



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

**HEARING DATE:** June 5, 2014

**STAFF:** Brent Danielson, Associate Planner

**PROJECT NO.:** 201400465 CU-MSP

**APPLICANT:** Rodney Evans, Breckon Land Design, Inc.

### **INTRODUCTION**

A conditional use and master site plan application to operate and construct a contractor's yard/shop. The shop will be approximately 3,620 square feet. The property is located at 6398 W. Gowen Road; Section 30, T. 3N, R. 2E.

### **EXECUTIVE SUMMARY**

The applicant has applied for a conditional use and master site plan for the property to be used as a contractor's yard/shop for an established contracting company. The property is located in the Airport Industrial (M3) District, Boise Air Terminal Airport Influence Areas Overlay District, and Boise City's Area of Impact. A contractor's yard or shop is a principal permitted use in the Airport Industrial (M3) District; however, the property is located in Influence Area C of the Boise Air Terminal Airport Influence Areas Overlay District, which requires conditional use approval for most principal permitted uses.

At the time the staff report was written the following agencies have provided comments: Boise, Airport, Idaho Department of Fish and Game, Ada County Building Division, Boise Public Works Department, Boise School District, Central District Health Department, Ada County Highway District, Ada County Engineer, and the Boise Project Board of Control. The Boise Airport provided a memo (Exhibit #2) to the applicant that they have no objections to the project as proposed, with the following conditions: All noise sensitive areas of the facility shall be sound insulated for a noise level reduction (NLR) of 30 dB. To minimize interference with aircraft operations, exterior lighting must be directed downward, visible emissions should be restricted, and standing water that would attract birds should not be allowed. The Idaho Department of Fish and Game stated to the applicant in Exhibit #3 that the site has been developed in the past and contains no native habitat. Additionally, they have no records of any federally listed threatened or endangered species or critical habitat within or immediately adjacent to the proposed project area. The Ada County Building Division responded in Exhibit #17 that they have no objection to the proposed development; however, the applicant should be aware that a permit will be required for the construction proposed. Plans and specifications

---

#### **STAFF REPORT**

Project #201400465 CU-MSP  
Breckon Land Design, Inc.  
Tim Elam

bearing an Idaho licensed architect's stamp will be required followed by review and issuance of a building permit prior to construction. The Boise City Public Works Department replied in Exhibit #18 that a drainage plan for this development must be submitted and approved by Ada County. The Boise School District stated in Exhibit #19 that the Developer and/or Owner have made arrangements to comply with all requirements of the Boise School District. The Central District Health Department replied in Exhibit #21 that a permit for a septic system has been issued, but not yet installed and that they have no objection. The Ada County Highway District provided site specific conditions of approval in Exhibit #22. The Ada County Engineer stated in Exhibit #26 that a drainage study and drainage plans need to be submitted in accordance with Ada County Code 8-4A-11. The Boise Project Board of Control responded in Exhibit #20 that there is a federal easement 25 feet out and parallel to the lower embankment of the canal. They also expressed a concern in regards to the placing of the proposed septic system and storm water retention pond and their impact on the integrity of the New York Canal embankment. Based upon Boise Project Board of Control's (Project) concern staff is recommending the adoption of Condition #2a requiring for the applicant and/or owner to work with the Project on the location of the septic system and storm water retention pond and for them to provide Ada County Development Services with a letter from the Project approving the location of the septic system and storm water retention pond.

### **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.: 201301351 ZOA**

- 1 Preapplication Conference Notes. 4 pages.
- 2 Memorandum from the Boise Airport to Randy Evans of Breckon Land Design dated March 26, 2014. 1 page.
- 3 Letter from the Idaho Department of Fish and Game to Randy Evans of Breckon Land Design dated April 2, 2014. 1 page.
- 4 Master Applicant Form. 2 pages.
- 5 Conditional Use Checklist. 1 page.
- 6 Master Site Plan Checklist. 3 pages.
- 7 Applicant's Detailed Letter. 1 page.
- 8 Master Site Plan. 1 page.
- 9 Natural Features Analysis. 1 page.
- 10 Landscape and Screening Plan. 2 pages.

---

#### **STAFF REPORT**

Project #201400465 CU-MSP  
Breckon Land Design, Inc.  
Tim Elam

- 11 Neighborhood Meeting Certification Form. 2 pages.
- 12 Deeds. 1 page.
- 13 Vicinity Map. 1 page.
- 14 Aerial Map. 1 page.
- 15 Agency Transmittal. 2 pages.
- 16 Submittal Letter dated April 7, 2014. 1 page.
- 17 Memorandum from the Ada County Building Division dated April 8, 2014. 1 page.
- 18 Agency Response from the Boise City Public Works Department dated April 14, 2014. 1 page.
- 19 Agency Response from the Boise School District dated April 16, 2014. 1 page.
- 20 Agency Response from the Boise Project Board of Control. 2 pages.
- 21 Agency Response from the Central District Health Department dated April 21, 2014. 1 page.
- 22 Ada County Highway District (ACHD) Staff Report dated May 2, 2014. 5 pages.
- 23 Radius Map. 1 page.
- 24 Mailing List. 1 page.
- 25 Radius Notice. 1 page.
- 26 Memorandum from the Ada County Engineer dated May 6, 2014. 1 page.
- 27 Legal Notice of Public Hearing published on May 20, 2014. 1 page.
- 28 Sign Posting Certification Form and Photos received on May 20, 2014 and May 21, 2014. 3 pages.
- 29 E-mail to Rodney Evans from Brent Danielson regarding Landscape Plan dated May 22, 2014. 1 page.

---

**STAFF REPORT**

Project #201400465 CU-MSP  
Breckon Land Design, Inc.  
Tim Elam



ADA COUNTY  
DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

**Preapplication Number: 201200009 - PREAP - A**

Status: Active

Date Received: 1/25/2012

Date Closed:

Meeting Date: 1/31/2012

Date Assigned: 1/25/2012

Project Description:

Applicant's Name:

Contractor's yard.

ELAM TIMOTHY B

No. of Lots/Units: 0

Total Acres: 1.000

Unique Features:

**Development Services Staff Assigned To Meeting:**

Staff Name:

Attended Meeting?

BRENT DANIELSON



DIANA SANDERS



EDDY FRANKLIN



Sewer/Septic:

Water/Well:

General Property Location:

**Parcel Info:**

Parcel Num:

Street Address:

City/State/Zip:

R7334122450

6398 W GOWEN RD

Boise, ID 83709-0000

**Zone Info:**

Zone Type:

Zone:

Existing Zone

M3

**TwN / Rng / Sec Info:**

TwN: Rng: Sec: Qtr:

3N 2E 30

**Overlay Areas Info:**

Overlay Area:

Overlay Value:

Code Ref:

Comments:

Airport Influence Area C

Article 8-3A

Impact Area Boise

Comp Plan:

Boise

**Agencies To Contact:**

Agency Name:

Contact Person:

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

WALLACE MINDY

Comments:

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

RENO MIKE

Comments:

IDAHO POWER COMPANY - (208)-388-2699

PHILLIPS RACHAEL

Comments:

**Proposed Allowed Uses:**

Contractor's yard or shop

**Required Applications:**

2/13/2014



EXHIBIT 1  
Page 1 of 4  
Project # 201400465 CW-BUSD



## ADA COUNTY DEVELOPMENT SERVICES

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

### PREAPPLICATION CONFERENCE NOTES

---

<b>App Type:</b>	<b>Descriptive Name:</b>
CU	CONDITIONAL USE
MSP	MASTER SITE PLAN

---

#### **Notes:**

The property is currently zoned M3 in Boise's Area of Impact. The property is within Randall Acres #1 which was recorded in 1947.

Airport Industrial (M3): The purpose of the airport industrial district is to provide property for industrial uses that are compatible with the safe operation of the Boise air terminal (Gowen field). The airport industrial district is intended for non-noise sensitive manufacturing, industrial, and commercial uses. Because the property is within the Airport Influence area, a conditional use/master site plan is required for any development.

Sewer and water is required for the conditional use because it is considered new development, but Boise Public Works will address if sewer is available to the property. It appears that the property is not within a sewer district, but United Water is available to the property.

Both the conditional use and master site plan applications can be submitted at the same time and will go to the Planning & Zoning Commission as a public hearing.

A contractors yard in the M3 is a principal permitted use, but because the property is within the Airport Overlay district it will require a conditional use. The conditional use will not expire as stated in 8-5-3-30.

ACC 8-5-3-30 addresses Contractor's Yards  
ACC 8-5B Addresses Conditional Use  
ACC 8-4E Addresses Master Site Plan

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. A natural features analysis is not required if the entire subject property already had one completed from a previous approved master site plan. The following features shall be mapped, described, or noted as not applicable in the natural features analysis:

Hydrology - analysis of natural drainage patterns and water resources.

Soils - Analysis of types of soils present in the site area. The analysis of soils should be based on the Ada County soils survey.

Topography - Analysis of the site's terrain including mapping of elevations and delineation of slope areas greater than 25%, between 15% and 25%, between 8% and 15%, and less than 8%.

Vegetation - Analysis of existing vegetation.

Sensitive Plant and Wildlife Species: Analysis of sensitive plant and wildlife species of the site including, but not limited to, those species listed in the Idaho conservation data center (state of Idaho Department of Fish and Game).

Historic Resources - Analysis of existing historic resources as identified on the Ada County historic resources inventory.

Hazardous Areas - Location and identification of all potential hazardous areas including, but not limited to, land that is unsuitable for development because of flood threat, poorly drained areas, high ground water, steep slopes, rock formation, buried pipelines, or other similar conditions likely to be encountered.

Impact on Natural Features - Provide a written statement explaining how the design of the plan protects or mitigates impacts on the natural features of the site.

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. Table 8-4G-2 provides the required number of parking spaces by use.



## ADA COUNTY DEVELOPMENT SERVICES

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

### PREAPPLICATION CONFERENCE NOTES

---

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.
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.

#### 8-5-3-30: CONTRACTOR'S YARD OR SHOP:

##### A. General Standards:

1. If the property is located in a residential or rural base district, all structures or outdoor storage areas shall be located a minimum of one hundred feet (100') from any property line abutting other property. The one hundred foot (100')-buffer from the property line shall have a vegetative ground cover and shall be regularly maintained to prevent weed growth. All structures and outdoor storage areas shall be depicted on the master site plan.
2. Outdoor storage areas shall be screened year-round and comply with section 8-5-3-78 of this chapter.
3. The site shall not be used as a "junkyard" or "automobile wrecking yard" as herein defined.
4. For the purposes of this title, a contractor's yard or shop is not a home occupation.
5. The property shall have approved access from an improved public roadway for the use.
6. Maintenance of vehicles or machinery shall be incidental to the contractor's yard or shop and the incidental use shall only include minor repair.
7. Accessory office space shall comply with section 8-5-3-75 of this chapter and shall be identified on the master site plan.
8. Parking area improvements shall comply with the standards found in chapter 4 article G of this title and shall be delineated on the master site plan or parking plan. No on-street parking of vehicles or equipment associated with the use is allowed.
9. Use of the property shall comply with title 5 chapter 13 of Ada County Code governing noise.
10. Hours of operation shall be limited between the hours of 7:00 A.M. and 10:00 P.M. unless otherwise approved or restricted with a conditional use permit.
11. No retail sales associated with a contractor's yard or shop may occur on the property unless retail sales are approved with a different use that allows retail sales.
12. A building permit may be required for the change in use or occupancy of any existing structure, or portion thereof, used in association with a contractor's yard or shop.
13. For the duration of the approval, the use shall be subject to zoning inspection upon advanced notice and request by the Ada County Development Services Department. If a permit holder refuses to allow inspection of the premises by the Development Service Department, the approved zoning certificate or conditional use permit may be revoked.

