 3:50 PM, Brent Danielson <bdanielson@adaweb.net> wrote:
Midhat,

Diana has been doing some research on the cemetery application as well. Diana spoke with Ken Reeves from the Boise Parks Department who takes care of the Morris Hill Cemetery to see how they manage the Islamic section of Morris Hill Cemetery. He told Diana that they require a 5' to 6' burial site with a concrete or fiberglass vault to keep the integrity of the site, but do allow for a vault with no bottom, if requested. He also mentioned to Diana that they work with vital statistics to assure that there are no contagious diseases that caused the death.

Following Diana's conversation with Ken and reviewing the application materials we have a few questions for you.

1. In the proposed cemetery will you be requiring a vault for the gravesite? If yes, how would the vault be used? For example, will the bottom be open to the earth?

2. If there are no vaults proposed for the cemetery how will the integrity of the gravesite be maintained?

3. Will there be a process to make sure that deaths resulting from contagious diseases require a vault?

4. In the application materials it is mentioned that the graves will be a minimum of four (4) feet. What is the depth of the average gravesite in the proposed cemetery?

5. Will the proposed cemetery use equipment to dig and fill the graves or will this be done by hand?

	<p>Brent Danielson Associate Planner</p> <p>Ada County Development Services 200 W. Front St., Boise, ID 83702 <u>(208) 287-7913 office</u> <u>(208) 287-7909 fax</u></p>
---	---

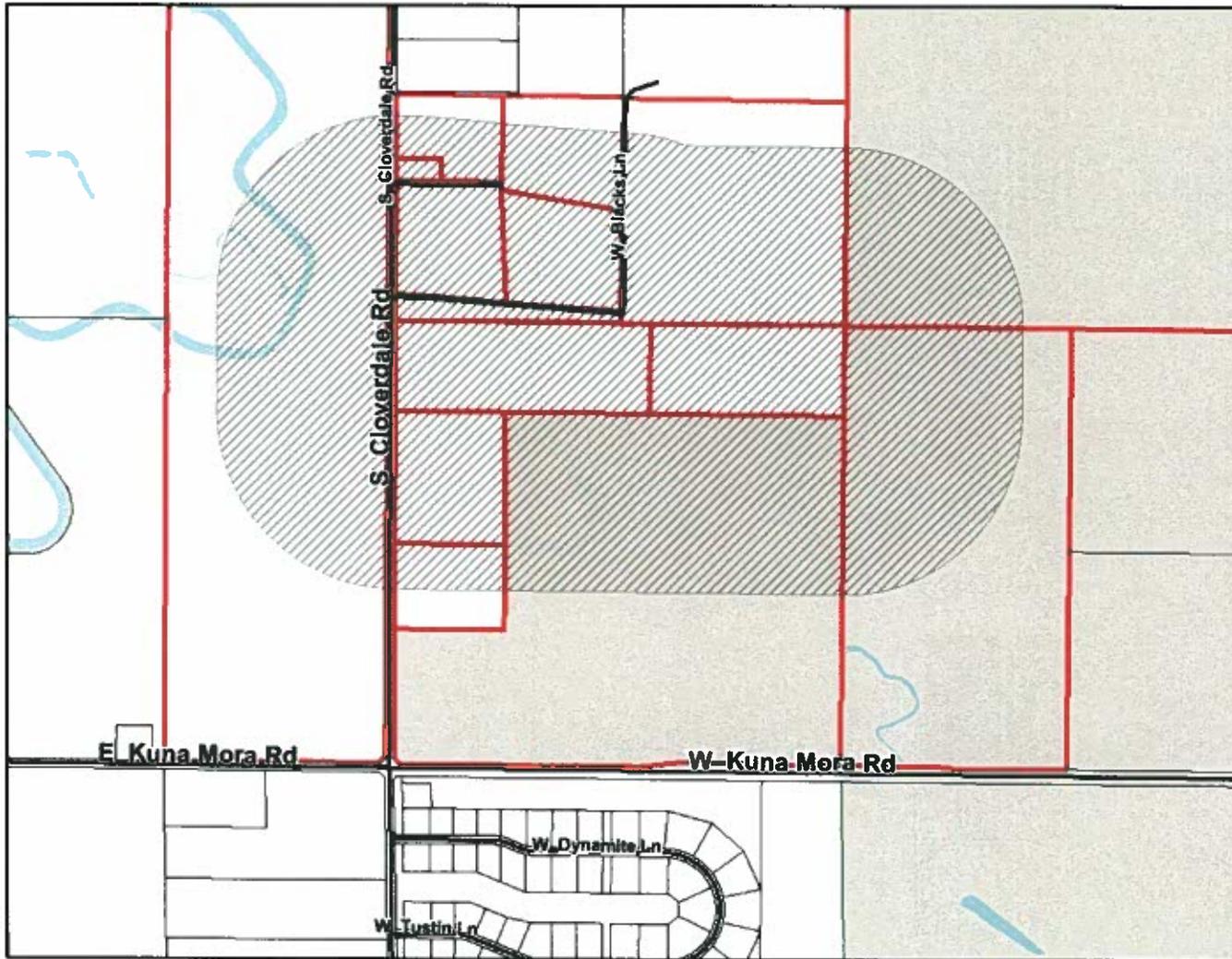
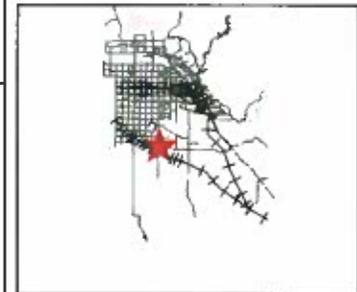
--

