



TO: ADA COUNTY PLANNING & ZONING COMMISSION

HEARING DATE: June 5, 2014

STAFF: Diana Sanders, Associate Planner

PROJECT NO.: 201400615 CU-MSP

APPLICANT: Hutchinson Smith Architects

INTRODUCTION

A conditional use/master site plan for one additional portable classroom at Mary McPherson Elementary School. The property contains 7.91 acres and is located at 1050 E. Amity Road; Section 30, T. 3N, R. 1E.

EXECUTIVE SUMMARY

The applicant is requesting to place one additional portable classroom at Mary McPherson Elementary School. The school was originally built in prior to 1964 and has three (3) existing portable classrooms on site. Ada County Code requires a conditional use for the placement of more than three (3) portable classrooms on a school site. A master site plan was also required because previous codes did not require master site plans with the applications.

The classroom will be placed to the north of the existing portable classrooms and school. The number of parking spaces will exceed the required amount with the gravel parking area to the east of the property that has a lease agreement with J. R. Simplot Company for parking.

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.: 201400615 CU-MSP

- 1 Master Application Form (6 pages)
- 2 Applicant's Letter of Intent (1 page)
- 3 Site Plan (1 page)

- 4 Central District Health Department comment received May 1, 2014 (1 page)
- 5 Meridian Fire Department comment received May 7, 2014 (1 page)
- 6 Boise Project Board of Control comment received May 13, 2014 (1 page)
- 7 Ada County Highway District comment received May 15, 2014 (4 pages)
- 8 Ada County Building Official comment received May 19, 2014 (1 page)
- 9 Sign Posting Certification and Pictures received May 19, 2014 (2 pages)
- 10 Central District Health Department comment received May 20, 2014 (1 page)
- 11 License Agreement with J. R. Simplot Company received May 22, 2014 (6 pages)



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
- MASTER SITE PLAN*
- NONCONFORMING USE EXPANSION
- ONE TIME DIVISION
- PRIVATE ROAD
- PROPERTY BOUNDARY ADJUSTMENT
- 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: 1E Total Acres: 7.910
 Subdivision Name: No Lot: _____ Block: _____
 Site Address: 1050 E Amity Road, City: Meridian
 Tax Parcel Number(s): S1130438500
 Existing Zoning: RSW Proposed Zoning: _____ Area of City Impact: _____ Overlay
 District(s): _____

OFFICE USE ONLY



| | | | | | |
|--------------|-------------------------|--------------|--------------------|-------------------|-------------------------------------|
| Project #: | <u>201400615-CU-MSP</u> | ig Fees/GIS: | <u>CU 1,015.04</u> | Engineering Fees: | |
| Received By: | <u>[Signature]</u> | Date: | <u>4/30/14</u> | Stamped | <input checked="" type="checkbox"/> |
| | | | <u>MSP</u> | <u>565.04</u> | |

total 1580.08

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)

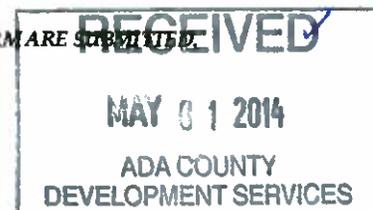
A Master Site Plan request does not require a public hearing. It is a staff level application, as long as it is not associated with a conditional use.