##### B. Additional standards for a contractor's yard or shop permitted as a conditional use:

1. The following shall be considered as part of the review of an application for a conditional use permit for a contractor's yard or shop:
  - a. The proximity of existing dwellings;
  - b. The number of employees;
  - c. The hours and days of operation;
  - d. Dust;
  - e. Noise;
  - f. Outdoor loading;
  - g. Traffic;
  - h. Landscaping and Screening;
  - i. Other.
2. The duration of a conditional use permit for a contractor's yard or shop shall be limited. The conditional use permit shall expire five (5) years following the approval date, or upon annexation of the subject property into a city, whichever occurs first. Upon expiration of the conditional use permit, all equipment and materials stored outdoors shall be removed



**ADA COUNTY  
DEVELOPMENT SERVICES**

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

**PREAPPLICATION CONFERENCE NOTES**

---

within thirty (30) days from the subject property.

A neighborhood meeting will be required prior to submittal of the application material. Neighbors within a 300-foot radius of the property as well as any registered neighborhood associations. The County can provide you with the mailing labels for the neighborhood meeting. There is \$26.50 fee for these labels. Contact Shelly Morrison at 287-7937 to obtain the labels.

Property owners are required to post a sign on the property 10 days prior to the public hearing that notifies the public of the public hearing and submit a sign posting certification 7 days prior to the public hearing. Section 8-7A-5.F of the Ada County Code highlights the specific information that must be included on the signs. Typically, property owners hire a sign company to erect the signs.

All application fees are due when you submit the application. A fee schedule can be found on the Development Services website. Please call the Development Services Department before you submit your application to confirm the appropriate fee amount.

**MEETING NOTES:**

Because the property is in the Influence Area Overlay C an conditional use application is required is for the Contractor's Yard.

Since United Water has mains in front of the property you will likely be required to hook up United Water if you have a structure on the property.

Any structures built on the property would need a building permit.

The applicant is also looking at doing a home occupation at his residence. A home occupation will require an accessory use application, which is a staff level application. The applicant would need to apply for a large home occupation.

A neighborhood meeting is required for the conditional use application. It will need to occur prior to application submittal.

---

**Additional Preap Conference:** Not Recommended

**Neighborhood Meeting Required?** Yes

**Cross References:**



# Boise Airport

**Rebecca Hupp, A.A.E.**  
Airport Director

**BOI**  
**Boise Airport**  
Suite 1000  
3201 Airport Way  
Boise, Idaho 83705-6530

**Phone**  
208/383-3110

**Fax**  
208/343-9667

**TDD/TTY**  
208/424-5609

**Web**  
www.cityofboise.org

**Mayor**  
David H. Bieter

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

**Council Pro Tem**  
David Eberle

Elaine Clegg  
Lauren McLean  
TJ Thomson  
Ben Quintana

**DATE** March 26, 2014  
**TO:** Rodney Evans  
Breckon Land Design, Inc  
**FROM:** Matt D. Petaja, P.E. *MDP*  
Deputy Director, Engineering & Facilities  
**SUBJECT:** 6398 West Gowen Road

This project is located within the airport influence area C, which is affected by average sound levels greater than 70 DNL and/or aircraft traffic patterns below 1000 feet. Residential uses in this area shall be considered non-conforming. Non-noise sensitive manufacturing, industrial, and commercial uses are allowed.

Boise Airport staff has no objections to the project as proposed, with the following conditions:

All noise sensitive areas of the facility shall be sound insulated for a noise level reduction (NLR) of 30 dB. To minimize interference with aircraft operations, exterior lighting must be directed downward, visible emissions should be restricted, and standing water that would attract birds should not be allowed. Standard conditions of approval are contingent upon an avigation easement executed on the entire property.

Please call 383-3110 if you have any questions.



EXHIBIT 2  
Page 1 of 1  
Project # 201400465 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

April 2, 2014

Rodney Evans  
Breckon Land Design  
181 East 50th Street  
Garden City, Idaho 83714

**RE: Ada County Master Site Plan Application – 6398 West Gowen Rd, Boise, ID**

Dear Mr. Evans,

The Idaho Department of Fish and Game (Department) has reviewed your request for the identification of potential impacts to fish and wildlife resources at 6398 West Gowen Road in Boise, ID and generally located in Section 30, T3N, R2E, Boise Meridian. The project proposes shop and yard improvements to an existing developed parcel.

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

Thank you. Please contact Rick Ward in the Southwest Region office at (208) 465-8465 or [rick.ward@idfg.idaho.gov](mailto:rick.ward@idfg.idaho.gov) if you have any questions.

Sincerely,

Scott Reinecker  
Southwest Regional Supervisor

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



*Keeping Idaho's Wildlife Heritage*

EXHIBIT 3



# 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

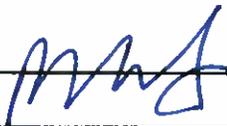
### SITE INFORMATION:

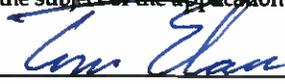
Section: 30 Township: 3N Range: 2E Total Acres: 1.0  
 Subdivision Name: RANDALL ACRES SUB NO. 1 Lot: 1 Block: 4  
 Site Address: 6898 W. GOWEN RD City: BOISE  
 Tax Parcel Number(s): R 7334122450  
 Existing Zoning: M3 Proposed Zoning: NA Area of City Impact: BOISE Overlay  
 District(s): AIRPORT INFLUENCE  
BOISE



### OFFICE USE ONLY

Project #: <u>201400465-CUMSP</u>	Planning Fees/GIS: <u>1234.40</u>	Engineering Fees:
Received By: <u>BA</u> Date: <u>4/3/14</u> Stamped <input checked="" type="checkbox"/>	<u>MSP</u> <u>784.40</u>	

<b>APPLICANT/AGENT: (Please print)</b>		<b>ADDITIONAL CONTACT if applicable: (Please Print)</b>	
Name: <u>RODNEY EVANS</u>		Name: _____	
Address: <u>191 E 50TH ST</u>		Address: _____	
City: <u>BARDON CITY</u> State: <u>IO</u> Zip: <u>83714</u>		City: _____ State: _____ Zip: _____	
Telephone: <u>376 5153</u> Fax: <u>376 6528</u>		Telephone: _____ Fax: _____	
Email: <u>REVANS@BARDONIA.COM</u>		Email: _____	
I certify this information is correct to the best of my knowledge.		<b>ENGINEER/SURVEYOR if applicable: (Please Print)</b>	
		Name: _____	
<u>4/2/2014</u>		Address: _____	
Signature: (Applicant)		City: _____ State: _____ Zip: _____	
Date		Telephone: _____ Fax: _____	
		Email: _____	

<b>OWNER (S) OF RECORD: (Please Print)</b>		<b>OWNER (S) OF RECORD: (Please Print)</b>	
Name: <u>TIM ELAM</u>		Name: _____	
Address: <u>3350 BEVERLY ST</u>		Address: _____	
City: <u>BOISE</u> State: <u>IO</u> Zip: <u>83709</u>		City: _____ State: _____ Zip: _____	
Telephone: <u>573-1100</u>		Telephone: _____	
Fax: <u>NA</u>		Fax: _____	
Email: <u>AFFERINGUTTER@QWESTOFFICE</u>		Email: _____	
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.		I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	
			
<u>4-4-13</u>			
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.**



EXHIBIT 4  
Page 2 of 2  
Project # 201400465 CW MSP

# 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	✓
✓	<b>DETAILED LETTER</b> 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):	
✓	<b>MASTER SITE PLAN</b> (If required)	✓
✓	<b>NEIGHBORHOOD MEETING CERTIFICATION</b>	✓
✓	<b>PRE-APPLICATION CONFERENCE NOTES</b>	✓
✓	<b>SITE PLAN</b> 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.	
✓	<b>DEED</b> (or evidence of proprietary interest)	✓
	<b>OVERLAY DISTRICT:</b> 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)	✓
✓	<b>MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)</b>	
	<b>APPLICATION FEE:</b> 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.



800.00 + 3620sf x .12 =  
1234.40

1234.40

# ADA COUNTY DEVELOPMENT SERVICES

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



## MASTER SITE PLAN CHECKLIST (ACC 8-4D)

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

### GENERAL INFORMATION:

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

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

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

**RECEIVED**  
 APR 03 2014  
 ADA COUNTY  
 DEVELOPMENT SERVICES

350.<sup>00</sup> X 3620sf X .124 =  
784.40

MSP SUPPLEMENTAL INFORMATION (to be completed by the applicant)	
<b>DETAILED LETTER MUST ADDRESS THE FOLLOWING (If applicable)</b>	
✓	Proposed use (s): <u>CONTRACTOR'S SHOP + YARD</u>
✓	Is the project associated with a Conditional Use YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
	Conditional Use #
✓	Area of city impact: <u>BOISE</u>
✓	Is this application a modification of an approved master site plan? Original MSP # <u>NO</u>
	Is this application a change or expansion of an approved master site plan? Original MSP #
	Total square feet of all proposed structures: <u>3620 SQ FT</u>
	Hours of operation: <u>8-5</u>
	Days of operation: <u>M-F M-DAY</u>
	Required parking: <u>4 + 2 = 6</u>
	Required bicycle parking: <u>N/A</u>
	Required ADA parking: <u>1</u>
	Number of employees during the largest shift: <u>2</u>
	Maximum number of patrons expected: <u>0</u>
	Outdoor speaker system YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	Proposed Sewer: <u>SEPTIC - CENTRAL DIST.</u>
	Proposed Water: <u>UNITED WATER</u>
	Pressurized Irrigation YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
	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.
<b>SITE PLAN</b>	
✓	Structure location.
✓	Pedestrian access and circulation.
N/A	Building elevations.
N/A	Well locations.
✓	Drain fields.
✓	Hydrant location, fire department access, fire flow resources, etc.
✓	Pressurized Irrigation if required.
✓	Parking plan. (required) ACC 8-4G
✓	ADA parking identified.
✓	Automobile access and circulation.
N/A	Lighting plan. (condition of approval) ACC 8-4H
N/A	Sign Plan. (If proposed, condition of approval) ACC 8-4I
<b>LANDSCAPING (If applicable)</b>	
✓	Location, size, type, 75% maturity
	Vegetation to be saved YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
	Phased project YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	Verification that standards are met.
	Fences over 100' YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
✓	Size at planting:
	Flood Hazard Overlay YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	Sound walls YES <input type="checkbox"/> NO <input type="checkbox"/>



Outdoor speakers	YES ( ) NO ( <input checked="" type="checkbox"/> )
Perimeter Landscaping & Screening	
Required landscape points:	224 TOTAL
Minimum landscape width:	0'
Parking Area Landscaping & Screening	
% of Shading required:	N/A
Screening	YES ( <input checked="" type="checkbox"/> ) NO ( )
Pedestrian access required	YES ( ) NO ( )
<b>PARKING</b>	
Identify all off street parking and loading.	
Phased project	YES ( ) NO ( <input checked="" type="checkbox"/> )
Restrictions on use	YES ( ) NO ( <input checked="" type="checkbox"/> )
Within 300' of the entrance:	YES ( <input checked="" type="checkbox"/> ) NO ( )
Joint Parking Agreement (Submitt copy)	YES ( ) NO ( <input checked="" type="checkbox"/> )
Identify width, angle, and depth of parking spaces.	
N/A	Address Bicycle Parking.
List the number of required spaces for cars, bikes:	
N/A	List the number of off street loading spaces:
N/A	List dimensionsof off street loading spaces:
Detailed description of proposed paving materials.	
<b>LIGHTING (If applicable)</b>	
N/A	Setbacks of the proposed lights:
N/A	Maximum Height:
N/A	Floodlights YES ( ) NO ( )
N/A	Shielding YES ( ) NO ( )
<b>NATURAL FEATURES ANALYSIS</b>	
✓	HYDROLOGY. ACC 8-4E-4D1
✓	SOILS ACC 8-4E-4D2
✓	TOPOGRAPHY ACC 8-4E-4D3
✓	VEGETATION ACC 8-4E-4D4
✓	SENSITIVE PLANT AND WILDLIFE SPECIES ACC 8-4E-4D5
✓	HISTORIC RESOURCES ACC 9-4E-4D6
✓	HAZARDOUS AREAS ACC 8-4E-4D7
✓	IMPACT ON NATURAL FEATURES ACC 8-4E-4D8