Midhat Smajic
 imam ICBB
 6250 S Cloverdale Rd.
 Boise, ID 83709

Phone: (208) 957.9322

Notice: *This e-mail is intended only for the named person or entity to which it is addressed and contains information that is privileged, confidential and/or otherwise protected from disclosure. Any use, dissemination, distribution or copying of this e-mail or the information herein by anyone other than the intended recipient, or agent responsible for delivering the message to the intended recipient, is strictly prohibited and may lead into Legal accountability. If it is received by mistake, it should be deleted and the sender should be notified immediately by telephone or email.*

201400337 CU-MSP Radius Map



Legend

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

Scale: 1:12,000



Map center: 43° 27' 48" N, 116° 19' 45" W



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

Primary Owner

ALISPAHIC SIFET
 BLEVINS SHERRI DALE
 GATZIOLIS JAMES JOHN
 JEWELL RANDY
 MILLER KATHY D
 NARRAGANSETT PROPERTIES LLC
 NGUYEN THANG
 OLIVER KELLY
 SAITHAVY YO
 STON JOE F TRUST
 TAYSOM VON T
 THORNTON LAYNE

Mailing Address

2437 N HEATH AVE
 13690 S CLOVERDALE RD
 2041 N KENMORE AVE
 14618 S CLOVERDALE RD
 11910 W PITTS LN
 300 N LA SALLE DR # 4000
 9412 W PEBBLESTREAM DR
 12187 W PITTS LN
 14776 S CLOVERDALE RD
 2247 POLE LINE RD E
 15200 S CLOVERDALE RD
 3224 S SWAN FALLS RD

Mailing Address City, State Zip

BOISE, ID 83713-0000
 KUNA, ID 83634-0000
 CHICAGO, IL 60614-4107
 KUNA, ID 83634-0000
 KUNA, ID 83634-0000
 CHICAGO, IL 60654-3422
 BOISE, ID 83709-0000
 KUNA, ID 83634-0000
 KUNA, ID 83634-0000
 KUNA, ID 83634-0000
 TWIN FALLS, ID 83301-0000
 KUNA, ID 83634-2542
 KUNA, ID 83634-1732

Those individuals who attended the neighborhood meeting, but were are not in the radius notice distance

Gus & Tina Hines	5877 E King Road	Kuna, ID 83634
Jacki Cook	11703 W. Gila	Kuna, ID 83634
Val Everhard	11101 W. Gila	Kuna, ID 83634
Linda Govan	435 San Mateo Ave.	Kuna, ID 83634
Kristi Case	691 N. Mudstone Way	Kuna, ID 83634
Patty Hamm	12689 S. Five Mile Road	Kuna, ID 83634
Carol Berhaim	5341 E. Kuna Mora Road	Kuna, ID 83634
Earnest Stanley	12170 W. Tustin Lane	Kuna, ID 83634
Lloyd Capley	12135 W. Tustin Lane	Kuna, ID 83634
Don Boyer	4000 E. Kuna Mora Road	Kuna, ID 83634
Boyd & Loa Anderson	17220 S. Cloverdale Road	Kuna, ID 83634
Keith & Ann Housley	12179 W. Tustin Lane	Kuna, ID 83634
Ken & Norma Blevins	13695 S. Cloverdale Road	Kuna, ID 83634
Vladimir Chernew	14296 S. Cloverdale Road	Kuna, ID 83634
David Klinchard	3200 S. Locust Grove	Kuna, ID 83634
Mary Phillips	11732 W. Touchrock Lane	Kuna, ID 83634
Merrill & Nicki Saleen	4376 E. King Road	Kuna, ID 83634
Rick Swank	1750 S. Wilhelmina	Kuna, ID 83634
James & Sherri Hutchings	13690 S. Cloverdale Road	Kuna, ID 83634
Mark Barnes	325 Avenue D	Kuna, ID 83634
Mary Jepsen	13010 Madera	Kuna, ID 83634
Shirley Hooper	14600 S. Cloverdale Road	Kuna, ID 83634

Ray & Gladys Crabtree	12220 S. Hawk Haven Avenue	Kuna, ID 83634
Bryon Randall	12195 S. Hawk Haven Avenue	Kuna, ID 83634
Linda Ostolasa	1180 S. Eagle Road	Kuna, ID 83634
KC Daniel	636 S. Eagle Road	Kuna, ID 83634
Neva Black	14994 S. Cloverdale Road	Kuna, ID 83634
Ken Nelbert	11751 Dynamite Lane	Kuna, ID 83634
Ben Richeson	11756 Dynamite Lane	Kuna, ID 83634
R.J. Hennessy	13141 Ocotillo Drive	Kuna, ID 83634
V Everhart	11101 W. Gila Drive	Kuna, ID 83634
Vince & Jackie Cook	11703 Gila Drive	Kuna, ID 83634
Anthony & Terry Miller	10597 Kuna Mora Road	Kuna, ID 83634
Lavar Thornton	2800 Forrey Road	Kuna, ID 83634
Bobbie Davis	8400 Ten Mile Creek	Kuna, ID 83634
Kary Sawin	13119 S. Five Mile Road	Kuna, ID 83634
Scott Brumbach	13129 Tampico Pl.	Kuna, ID 83634
Claudette Klinchuch	3200 S. Locust Grove Road	Kuna, ID 83634
Kelly Oliver	12187 Pitts Avenue	Kuna, ID 83634
Jacob Welty	13130 S. Tampico Place	Kuna, ID 83634

ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST BOISE ID 83702



April 10, 2014

Dear Property Owner:

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 the following:

201400337-CU-MSP, A conditional use and master site plan application for a cemetery. The property contains 36.759 acres and is located at 15000 S. Cloverdale Road in Section 34, T. 2N, R. 1E, Kuna, ID.

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

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

This application can be viewed by completing the following:

- 1 Type <http://gisx.adaweb.net/acdsv2>
- 2 Enter "**201400337-CU**" in search application by file number.
- 3 Click on 'Application Information'.
- 4 Review documents by clicking on 'Supporting Documents'.

5 days prior to the hearing you can go to <https://adacounty.id.gov> to view the agenda or staff report.



NOTES:

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

EXHIBIT 33

Page 1 of 1

Project #201400337 CU-MSP



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



Date: April 10, 2014
To: Islamic Community of Bosniaks in Boise
6250 S Cloverdale Road
Boise, ID 83709
Subject: 201400337-CUMSP
15000 S Cloverdale Road
Conditional Use Permit to construct a cemetery of up to 6000 grave sites.

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application for the item referenced above. This application is for a conditional use permit to construct a 6000 grave site cemetery. Listed below are some of the findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific redevelopment application.

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

Private Roads: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

Collector Street: A new collector street is shown on the MSM to be located along the northern boundary of this site. District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

- The applicant has shown a preservation of 35-feet for future right-of-way. The construction of a collector street may be required in the future with the application of a more intense development or use.

The applicant shall be required to meet all of the ACHD Standard Conditions of Approval as well as all ACHD Policies and requirements that may apply as noted below.

Please review the Applicant's Responsibilities and Development Process Checklist below.

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

Stacey Yarrington
Planner III
Development Services

CC: Project file,
Brent Danielson, Ada County
Sifet Alispahic, 2437 N Heath Avenue, Boise, ID 83713
Briggs Engineering

Applicant's Responsibilities

- Prior to final approval the applicant will be required to submit construction plans to the ACHD Development Review Section for review and approval and to ensure compliance with the conditions identified above and/or for traffic impact fee assessment. This is a separate review process that requires direct plans submittal to the Development Review staff at the Highway District. The Plan Submittal Checklist can be found on the ACHD website at <http://www.achdidaho.org/Forms>.
- A traffic impact fee will be assessed by ACHD after plans have been submitted and approved, and will be due prior to the issuance of a building permit.

For questions regarding the submittal of your construction plans and impact fee assessment please contact Development Review staff at 208-387-6170.

- Prior to the construction or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc), a permit must be obtained from ACHD.

Development Process Checklist

Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
 - Send a “**No Review**” letter to the applicant stating that there are no site specific conditions of approval at this time.
 - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a “**No Review**” letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for **ANY** work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

Working in the ACHD Right-of-Way

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

Sediment & Erosion Submittal

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

Idaho Power Company

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

Final Approval from Development Services is required prior to scheduling a Pre-Con.

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.

BD

RICHARD DURRANT
CHAIRMAN OF THE BOARD

GRAHAM PATERSON
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

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

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

14 April 2014

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

RE: Briggs Engineering, Inc. **201400337-CU/MSP**
15000 S. Cloverdale Rd.
Boise-Kuna Irrigation District BK-236A
Mora Canal 128+00 Rot.
Sec. 34, T2N, R1E, BM.