**RECEIVED**

APR 03 2014

ADA COUNTY  
DEVELOPMENT SERVICES



Breckon Land Design Inc.  
Post Office Box 44465  
Boise, ID 83711  
ph: 208-376-5153  
fax: 208-376-6528  
[www.breckonlanddesign.com](http://www.breckonlanddesign.com)

Landscape Architecture • Land Planning • Geographic Info Systems • Water Management • Erosion Control • Graphic Communication • Irrigation Design

April 2, 2014

RE: Master Site Plan for 6398 West Gowen Rd.  
Lot 1, Block 4  
Randall Acres Sub No.1  
Southeast ¼ Section 30  
Township 3 North, Range 2 East  
Boise Meridian, Ada County

To whom it may concern,

The owner, Tim Elam would like to build a 3,620 sq. ft. Contractor's Shop on a one (1) acre lot. The building will be used for his own established contracting company. The hours will be typical business hours, Monday through Friday, 8am-5pm. The number of employees during the largest shift would be two (2). No patrons are expected to visit the building since the business is service contracting off site. The building will be centered on the site with asphalt parking for 8 vehicles in the front and an asphalt service area in the back of the building. The yard will be fenced and secured on the perimeter. Proposed sewer will be coordinated with Central District Health and will be a septic system. Water will be supplied by United Water.

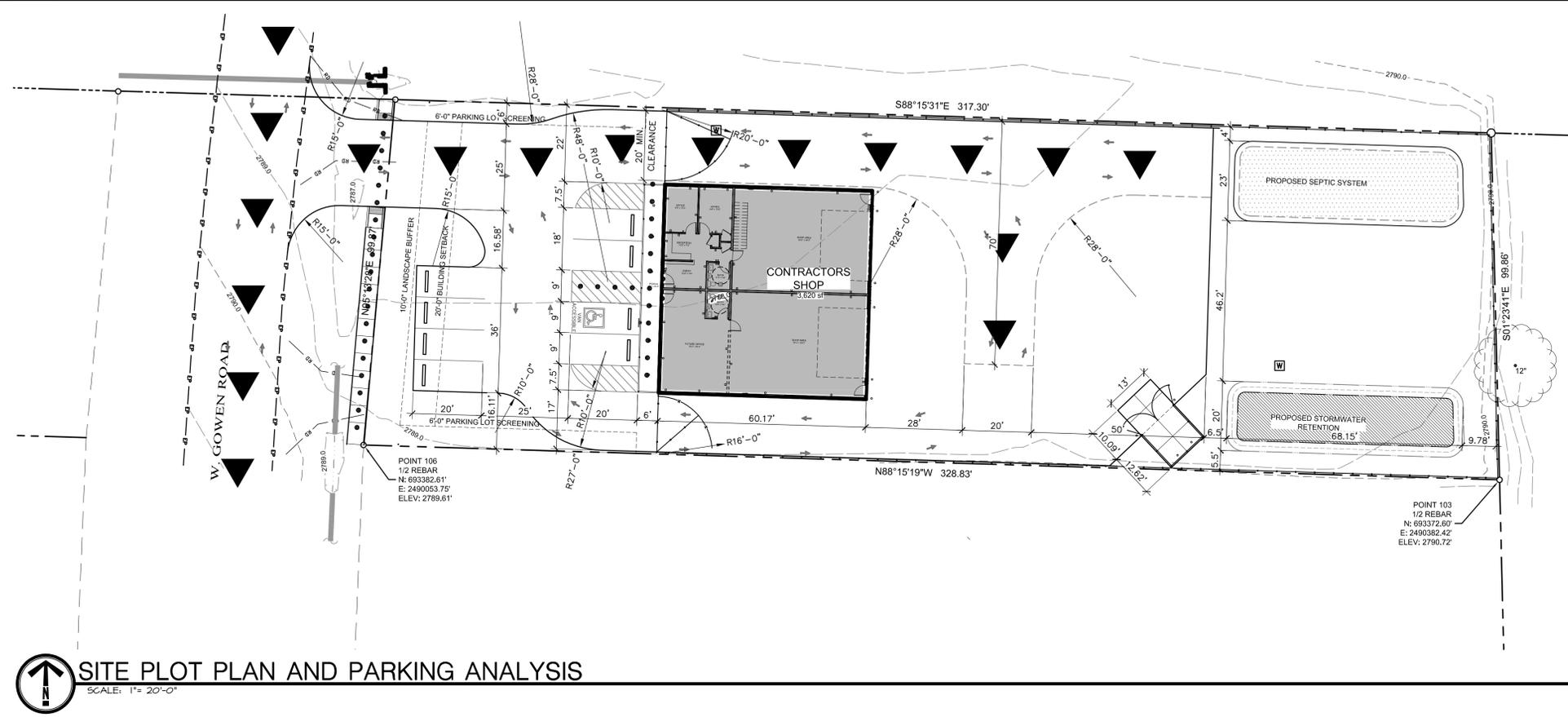
The proposed landscape improvements include planting the landscape areas with a mix of native deciduous trees, native shrubs, and dry land native seed mix. All disturbed areas are to be revegetated. An proposed automatic pressurized drip irrigation system shall be included for vegetation establishment.

If you have any further questions or comments, please contact me at 208-376-5153 or via email [revans@breckonid.com](mailto:revans@breckonid.com)

Sincerely,  
Breckon Land Design, Inc.

Rodney Evans, PLA,  
Landscape Architect #238  
Land Planner  
Cc: File





**SITE PLOT PLAN AND PARKING ANALYSIS**  
SCALE: 1" = 20'-0"

**NOTES**

ALL ELECTRICAL ON SITE (POWER, TELEPHONE, ETC.) WILL BE ROUTED UNDERGROUND TO THE APPROPRIATE LOCATIONS WHEN THEY ARE DETERMINED.

**FIRE SERVICE NOTES**

PROPOSED BUILDING WILL NOT REQUIRE AN AUTOMATIC SPRINKLER SYSTEM.

**SEWAGE DISPOSAL:**

CONNECT TO EXISTING IN PLACE SERVICES. EXISTING SERVICE LOCATIONS TO REMAIN IN PLACE.

**WATER SUPPLY:**

A SEPTIC SYSTEM WILL BE DEVELOPED AND INSTALLED IN COORDINATION WITH CAPITAL DISTRICT HEALTH.

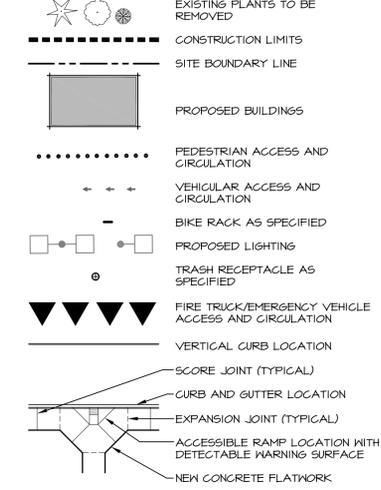
**FILLING, EXCAVATION AND EARTHWORK**

- 1) EARTH MOVING ACTIVITIES SHALL BE PHASED IN ORDER TO MINIMIZE THE AMOUNT OF DISTURBANCE AT ANY ONE TIME.
- 2) AN EROSION AND SEDIMENT CONTROL PLAN ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN WILL BE PREPARED. PERMANENT SOIL STABILIZATION MEASURES WILL BE ADDRESSED ON THESE PLANS.

**TREE MITIGATION NOTES:**

1. THE LANDSCAPE ARCHITECT WILL MEET WITH THE COUNTY ARBORIST TO ESTABLISH MITIGATION REQUIREMENTS FOR REMOVAL OF EXISTING TREES.

**SITE PLOT LEGEND**



**PARKING ANALYSIS**

**CONTRACTORS YARD AND SHOP BUILDING:**

**NUMBER OF PARKING SPACES REQUIRED PER ADA COUNTY CODE:**  
1 PER 1,000 SF OF FLOOR SPACE PLUS 1 PER EACH EMPLOYEE  
 $(3620/1000) = 4 + 2 \text{ EMPLOYEES} = 7 \text{ TOTAL STALLS}$

**NUMBER OF PARKING SPACES PROVIDED:**  
7 STALLS + 1 ADA STALLS

**NUMBER OF BICYCLE PARKING SPACES REQUIRED:**  
1 PER 25 CARS (0)

**NUMBER OF BICYCLE PARKING SPACES PROVIDED:**  
1 BIKE RACK(S) (3 BIKES EACH) = 3 BICYCLE PARKING SPACES

**SHOP AND YARD IMPROVEMENTS**  
6398 West Gowen Road  
Boise, Idaho 83709  
Site Plot Plan

SCALE: 1" = 20'-0"

REVISIONS		
No.	Date	Description

PROJECT NO.: 14025  
DRAWN BY: AJ, RE  
CHECKED BY: RE, JB  
DATE: 3/28/2014

SHEET NUMBER  
**MSP1.0**



**landesign**  
BRECKON

Copyright © 2014  
All rights reserved. Reproduction or use in any form or by any means without written permission of Breckon Land Design, Inc. is prohibited and subject to criminal prosecution.

THE PROFESSIONAL SERVICES OF THE LANDSCAPE ARCHITECT AND THE INVESTIGATION FOR AND THE PERFORMANCE OF THE PROJECT OF PRODUCT DESIGN, AS CONDUCTED OR OBSERVED BY THE LANDSCAPE ARCHITECT FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.

S:\projects\10\14\14025 6398 gowen\CAD\14025 10map02.dwg plotted by: user06 on Wed, April 2 2014 at 04:32 PM

M  
L  
K  
J  
I  
H  
G  
F  
E  
D  
C  
B  
A

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

Master Site Plan

# NATURAL FEATURES ANALYSIS

- 1) Hydrology:
  - RIVERS SEE MAP
  - STREAMS SEE MAP
  - NATURAL DRAINAGE SWALES SEE MAP
  - PONDS OR LAKE SEE MAP
  - WETLANDS N/A
  - FLOODPLAIN (areas subject to flooding) N/A
  - POORLY DRAINED AREAS SEE NOTES
  - PERMANENT OR SEASON HIGH GROUNDWATER AREAS SEE ATTACHED GEOTECHNICAL ENGINEERING REPORT

Existing drainage patterns and water resources reflect the agricultural background of the site. A drainage ditch runs along East side of N Gowen Road to the west of the property with a Northernly flow. The New York Canal is located just off site to the East and is significantly elevated from the surrounding areas. The proposed contractors' Yard and Shop improvements will NOT require relocating ANY water ways. Groundwater was not encountered within depths explored during the field investigation (12.2' +/-). It is unlikely that groundwater will be encountered during construction.

**Irrigation:**  
A new irrigation system will have to be installed to accommodate the new vegetation improvements on site as well as accommodating the new building, hard surfaces and retained vegetation.

- 2) Soils:
  - PRIME AGRICULTURAL SOILS SEE NOTES
  - AQUIFER RECHARGE SOIL AREAS N/A
  - UNSTABLE SOILS SUSCEPTIBLE TO EROSION SEE NOTES
  - SOILS SUITABLE FOR DEVELOPMENT SEE NOTES
  - #55 POWER SILT LOAM SEE NOTES

The subject site is located within the Boise Valley which is directly underlain by a thick sequence of alluvial sands and gravels typically deposited on basalt formations. These sediments are loosely named the Boise River Gravels and were deposited as river flood plain and stream cutbank from the Boise River. These gravel deposits tend to have imbricated well-rounded clasts, poor sorting and crude stratification of beds of gravel and lenses of cross-bedded sand suggesting deposition in braided channels. The Boise River Gravels consist of unconsolidated clay silt, sand, gravel, and cobbles. These gravels have been subdivided into smaller units based on their age and are exposed as distinct alluvial terraces. Five of these terraces are well exposed in the Boise area and range in age from Middle Pleistocene to Holocene (< 1 million years ago). The site is situated on the Gowen Terrace, the fourth terrace above the floodplain. The Gowen Terrace is generally regarded to overlie sands and gravels of the older Bonneville Point Formation. Native surficial soils on the site are silts and/or sandy silts and/or lean clays. Underlying these soils are poorly graded free draining washed sands and sandy gravels (Othberg and Stanford, 1992).

Ada County Soil Survey, pg. 17, #5 Aeric Haplaquepts, nearly level.  
These soils are very deep and somewhat poorly drained. They formed in mixed alluvium in drainage ways on the alluvial terraces south of the Boise River. The slope ranges from 0 to 3 percent. The elevation is 2500 to 3100 feet. The average annual precipitation is 11 inches, the average annual temperature is 51 degrees F, and the frost-free period is about 150 days.

These soils are too variable in texture and depth to sand and gravel to map individually. The surface layer ranges in texture from silt loam to very gravelly loam. The subsoil ranges in texture from clay loam to very gravelly clay loam. Depth to sand and gravel ranges from 20 to 60 inches. Depth to mottles ranges from 10 to 20 inches. Flooding is a hazard in years of unusually high precipitation. Depth to the water table ranges from 18 to 36 inches in summer. Runoff is very slow, and the hazard of erosion is slight.

Included in mapping are small areas of Abo silt loam, 0 to 3 percent slopes; Elijah silt loam, 0 to 2 percent slopes; Power silt loam, 0 to 2 percent slopes; and Purdam silt loam, 0 to 2 percent slopes. These included soils make up about 10 percent of this map unit.

In most areas, these soils are used for irrigated permanent pasture. In some areas, they are used for alfalfa hay, alfalfa seed, field corn, sweet corn, wheat, barley, oats, mint, and other irrigated crops. In some areas, they are used for residential and urban development.

Netness is the major limitation to agriculture. The water table restricts the growth of some deep-rooted crops and can impede farm implements. Tile drains can be used to lower the water table if a suitable outlet is available.

Border, furrow, corrugation and sprinkler irrigation systems can be used on these soils. The border and corrugation systems are well suited to alfalfa, small grains, and pasture. Furrow irrigation is well suited to row crops. Sprinkler irrigation is well suited to most crops.

Netness is the major limitation to the use of these soils as sites for urban and residential development and for most engineering uses.

The use of these soils as septic tank filter fields is severely limited by the fluctuating water table. If effluent is discharged into this water table, contamination of nearby water supplies is a hazard. Increasing the thickness of the unsaturated filter zone above the water table with suitable fill material can reduce this hazard. Connection to a closed community sewer system is an alternative if a facility is available.

Digging and trenching are hampered by the water table. It may be necessary to use pumps at excavation sites in summer.

The water table is a limitation to the use of these soils as sites for houses with basements unless drainage is provided.

This map unit is in capability subclass IIIw, irrigated.

- 3) Topography:
  - SLOPES >25% SEE MAP
  - SLOPES 16-25% SEE MAP
  - SLOPES 8-15% SEE MAP
  - SLOPES 0-8% SEE MAP
  - CONTOUR LINES EXTEND 300' BEYOND BOUNDARY SEE MAP
  - ENTIRE DRAINAGE BASIN IS INCLUDED IN MAP SEE MAP

The construction limits on site consists of approximately 0.74 acres of undeveloped and flat terrain reaching to 8% on existing berms; they are being retained by existing naturalized vegetation. The entire construction site is generally very flat. The surface exhibits fine-grained soils throughout the majority of the site. The property is bounded on the North and East by undeveloped industrial land. The property is bounded on the South and West by existing industrial developments. Regional drainage runs East to West toward Five Mile Creek. Storm water drainage for the site is achieved primarily by percolation through surface soils. Off-site drainage will be maintained through the existing drainage ditches.

- 4) Vegetation: (analysis of existing vegetation)
  - Vegetation throughout the site consists primarily of native and blown in non-native species. Such vegetation mixtures are typical of fallow or unused ground in industrial areas.

- 5) Sensitive Plants/Wildlife: (as listed in the Idaho Comprehensive Wildlife Conservation Strategy found at the Idaho Conservation Data Center)
  - The site is located in the Owyhee Uplands Ecological Section and consists of Arable land Habitat area. The Woodhouse's toad, Western toad and Northern leopard frog may be found in drains and streams; cross-referenced with the Idaho Conservation Data Center. The Coast Mole and Townsend's Pocket Gopher can also be found throughout the area; cross-referenced with the Idaho Conservation Data Center.

- 6) Historic Resources:
  - There are no known historic resources existing on the site according to the Ada County Historic Site Inventory.

- 7) Hazardous areas:
  - FLOOD HAZARD SEE MAP
  - HIGH GROUND WATER SEE ATTACHED GEOTECHNICAL ENGINEERING REPORT
  - POORLY DRAINED AREAS SEE ATTACHED GEOTECHNICAL ENGINEERING REPORT
  - BURIED PIPELINES N/A

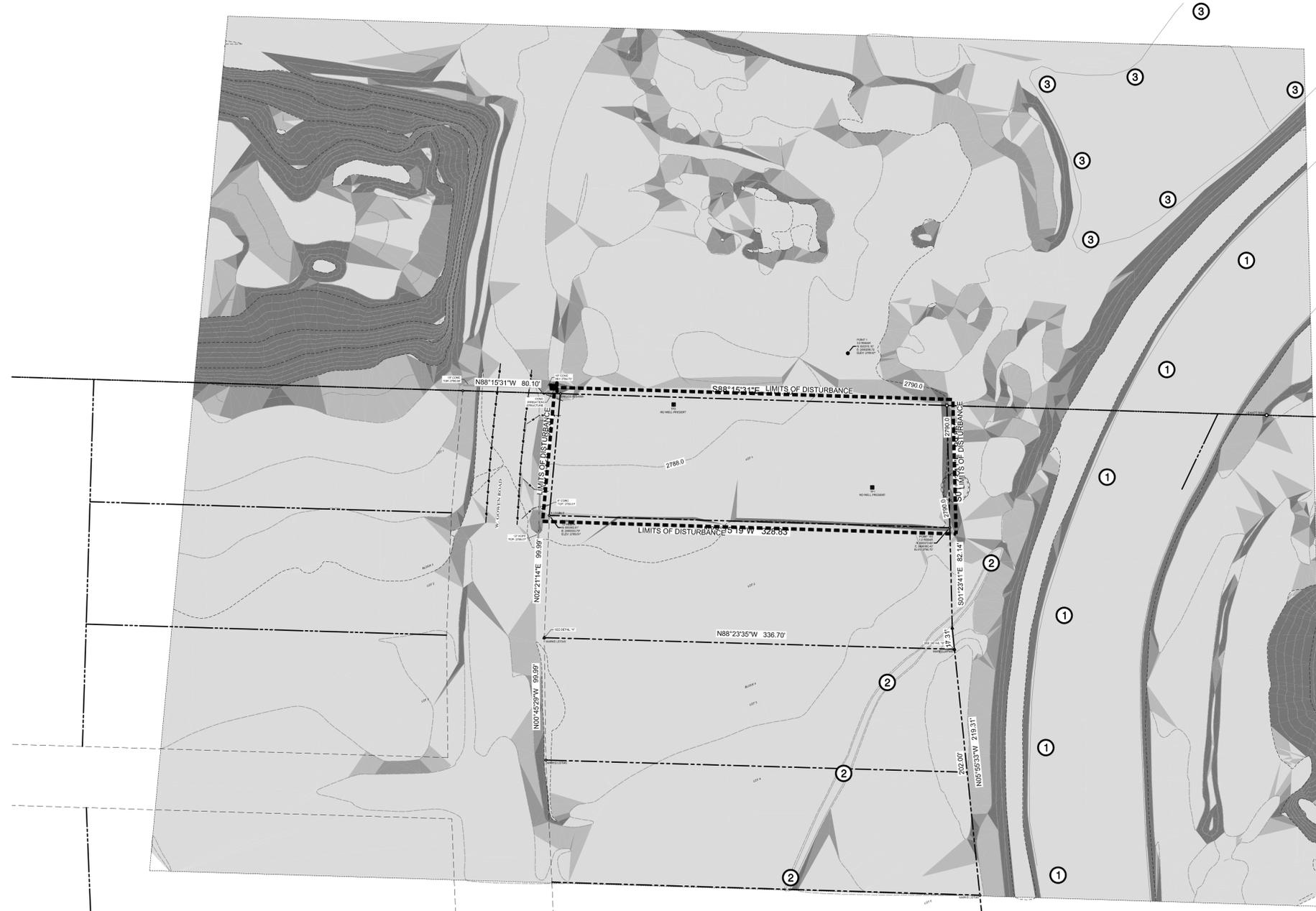
- 8) Screening:
  - No known hazardous areas exist on the site.

- 9) Drainage:
  - Refer to Landscape Plan, sheet MS 3.0. Screening has been provided along the North, South and West perimeters at the proposed parking lot to meet county landscaping requirements.

- 10) Important Features:
  - All stormwater will be retained on site.

- 11) Existing Structures:
  - EXISTING STRUCTURES SEE MAP
  - WATERCOURSES DRAINAGE DITCH, NEW YORK CANAL
  - WETLANDS N/A
  - POWER LINES SEE MAP
  - TELEPHONE LINES SEE MAP
  - RAILROAD LINES N/A
  - AIRPORT INFLUENCE AREAS N/A
  - EXISTING EASEMENTS SEE MAP
  - MUNICIPAL BOUNDARY SECTION LINES SEE MAP
  - PARKS, SCHOOLS SEE MAP

- 12) Natural Features Mitigation:
  - Natural features will be protected by siting the buildings and features to minimize site disturbance, maintain natural drainage patterns, and minimize the amount of roadway and infrastructure expansion. In so doing, the amount of open space will be maximized there by retaining the open views throughout the site.



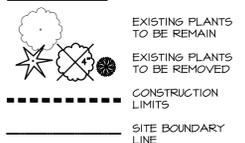
## NATURAL FEATURES ANALYSIS

SCALE: 1" = 50'-0"

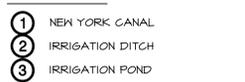
### TOPOGRAPHY LEGEND



### LEGEND



### CALLOUT LEGEND



### NOTE

CONTOUR INTERVAL = ONE FOOT & FIVE FOOT  
Per Ada County Soil Survey (1980), all visible soils on map are #5 Aeric Haplaquepts, pg. 17, and mapped on sheet #25.  
All slopes in excess of 8% are located at existing berms along the south and east property lines and will be re-graded to less than 8% where new improvements require; or outside the construction limits. Existing drainage ditches, seasonal canals and irrigation ponds will NOT be altered.