Brent Danielson, Associate Planner:

The Boise Project has no objection to the Conditional Use and Master Site Plan as there are no Project facilities located on the above-mentioned property and this portion of the property has no surface irrigation water right.

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

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

Sincerely,



Bob Carter
Assistant Project Manager- BPBC

bdc/bc

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

RECEIVED

APR 18 2014

ADA COUNTY
DEVELOPMENT SERVICES

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

BRIGGS ENGINEERING, Inc.

ENGINEERS / PLANNERS / SURVEYORS

1800 West Overland Road
Boise, Idaho 83705 - 3142
Voice (208) 344-9700
Fax (208) 345-2950

E-mail sabrinaw@briggs-engineering.com

April 24, 2014

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



RE: 201400337CU-MSP Additional Information for Natural Features Analysis

Dear Mr. Danielson,

Per your request here is come additional information concerning the natural features analysis for 15000 Cloverdale Road.

Vegetation ACC 8-4E-4D4

Analysis of existing vegetation on site includes, sage brush and grass.

Sensitive Plants and Wildlife Species ACC 8-4E-4D4

Please see attached letter from Idaho Fish and Game pertaining to this analysis

Historic Resources ACC 9-4E-4D6

There are no historic resource's pertaining to the subject property

Hazardous Areas ACC 8-4E-4D7

As depicted on our plan, a small portion of the floodplain is located on the southwest corner of our property.

Impact of Natural Features ACC 8-4E-4D8

The layout of the cemetery will be designed to minimize any impact on the natural features of the site, this will be done by minimizing any grading that will need to be done with the site and work closely with the County Engineer for any work done in the designated floodplain area.

Please let me know if you need any additional information, I can be reached at 208-344-9700 or at sabrinaw@briggs-engineering.com.

Thanks,

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

Sabrina Durtschi
Planning Project Manager

Brent Danielson

From: Sabrina Durtschi <sabrinaw@briggs-engineering.com>
Sent: Friday, April 25, 2014 9:35 AM
To: Brent Danielson
Subject: Fwd: 15000 Cloverdale Road

FYI

Sabrina Durtschi
Briggs Engineering
Planning Project Manager
1800 W Overland Rd
Boise, Idaho 83705



Begin forwarded message:

From: "Schmidt, Barbara" <barbara_schmidt@fws.gov>
Date: April 25, 2014 at 8:44:12 AM MDT
To: Sabrina Durtschi <sabrinaw@briggs-engineering.com>
Cc: Mark Robertson <mark_robertson@fws.gov>, Karen Colson <karen_colson@fws.gov>
Subject: Re: 15000 Cloverdale Road

Hi, Sabrina. Slickspot peppergrass is currently being proposed for reinstatement as a threatened species under the Endangered Species Act (ESA). This Idaho endemic plant is found in slickspot microsites in sagebrush steppe habitats of southwestern Idaho. If the project site contains no slickspot microsites, the plant would not be expected to be found there. Similarly, if there has been a high level of past ground disturbance, the plant would not be expected to be found on site.

Information on slickspot peppergrass can be found on the Idaho Fish and Wildlife Office website. The weblink is: <http://www.fws.gov/idaho/>

If the plant is located on a project site, we encourage project proponents on non-Federal lands to avoid or minimize impacts to the plants and its habitat to the extent possible. While there are no prohibitions for the incidental take of proposed or listed plants under the ESA, section 7 consultation under the ESA would be required if a project that may affect a listed species is located on Federal lands, is Federally funded (FHA loans, etc.) on lands of any ownership, or requires Federal permits (COE Clean Water Act permits, FEMA permits, etc.) for implementation on lands of any ownership.

I am in the office all day today if you would like to call for more information on slickspot peppergrass and implementation of proposed projects located on private lands. Barb

Barbara Schmidt (formerly Barbara Chaney)
US Fish and Wildlife Service
1387 South Vinnell Way, Room 368
Boise, Idaho 83709
208-378-5259
<http://www.fws.gov/idaho/>

The mission of the U.S. Fish and Wildlife Service is working with others to conserve, protect and enhance fish, wildlife, plants, and their habitats for the continuing benefit of the American people.

On Thu, Apr 24, 2014 at 2:08 PM, Sabrina Durtschi <sabrinaw@briggs-engineering.com> wrote:

Hello Barbara,

Attached is a letter from Rick from Idaho Fish and Game, per his letter he suggested that I contact you, concerning the property at 15000 Cloverdale Road. His letter was concerned that there might be slickspot peppergrass on the site.

I really don't even know what this peppergrass looks like, so I need some guidance.

Any help would be appreciated as well as a fast response.

Thanks,

Sabrina
Sabrina Durtschi
Planning Project Manager
1800 W Overland Road
Boise, Idaho 83705
208-344-9700