### LEGAL DESCRIPTION

LOT 1 BLOCK 4 OF THE RANDALL ACRES SUBDIVISION NUMBER 1 IN THE NW1/4 OF THE SE1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO  
AREA OF IMPACT = 0.74 ACRES

Exhibit #9  
Page 1 of 1  
Project #201400465 CU-MSP



**BRECKON**  
Land Design, Inc.  
Professional Engineer  
State of Idaho License No. LA-16556  
1000 S. Broadway, Suite 200  
Boise, Idaho 83725  
Phone: 208-378-9185  
Fax: 208-378-9558  
www.breckonlanddesign.com  
Greater City, Idaho 83714



Copyright © 2014  
All rights reserved. Reproduction or use in any form or by any means without written permission of Breckon Land Design, Inc. is prohibited and subject to criminal prosecution.

SHOP AND YARD IMPROVEMENTS  
6398 West Gowen Road  
Boise, Idaho 83709  
Natural Features Analysis



SCALE: 1" = 20'-0"

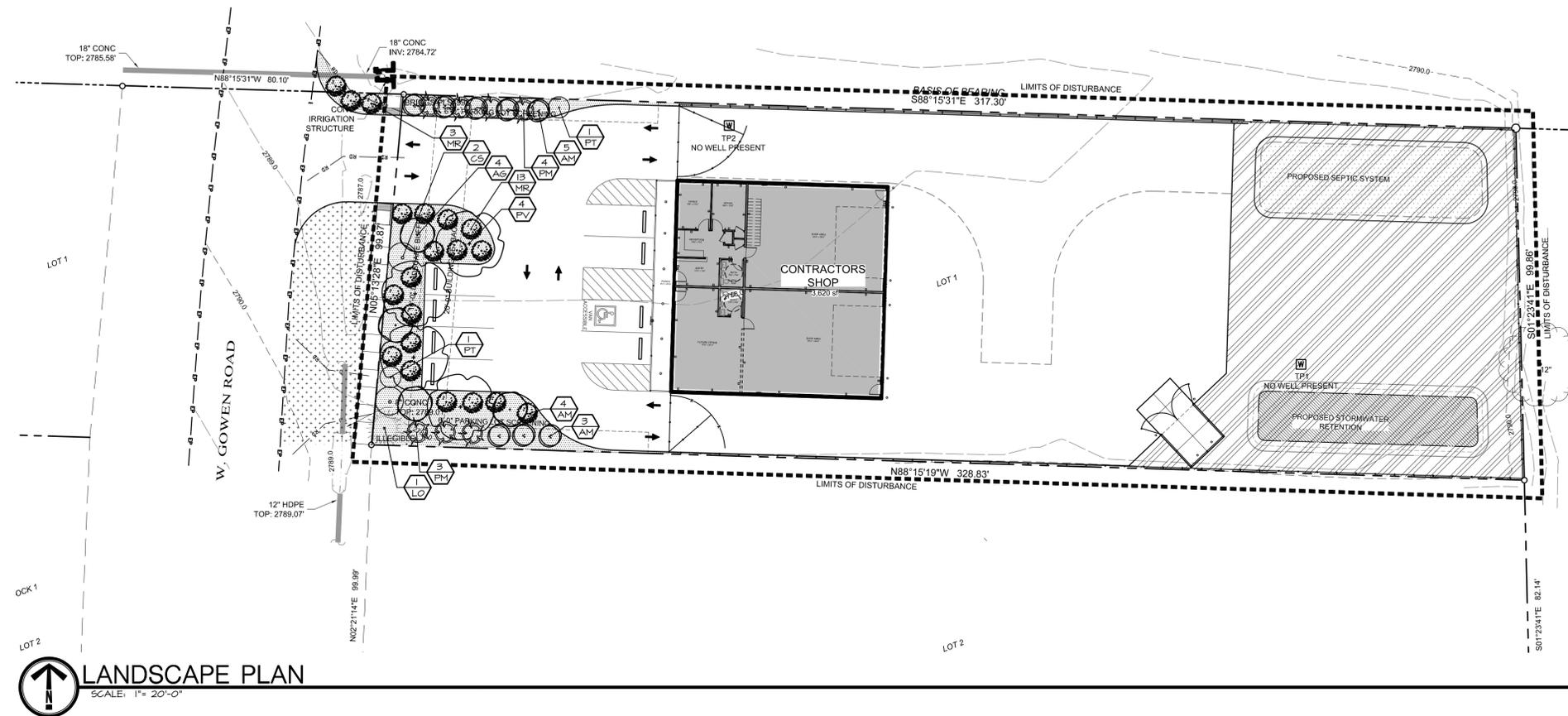
REVISIONS		
No.	Date	Description

PROJECT NO.: 14025  
DRAWN BY: AJ, RE  
CHECKED BY: RE, JB  
DATE: 3/28/2014

SHEET NUMBER  
**MSP2.0**

Master Site Plan

S:\projects\2014\14025\_6398\_gowen\CAD\14025\_20msp01.dwg plotted by: user06 on Wed, April 2, 2014 at 04:34 PM



**LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"

**LANDSCAPE NOTES:**

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAININGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH "AGRIFORM" PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL, AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
  - PROVIDE APPROVED IMPORTED TOPSOIL OR
  - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, SEASONALLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
  - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
  - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION.
  - ACIDITY/ALKALINITY RANGE - PH 5.5 TO 7.6.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL ALIGNED, STORM DRAIN PIPE, STRUCTURES OR FACILITIES.
- SEWERAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

**LANDSCAPE POINT REQUIREMENTS**

<p><b>NORTH PROPERTY LINE</b></p> <p>Requirements: 6'-0" wide landscape buffer along north property line 13 linear feet, requiring 8 points per 10 linear feet 58 points required</p> <p>35 points for drought tolerant ornamental trees (7x 5 points) 27 points for drought tolerant shrubs (8 x 3 points)</p> <p>54 points provided</p>
<p><b>SOUTH PROPERTY LINE</b></p> <p>Requirements: 6'-0" wide landscape buffer along south property line, 83 linear feet requiring 8 points per 10 linear feet 66 points required</p> <p>42 points for drought tolerant ornamental trees (6x 7 points) 27 points for drought tolerant shrubs (7 x 3 points)</p> <p>67 points provided</p>
<p><b>EAST PROPERTY LINE</b></p> <p>Requirements: 0'-0" wide setback along east property line 100 linear feet, requiring 0 points 0 points required</p> <p>81 points for new and existing native vegetation (8,06sf / 100= 81 x 1 points)</p> <p>81 points provided</p>
<p><b>WEST PROPERTY LINE</b></p> <p>W. Gowen Rd. Requirements: 10'-0" wide landscape buffer along west property line 100 linear feet, requiring 10 points per 10 linear feet 100 points required</p> <p>35 points for drought tolerant ornamental trees (5x 7 points) 5 points for evergreen trees (1x 5 points) 48 points for drought tolerant shrubs (16 x 3 points) 15 points for new and existing turf (1,454sf / 100= 15 x 1 points)</p> <p>103 points provided</p>

**PLANT SCHEDULE**

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	PTS.
<b>DECIDUOUS SHADE TREES</b>						
4	AG	Acer glabrum	Rocky Mountain Maple	15 gal.	W8XH20	10
8	AM	Amelanchier alnifolia	Saskatoon Serviceberry	15 gal.	W6XH10	10
1	LO	Larix occidentalis	Western Larch	15 gal.	W10XH30	1
4	PV	Prunus virginiana	Chokecherry	15 gal.	W20XH25	1
<b>SHRUBS/PERENNIALS/ORNAMENTAL GRASSES</b>						
2	CS	Cornus sericea	Red Osier Dogwood	#1	W8XH6	10
20	MR	Mahonia repens	Creeping Oregon Grape	#1	W2XH6	10
1	FM	Physocarpus malvaceus	Hallow Ninebark	#1	W6XH8	10
2	PT	Purshia tridentata	Blitterbrush	#1	W6XH6	10

**LANDSCAPE LEGEND**

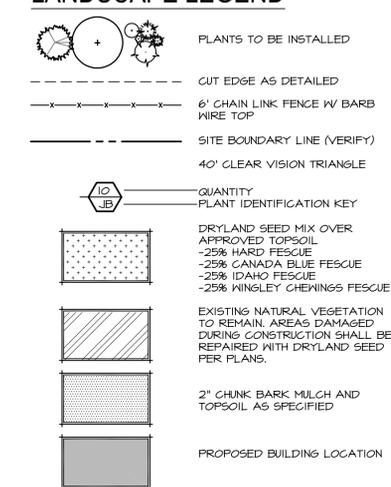


Exhibit #10  
Page 1 of 2  
Project #201400465 CU-MSP



**PRELIMINARY NOT FOR CONSTRUCTION**

LANDSCAPE ARCHITECTURE  
• Erosion & Sediment Control  
• Site Planning  
• Graphic Communication  
• Water Management  
• Land Planning  
www.breckonlandscapedesign.com  
Phone: 208-378-9185  
Fax: 208-378-8588  
Boise, Idaho 83774



Copyright © 2014  
All rights reserved. Reproduction or use in any form or by any means without written permission of Breckon Land Design, Inc. is unlawful and subject to criminal prosecution.

**SHOP AND YARD IMPROVEMENTS**  
6398 West Gowen Road  
Boise, Idaho 83709  
Landscape Plan



SCALE: 1" = 20'-0"

REVISIONS		
No.	Date	Description

PROJECT NO.:  
**14025**  
DRAWN BY:  
**AJ, RE**  
CHECKED BY:  
**RE, JB**  
DATE:  
**3/28/2014**

SHEET NUMBER  
**MSP3.0**

Master Site Plan

S:\projects\2014\14025 6398\_gowen\CAD\14025\_30m\sp01.dwg plotted by: user06 on Wed, April 2 2014 at 04:37 PM

### DRYLAND SEEDING REQUIREMENTS

**General Overview**  
This report outlines recommended revegetation and slope stabilization measures for disturbed cut and fill slopes within the project limits as defined on the accompanying plan which will be seeded with the dryland seed mix and not irrigated. These recommendations are made to prevent short term and long term soil erosion as well as to provide an aesthetic revegetation which will blend with the existing natural surrounding area. The measures include revegetation and hydromulching procedures following topsoil distribution and fine grading. The area to be revegetated consists of all disturbed areas related to grading for construction and any other areas disturbed in the process of construction. The slopes to be affected vary widely in degree and aspect.

**General Earthwork**  
All work shall be limited to the area required for construction with minimal, if any, disturbance to the surrounding natural slope or vegetation. All finished grades shall be smooth and rounded to ensure a natural transition between new and existing grades. Refer to grading and drainage plans for additional requirements.

**Site Preparation**  
Earthwork process should begin with clearing large shrubs from the areas to be disturbed. Woody stems and branches shall be chipped on site to improve the amount of organic material in the top soil. Natural topsoil occurs at varying depths on the project site. The topsoil should be excavated and stockpiled at designated storage areas prior to the proposed grading operations.

**Topsoil Distribution**  
Once the general earthwork is complete and rough grading has been accomplished, the topsoil should be redistributed over the area to minimum depths as specified. Where needed, slopes should be graded with serratation to hold topsoil adequately. Topsoil should be spread and lightly compacted utilizing a small cleared tractor moving perpendicular to the contours or another method with equal capability. It is our recommendation that any necessary mechanical means of erosion control be in place prior to beginning site disturbance.

Once topsoil has been distributed and graded, revegetation seeding shall follow immediately. In order to eliminate surface crusting and to facilitate better root penetration, the surface should be scarified prior to seeding.

**Seeding**  
Apply seed to the project site by hydroseeding or sodding. The following information provides material and execution for seeding.

**Fertilizer-Fiber Mulch Material**  
Kiwi Fertilizer-Fiber from 'Quattro Environmental', a composted poultry based mulch material free of growth or germination inhibiting ingredients. Apply at the rate of 2000 lbs. per acre.

**Organic Soil Amendment**  
Kiwi Power from 'Quattro Environmental' (or approved equal) applied at 5 gallons per acre.

**Tackifier**  
Mud Tackifier soil stabilizer - Ecology controls M-Binder. Tackifier applied at the rate of 80 lbs. per acre.  
Granite Seed 1697 West 2100 North P.O. Box 177 Lehi, Utah 84043 1-800-788-4433 (or approved equal)

**Hydroseeding**  
Mix specified seed and organic soil amendment in water per manufacturer's recommendations. Apply seeded slurry evenly in two intersection directions. Do not hydroseed in areas of that which can be mulched on same day. Keep off roads, walks, structures and areas not to be seeded. Clean up these areas. After hydroseeded, track in seeding using a cleared crawler with track marks perpendicular to the slope. After tracked, mulch slope with 2000 lbs. per acre of fertilizer-fiber mulch material and 80 lbs. per acre of tackifier.

**Maintenance**  
Immediately reseed areas which show bare spots. Minimum acceptable plant coverage is 80 percent after one growing season. Protect seeded areas with warning signs during maintenance period. The seed will require approximately ninety (90) days of favorable growing conditions to germinate and become established for successful survival with normal minimal summer precipitation.

**Seeding Time**  
The optimal seeding time shall be in fall, between mid September and mid October. If seeding is applied too early or too late, proper germination is not realized prior to fall dormancy, then reseeded shall be applied in early spring, as soon as soil is workable (not muddy) between March and mid May. This planting time provides the optimum weather conditions for seed germination and seedling survival rate. Seeding after November 20, 'dormant seeding' insures that the seed does not germinate prior to freezing winter temperatures and seed should be in place for the early spring rains.

**Water**  
The contractor will provide supplemental water to ensure proper seed germination.

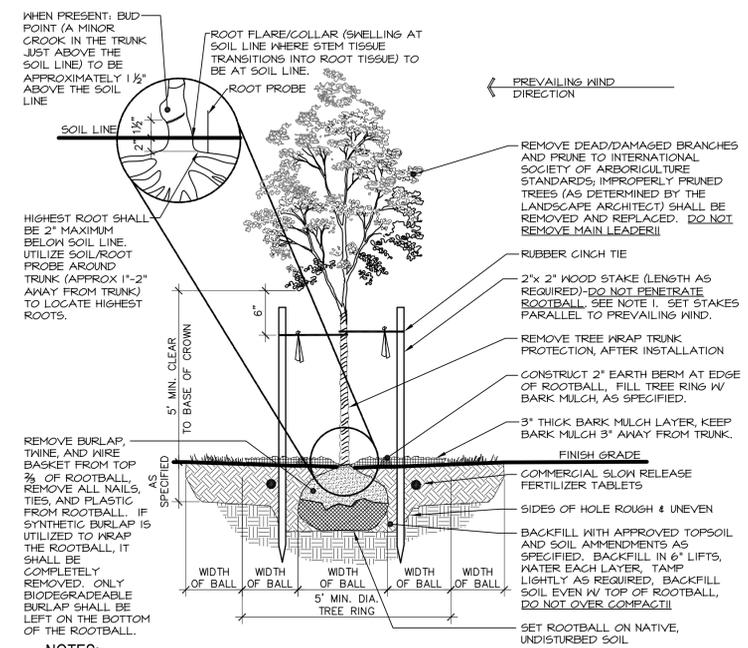
**Fertilization**  
Fertilization is not recommended for reclamation seeding due to promotion of weed competition. If weeds are apparent, contact landscape architect for weed removal requirements.

**Erosion Control**  
Under normal circumstances and adherence to the construction practices described in the specifications, the above recommended erosion control measure should provide a stable slope condition. To avoid incidental erosion, it is imperative that the slopes, once prepared, remain undisturbed until seeding germinates and is established.  
An 80% vegetation cover is recommended to control erosion. Surface conditions should be monitored daily. If erosion detrimental to the slope is observed or anticipated due to excessive rainfall, remedial measures shall be implemented as required. Refer to the Storm Water Pollution Prevention Plan for additional requirements.

### LANDSCAPE AREA

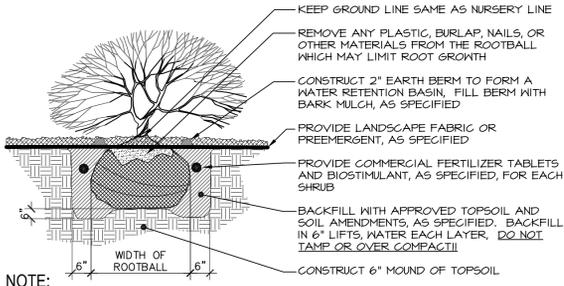
#### PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
  - SPREAD PLANTING SOIL TO A DEPTH OF 4 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
  - SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
  - REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
  - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
  - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
  - APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
  - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, TRASH, AND OTHER EXTRANEIOUS MATTER.
  - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE. REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOON IMMEDIATELY FOLLOWING RAIN OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 45 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.
- TURF SEED SHALL BE SOWN AT A RATE PER SEED SUPPLIER RECOMMENDATIONS. SEED SHALL BE HYDROSEEDED OR DRILL SEEDING AT THE CONTRACTOR'S OPTION. AREAS WITH A 3:1 OR GREATER SLOPE SHALL BE HYDROSEEDED.



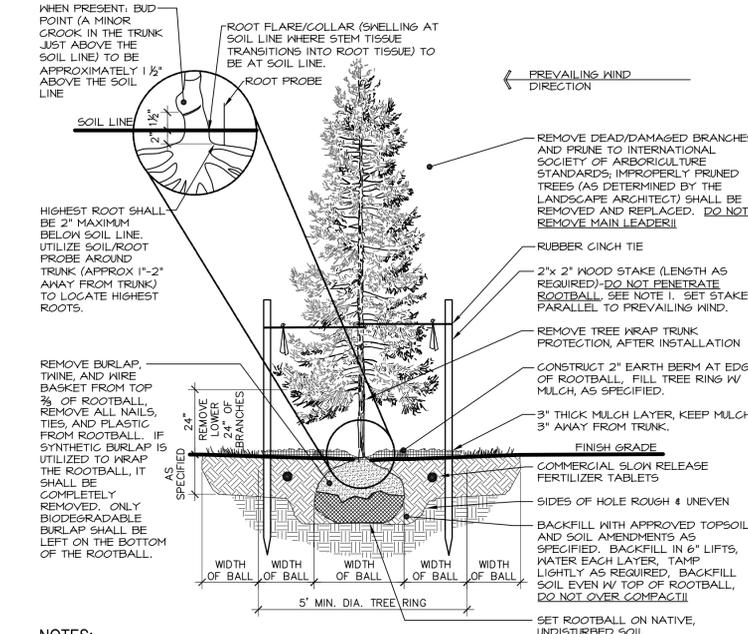
### 1 PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS) NOT TO SCALE

- NOTES:**
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
  - IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
  - LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
  - WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
  - WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
  - IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



### 2 SHRUB PLANTING NOT TO SCALE

### 3 DECIDUOUS TREE PLANTING NOT TO SCALE



- NOTES:**
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
  - IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
  - LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
  - WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
  - WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
  - IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

### 4 CONIFEROUS TREE PLANTING NOT TO SCALE

### WEED ABATEMENT NOTES:

- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED NEEDS WITH ROUND-UP (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED NEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF ROUND-UP TO ALL EXPOSED NEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE NEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

### IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES IN LAWN AREAS AND 18\"/>

### TOPSOIL NOTES

- TOPSOIL REQUIREMENTS: ASTM D 5269, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
  - LAWN AREAS; 4 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
  - PLANTER BEDS; 18 INCHES MINIMUM
- FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORM FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2\"/>

Exhibit #10  
Page 2 of 2  
Project #201400465 CU-MSP



LANDSCAPE ARCHITECTURE  
 • Erosion & Sediment Control  
 • Site Planning  
 • Graphic Communication  
 • Water Management  
 • Land Planning  
 www.breckonidaho.com  
 Phone: 208-797-9195  
 Fax: 208-797-9508  
 1000 N. Myrtle Street  
 Boise, Idaho 83724



Copyright © 2014  
 All rights reserved. Reproduction or use in any form or by any means without written permission of Breckon Land Design, Inc. is illegal and subject to criminal prosecution.

SHOP AND YARD IMPROVEMENTS  
 6398 West Gowen Road  
 Boise, Idaho 83709  
 Landscape Details and Notes



SCALE: 1"= 20'-0"

REVISIONS		
No.	Date	Description

PROJECT NO.:  
14025  
 DRAWN BY:  
AJ, RE  
 CHECKED BY:  
RE, JB  
 DATE:  
3/28/2014

SHEET NUMBER  
MSP3.5

Master Site Plan

S:\projects\2014\14025\_6398\_gowen\CAD\14025\_30mssp01.dwg plotted by: user06 on Wed, April 2, 2014, at 04:37 PM

# 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: CONTRACTOR'S YARD/SHOP  
Date and time of neighborhood meeting: THURSDAY, MARCH 27<sup>TH</sup>, 2014 - 6PM  
Location of neighborhood meeting: ON SITE

## SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: 30 Township: 3N Range: 2E Total Acres: 1.0  
Subdivision Name: RANDALL ACRES NO. 1 Lot: 1 Block: 7  
Site Address: 6398 W. GOWEN RD Tax Parcel Number(s): \_\_\_\_\_  
BOISE, ID 83709 R7334122450

## APPLICANT:

Name: RODNEY EVANS  
Address: 181 E. 50TH ST  
City: GARDEN CITY State: 10 Zip: 83714  
Telephone: 376-5153 Fax: 376-6528  
Email: REVANS@BRECKWLD.COM

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



[Signature]  
Signature: (Applicant)

3-27-2014 6pm  
Date

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

8/4/11

EXHIBIT 11  
Page 1 of 2  
Project # 20140405 W-MSP



Breckon Land Design Inc.  
 Post Office Box 44465  
 Boise, ID 83711  
 ph: 208-376-5153  
 fax: 208-376-6528  
[www.breckonlanddesign.com](http://www.breckonlanddesign.com)

Landscape Architecture • Land Planning • Geographic Info Systems • Water Management • Erosion Control • Graphic Communication • Irrigation Design

**Neighborhood Meeting for 6398 West Gowen Road**

**Master Site Plan Application, Contractor's Shop and Yard**

**DATE 3/27/2013 TIME 6:00 p.m.**

**First Name, Last Name (Please print) Address**

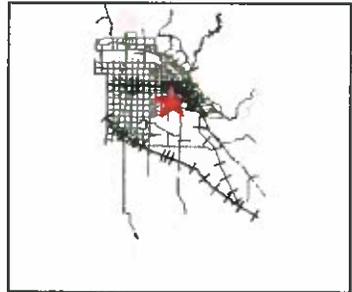
*Tim Elam 3350 S. Beverly*

*CURTIS CLAYTON 2616 E HARPER DR.*

*POOMEN EVANS 610 WYNNEBERG / 181 E 50<sup>TH</sup> ST*



# 201400465 CU-MSP Vicinity Map



### Legend

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

Scale: 1:2,800



Map center: 43° 34' 2.3" N, 116° 15' 32.3" 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.

# Project #201400465 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
  - Parks
  - Ada-OQ2013

0 150 300 450 ft.

Map center: 43° 34' 1.9" N, 116° 15' 33.1" W

Scale: 1:1,568

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.

**Brent Danielson**

**From:** Brent Danielson  
**Sent:** Monday, April 07, 2014 2:20 PM  
**To:** rphillips@idahopower.com; john.lee@unitedwater.com; lanette.daw@boiseschools.org; laurenboehlke@yahoo.com; carla.bernardi@cableone.biz; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; dabo@cityofboise.org; jtomlinson@cityofboise.org; dfluke@cityofboise.org; kyokom@cityofboise.org; tmills@cityofboise.org; neal.murphy@ang.af.mil; james.heuring@bgab.afcent.af.mil; alan.clarke@ang.af.mil; ryan.odneal@ang.af.mil; mark.lessor@itd.idaho.gov; rward@idfg.idaho.gov; linda.clark@deq.idaho.gov; linda.clark@deq.idaho.gov; msinglet@intgas.com; velta@nyid.org; suelynn.d.williams@usps.gov; clittle@achdidaho.org; syarrington@achdidaho.org; ross@clearwire.net; rgervais@cityofboise.org; cherylwright@cwidaho.cc; mdewalt@adalib.org; Mark Ferm; Angela Gilman; Jean Schaffer; Dale Ann Barton; Glenda Britz; Brent Danielson  
**Cc:** Brent Danielson  
**Subject:** Ada County Application Transmittal Notice.



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

<b>File Number:</b> <u>201400465-CU / MSP</u>	<b>X-Reference:</b> NONE
<b>Description:</b> A conditional use and master site plan application to operate and construct a contractor's yard/shop. The shop will be approximately 3,620 square feet.	
<b>Reviewing Body:</b> P AND Z	<b>Hearing Date:</b> 6/5/2014
<b>Applicant:</b> BRECKON LAND DESIGN	<b>P&amp;Z Recommendation:</b>
<b>Property:</b> The property contains 1.000 acres and is located at 6398 W GOWEN RD BOISE 83709, Section 30 3N 2E.	

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

We request that you submit your comments or recommendations by 4/22/2014. When responding, please reference the file number identified above. If responding by email, please send comments to [bdanielson@adaweb.net](mailto:bdanielson@adaweb.net).

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

Sincerely yours,  
BRENT DANIELSON, ASSOCIATE PLANNER  
200 W Front Street  
Boise ID 83702

[bdanielson@adaweb.net](mailto:bdanielson@adaweb.net)  
(208) 287-7913

ADA COUNTY  
DEVELOPMENT SERVICES



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

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

BUILDING • ENGINEERING • PLANNING • ZONING

April 7, 2014

Rodney Evans  
Breckon Land Design, Inc.  
P.O. Box 44465  
Boise, ID 83711

**RE: PROJECT #201400465 CU-MSP; TIM ELAM**

Dear Mr. Evans;

This is to notify you that your application has been scheduled to be heard by the Ada County Planning and Zoning Commission on **June 5, 2014**. This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. I can be reached at (208) 287-7913 or via e-mail at [bdanielson@adaweb.net](mailto: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.adacounty.id.gov/Development-Services](http://www.adacounty.id.gov/Development-Services). The sign is required to be taken down no later than three (3) days after the final decision. If there are multiple hearings on the application, the sign does not need to be taken down between hearings. However, the sign will need to be updated with the new hearing dates as the application goes through the hearing process.

Sincerely,

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

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

Cc: Tim Elam, 3350 Beverly St., Boise, ID 83709

Project #201400465 CU-MSP  
Tim Elam

EXHIBIT 16  
Page 1 of 1  
Project # 201400465 CU-MSP

# MEMORANDUM

---



DATE: 4/8/2014

RE: 201400465-CU/MSP Breckon Land Design

TO: Brent Danielson, Associate Planner

FROM: Mark Ferm, Ada County Building Official

---

## Summary of Project:

A conditional use and master site plan application to operate and construct a contractor's yard/shop. The shop will be approximately 3,620 square feet and located at 6398 W Gowen Rd.

## Findings and Conditions:

The Building Division has no objection to the proposed development however, the applicant should be aware that a permit will be required for the construction proposed. Plans and specifications bearing an Idaho licenced architects stamp will be required followed by review and issuance of an Ada County 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](mailto:markf@adaweb.net)



**BOISE CITY PUBLIC WORKS DEPARTMENT**

**DEPARTMENT CORRESPONDENCE**

Date: April 14, 2014

To: Ada County Planning & Zoning

Re: 201400465/CU/MSP; 6398 W. Gowen Rd.

**CONDITIONS OF APPROVAL**

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

No comment.

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

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

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

No comment.



**Rob Bousfield**

Digitally signed by Rob Bousfield  
DN: cn=Rob Bousfield, o, ou=Asst. City  
Engineer, email=rbousfield@cityofboise.org,  
c=US  
Date: 2014.04.14 12:33:59 -0600

**PUBLIC WORKS REPRESENTATIVE**

**Mike Sheppard, P.E.**

Digitally signed by Mike Sheppard, P.E.  
DN: cn=Mike Sheppard, P.E., ou=Public Works, ou=City  
Engineer, email=msheppard@cityofboise.org, c=US  
Date: 2014.04.14 12:36:34 -0600

**PUBLIC WORKS REPRESENTATIVE**

cc: Applicant

I:\PWA\Subjects\Review Comments\CU\2014-CU\201400465-CU-MSP.doc

EXHIBIT 18  
Page 1 of 1  
Project # 201400465 CU-MSP

TIME RECEIVED  
April 16, 2014 1:43:00 PM MDT

REMOTE CSID  
208 854 4011

DU  
31 ION

PAGES  
1

STATUS  
Received

04/16/2014 13:44 208-854-4011

BSD TRANSPORTATION

PAGE 01/01



## ***Independent School District of Boise City #1***

**Boundaries, Transportation, and Traffic Safety**  
8169 W Victory Rd - Boise, ID 83709  
(208) 854-4167 Fax (208) 854-4011

April 16, 2014

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



**RE: 201400465 CU-MSP – Randall Acres Sub #1**

At the present time, the Developer and/or Owner have made arrangements to comply with all requirements of the Boise School District.

The schools currently assigned to the proposed project area are:

Elementary School: **Hillcrest**  
Junior High School: **West**  
High School: **Borah**

Comments Regarding Traffic Impact: **None**

Comments Regarding Safe Routes to School Impact: **None**

If you have any further questions, please feel free to contact this office.

Lanette Daw, Supervisor  
Traffic Safety and Transportation

LD/pkw

**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



21 April 2014

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

RE: Breckon Land Design  
6398 W. Gowen Rd.  
Boise-Kuna Irrigation District  
Eagleson-Carr Lateral 04+00 Rot.  
Sec. 30, T3N, R2E, B.M.

RE: 201400465-CU/MSP

BK-35E2

Brent Danielson, Associate Planner:

The United States' New York Canal lies along the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We have asserted this federal easement 25 feet out and parallel to the lower embankment of the canal. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

There is a concern in regards to the placing of the proposed septic system and storm water retention pond and their impact on the integrity of the United States' New York Canal embankment. Whereas, any excavation of these lots outside of our asserted federal easement could impact the integrity of the existing canal embankment, the Boise Project will need to monitor any development of this parcel to see if it will have a direct impact on our facility.

The developers should contact Phil Comegys, Watermaster for Division 2- B.P.B.C., at (208) 342-5086, for any concerns he may have in relationship to the New York Canal.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

EXHIBIT 20  
Page 1 of 2  
Project # 201400465 CU-MSP

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



CENTRAL DISTRICT HEALTH DEPARTMENT  
Environmental Health Division

Return to:

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

Rezone # \_\_\_\_\_

Conditional Use # 201400465-CU/MSP

Preliminary / Final / Short Plat \_\_\_\_\_

sect. 30

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



14. A permit for septic system is not yet installed. CDHD has no objection.

Reviewed By: [Signature]  
Date: 4/21/14

EXHIBIT 21  
Page 1 of 1  
Project # 201400465-CU-MSP

BD



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

Date: May 2, 2014  
To: Rodney Evans  
Breckon Land Design, Inc.  
181 E. 50<sup>th</sup> St.  
Garden City, ID 83714



Subject: 201400465-CU/MSP  
6398 W. Gowen Road  
The applicant is requesting conditional use and master site plan approvals for the construction of a contractor's shop and yard.

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has site-specific conditions of approval (see below) for this application at this time.

- **Policy:**

**Sidewalk Policy:** District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

**Successive Driveways:** District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 20 MPH and daily traffic volumes greater than 200 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

**Driveway Width Policy:** District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet

into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

- **Staff Comments/Recommendations:** The applicant should be required to construct 5 foot wide detached concrete sidewalk located at least 31 feet from the centerline of Gowen Road abutting the site. If public sidewalk is placed outside of the dedicated right-of-way, the applicant should be required to provide a permanent right-of-way easement. The easement shall encompass the entire area between the right-of-way line and 2 feet behind the back edge of the sidewalk.

The proposed driveway located approximately 114 feet north of the existing driveway accessing the southern property does not meet District Successive Driveways Policy. However, staff recommends the driveway be approved as proposed due to the limited amount of frontage (100 feet) the site has on Gowen Road and the driveway would not meet policy regardless of its placement. The applicant should be required to pave the driveway its full width with pavement tapers at least 30 feet into the site beyond the edge of pavement of Gowen Road.

### **Site Specific Conditions of Approval:**

1. Construct a 5 foot wide detached concrete sidewalk on Gowen Road located at least 31 feet from the centerline of Gowen Road abutting the site. Provide a permanent right-of-way easement if sidewalk is placed outside of the dedicated right-of-way.
2. Construct a 25 foot wide driveway on Gowen Road as proposed. Pave the driveway its full width with pavement tapers at least 30 feet into the site beyond the edge of pavement of Gowen Road.
3. Payment of impacts fees are due prior to issuance of a building permit.
4. Comply with all Standard Conditions of Approval.

### **General:**

A traffic impact fee may be assessed by ACHD and will be due prior to issuance of a building permit. Please contact ACHD Planning and Development Services at 387-6170 for information regarding impact fees.

Plans must be submitted to the ACHD Development Review Department prior to final approval.

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

Prior to the construction or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.) a permit to work in the right-of-way must be obtained through ACHD Construction Services. For questions regarding the permitting process, please contact Construction Services at 387-6280.

The applicant shall also be required to meet the applicable ACHD Standard Conditions of Approval as well as 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) 387-6218.

Sincerely,

Lauren Watsek  
Planner I  
Development Services  
CC: Project file,  
Ada County Development Services,  
Tim Elam

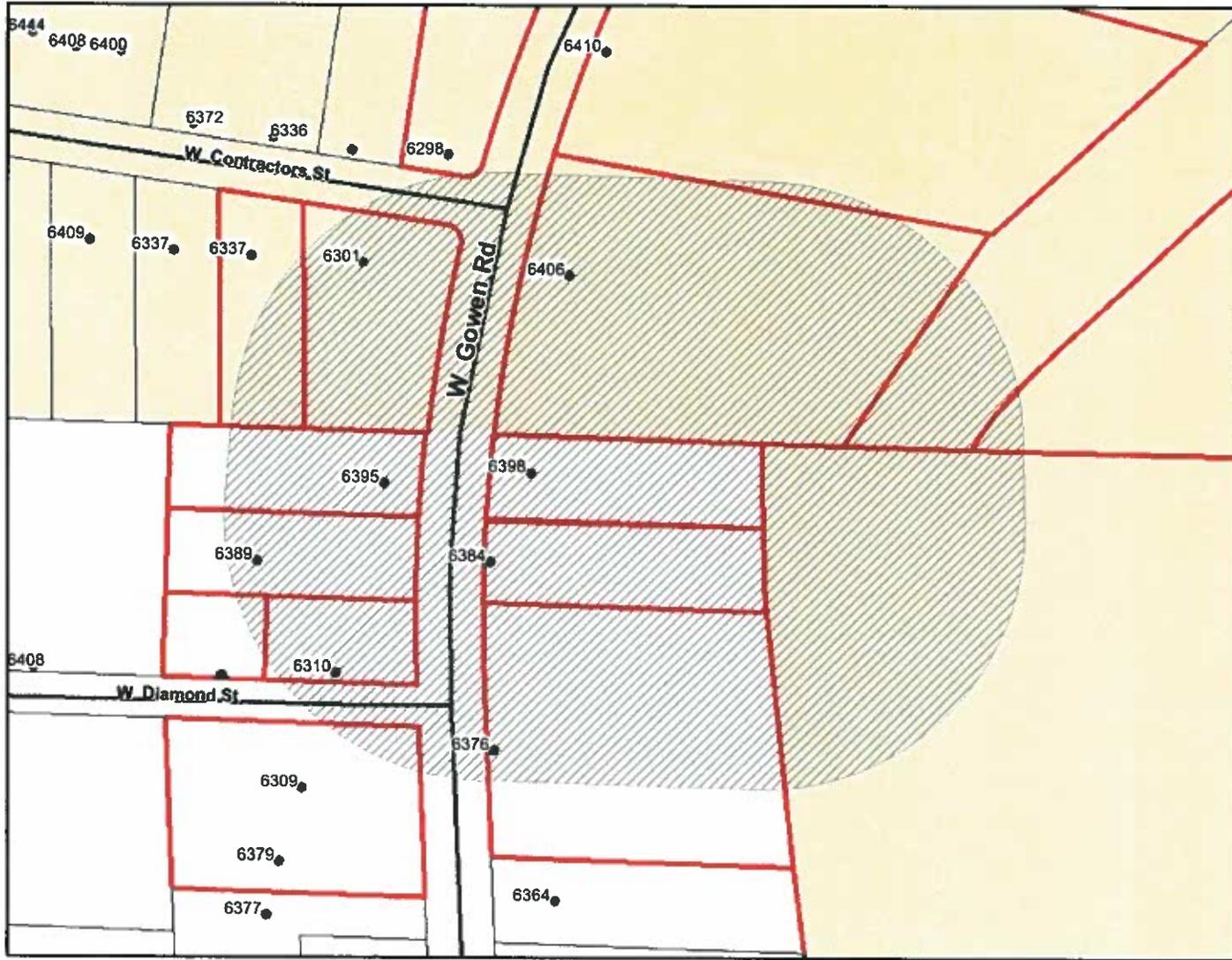
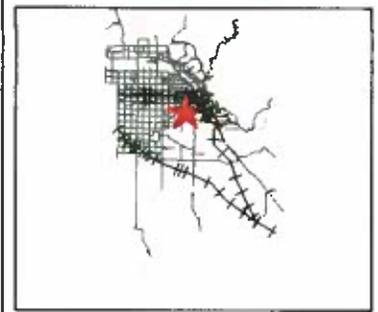
## Standard Conditions of Approval

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

## Request for Appeal of Staff Decision

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

# 201400465 CU-MSP Radius Map



### Legend

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

Scale: 1:2,400



Map center: 43° 34' 2.3" N, 116° 15' 32.3" 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.

EXHIBIT 23  
 Page 1 of 1  
 Project # 201400465 CU-MSP

**Primary Owner**

4M LEASING INC  
B & B DEVELOPMENT LLC  
CITY OF BOISE (BOISE AIR TERMINAL)  
DODGE MINNIE L  
ELAM TIMOTHY BLAINE  
FREDERICK KAREN L  
GEOVEST LLC  
HOPE DALE  
NEWMAN DEBRA KAY  
SHAJO LLC  
TNT PROPERTIES LLC  
TRINITY CREEK HOLDINGS LLC  
VENTURE 66 LLC

**Mailing Address**

PO BOX 488  
6376 W GOWEN RD  
PO BOX 500  
18237 SOUTHLAKE CIR  
3350 S BEVERLY ST  
6389 W GOWEN RD  
P O BOX 5188  
3901 S CURTIS RD  
6497 N MTN MANOR CT  
PO BOX 16003  
PO BOX 8184  
PO BOX 171142  
6434 W GOWEN RD

**Mailing Address City, State Zip**

COUNCIL, ID 83612-0000  
BOISE, ID 83709-0000  
BOISE, ID 83701-0500  
CALDWELL, ID 83607-0000  
BOISE, ID 83709-4219  
BOISE, ID 83709-0000  
BOISE, ID 83705-0000  
BOISE, ID 83705-0000  
PARKER, CO 80134-0000  
BOISE, ID 83715-0000  
BOISE, ID 83709-0000  
BOISE, ID 83717-0000  
BOISE, ID 83709-0000



**MEMORANDUM**

---



**DATE** May 6, 2014

**RE:** Recommendation Regarding File 201400465 CU MSP, Contractor's Yard, 6398 W Gowen Road, Boise ID

**TO:** Brent Danielson, Associate Planner

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

**CC:**



---

Brent,

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

- Master Application
- Detailed Letter
- Master Site Plan

My comments and Conditions of Approval are as follows:

**Drainage**

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

**LEGAL NOTICE OF PUBLIC HEARING** Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on June 5, 2014 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201400308-CU-MSP Hummel Architects: A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. All improvements are located on the interior of the Idaho Expo site on Lorimer Lane. The new administration building will be approximately 3,400 sq. ft. and the new entry gate structure will be approximately 2300 sq. ft. with a 20" entry sign that spans approximately 55 feet. The property is located at 5610 N. Glenwood Street.; 4N 1E Sec. 25. Megan Basham 287-7944 201400378-CU-MSP, C&A Paving: A request for a conditional use and master site plan for a gravel extraction operation on 118 acres. The extraction is planned for three phases over the next 25 years with the possibility of a concrete batch plant and/or an asphalt batch plant to be located on the property. During high construction season, the applicant is requesting that the pit operate 24 hours a day. The property is located on S. Pleasant Valley Road; 2N 2E Sec. 21. Megan Basham 287-7944 201400465-CU-MSP, Breckon Land Design: A conditional use and master site plan application to operate and construct a contractor's yard/shop. The shop will be approximately 3,620 square feet. The property is located at 6398 W. Gowen Road; 3N 2E Sec. 30. Brent Danielson 287-7913 201400467-S-PR, Pasture Serene Estates Subdivision: A preliminary plat application for a two (2) lot residential subdivision along with a private road application. The property is located at 3520 S. Black Cat Road.; 3N 1W Sec. 27. Brent Moore 287-7998 201400615 CU-MSP, Meridian Joint School District #2: Conditional Use/Master Site Plan for the addition of one new 1,792 sq. ft. portable classroom building to Mary McPherson Elementary School. The property is located at 1050 E. Amity Road.; 3N 1E Sec. 30. Diana Sanders 287-7905 Staff Reports Available On-Line 5 Days before Hearing Date - adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. **ADA COUNTY PLANNING AND ZONING COMMISSION Mark Perfect Planning & Zoning Administrator Pub. May 20, 2014 Publish Dates: 5/20/2014 -6/3/2014 1**

EXHIBIT 27  
 Page 1 of 1  
 Project # 201400465 CU-MSP

RECEIVED

MAY 20 2014

ADA COUNTY DEVELOPMENT SERVICES

# Sign Posting Certification

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

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

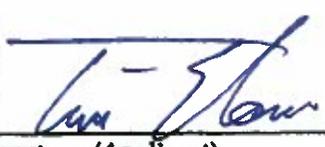
### GENERAL INFORMATION:

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

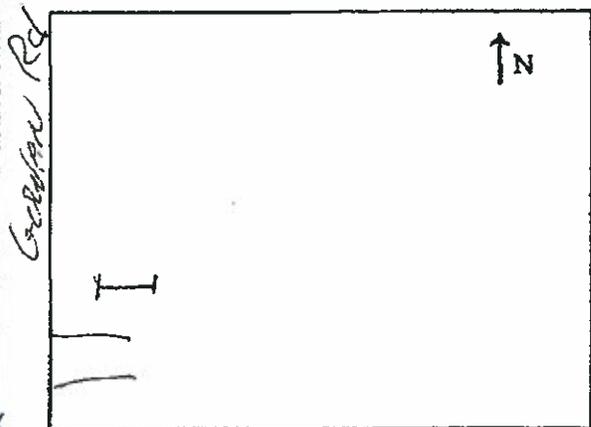
Please attach dated photographs of each sign with the certification.

### PROJECT INFORMATION:

Location:	Quarter:	Section: 30	Township: 3N	Range: 2E	Total Acres: 1
Project Name: AFFORDABLE RAIN WATER TANK - OWNER			Lot: 1	Block: 4	
Site Address: 6398 W LOWAN RD BOISE ID 83709			Tax Parcel Number(s): R7334122450		
File Number: 201400465 CU-MISPTANK			Date Posted: 5-13-2014		

<b>APPLICANT:</b> TIM ETAM	
Name: TIM ETAM	
Address: 3350 BEVERLY ST	
City: BOISE	State: ID Zip: 83709
Telephone: 573-1100	Fax: .
<p>I certify that the property was posted at least ten (10) days prior to the scheduled public hearing and have attached dated photographs of each sign in accordance with Section 8-7A-5 of the Ada County Code.</p>	
	
Signature: (Applicant)	Date: 5-13-2014

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



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

05/13/2014 12:54 PM

 Location

No location

 Category

Documents

 Tags

No tags



EXHIBIT 28  
Page 2 of 3  
Project # 2014004650-MSP

RECEIVED

MAY 21 2014

ADA COUNTY  
DEVELOPMENT SERVICES

# ADA COUNTY PUBLIC HEARING NOTICE

## Ada County Planning and Zoning Commission

Ada County Planning & Zoning will hold a public hearing at 200 W. Front St. Boise, ID at 6pm on June 5th in the Commissioner's Main Hearing Room #1235

**PURPOSE:** A conditional use and master site plan for a contractor's yard/shop.

**PROPERTY LOCATION:** 1 acre located at 6398 W. Gowen Rd., Boise, ID 83709

**APPLICATION BY:** Rodney Evans- Breckon Land Design

**CONTACT INFO:** Project #201400465 CU-MSP.

Contact Planner Brent Danielson at 287-7913 for more information.

RECEIVED  
MAY 21 2014  
ADA COUNTY  
DEVELOPMENT SERVICES

A  
L

200 221

EXHIBIT 28  
Page 3 of 3  
Project # 201400465 CU-MSP

## Brent Danielson

---

**From:** Brent Danielson  
**Sent:** Thursday, May 22, 2014 12:05 PM  
**To:** revans@breckonco.com  
**Subject:** Project #201400465 CU-MSP Landscape Plan

Rodney,

In reviewing the landscape plan I noticed that there was an error in calculating the point total for the drought tolerant shrubs on the south property line. In the Landscape Point Requirements Table it stated: 27 points for drought tolerant shrubs (7 x 3 points). Based on the seven (7) shrubs it should have been 21 points. With the 21 points for the drought tolerant shrubs plus the 42 points for the drought tolerant trees the point ends up being 63 points, which is less than the 66 points required along the south property line. However, we are able to count the 2" Chunk Bark Mulch depicted on the landscape plan as Ground Cover (other), which has a point value of 1 point per 100 square feet. The amount of the chunk bark mulch along the southern property line exceeds 300 square feet, which gets you to the required 66 points.



**Brent Danielson**  
**Associate Planner**

**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7913 *office*  
(208) 287-7909 *fax*