GENERAL INFORMATION: Mary McPherson One New Portable Classroom Bld

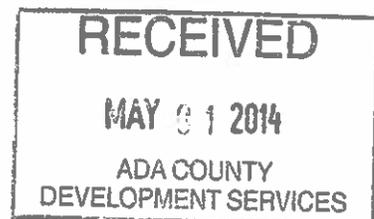
| Applicant | DESCRIPTION | Staff |
|-----------|--|-------|
| X | One paper copy and one electronic copy of all required submittals. | ✓ |
| X | Completed and signed Master Application. | ✓ |
| X | Completed Supplemental Information. | ✓ |
| X | DETAILED LETTER by the applicant fully describing the request or project and address the information on supplemental sheet; | ✓ |
| X | DEED or evidence of proprietary interest. | ✓ |
| N/A | IDAHO DEPARTMENT OF FISH AND GAME LETTER. | |
| X | FULL SIZE SCALED PLOT PLAN, showing all existing and proposed easements, property lines, and structures drawn to scale, including one electronic copy and one copy reduced to 8 1/2 X 11. (Address required information on supplemental sheet) | ✓ |
| | 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) | n/a |
| X | 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) | ✓ |
| X | OFF STREET PARKING & LOADING FACILITIES (ACC 8-4G) (Address required information on supplemental sheet) | ✓ |
| No Change | LIGHTING (ACC 8-4H) (Address required information on supplemental sheet) | n/a |
| No Change | SIGN PLAN (ACC 8-4I) | n/a |
| X | Indicate all proposed and existing signs. | |
| X | NATURAL FEATURES ANALYSIS (ACC 8-4E-4D) see supplemental info. | n/a |
| | OVERLAY DISTRICT: May require a separate checklist or additional information for the following: | |
| | HILLSIDE DEVELOPMENT (ACC 8-3H) | |
| | FLOOD HAZARD (ACC 8-3F) | |
| | WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B) | |
| | SOUTHWEST PLANNING AREA (ACC 8-3C) | |
| | PLANNED UNIT DEVELOPMENT (ACC 8-3D) | |
| | BOISE RIVER GREENWAY (ACC 8-3G) | |
| | BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A) | |
| | APPLICATION FEE: Call County or go to www.adaweb.net for fees | |

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

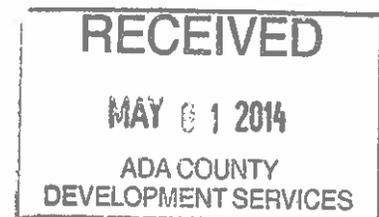
APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.



| MSP SUPPLEMENTAL INFORMATION (to be completed by the applicant) | |
|--|--|
| DETAILED LETTER MUST ADDRESS THE FOLLOWING (if applicable) | |
| | Proposed use (s): Educational Group E |
| | Is the project associated with a Conditional Use YES (x) NO () |
| | Conditional Use # |
| | Area of city impact: Southwest Planning Area |
| | Is this application a modification of an approved master site plan? Original MSP # No |
| | Is this application a change or expansion of an approved master site plan? Original MSP # No |
| | Total square feet of all proposed structures: 1792 s.f. |
| | Hours of operation: 7:00 am to 4:00 pm |
| | Days of operation: Monday thru Friday |
| | Required parking: 80 |
| | Required bicycle parking: 3 |
| | Required ADA parking: 3 |
| | Number of employees during the largest shift: 60 |
| | Maximum number of patrons expected: Estimate 2014 Enrollment - 600 Students |
| Existing | Outdoor speaker system YES (x) NO () |
| | Proposed Sewer: Existing (septic) |
| | Proposed Water: Existing |
| | Pressurized Irrigation YES (x) NO () |
| | Multifamily structures shall have varied setbacks within the same structure and staggered and/or reversed unit plans. Structures within a multi-family development shall be rotated, staggered, and/or reversed. |
| | Explain if the utilities are underground or if screening is provided. |
| SITE PLAN | |
| X | Structure location. |
| X | Pedestrian access and circulation. |
| X | Building elevations. |
| X | Well locations. |
| X | Drain fields. |
| X | Hydrant location, fire department access, fire flow resources, etc. |
| Existing | Pressurized Irrigation if required. |
| X | Parking plan. (required) ACC 8-4G |
| X | ADA parking identified. |
| X | Automobile access and circulation. |
| Existing | Lighting plan. (condition of approval) ACC 8-4H |
| X | Sign Plan. (If proposed, condition of approval) ACC 8-4I |
| LANDSCAPING (If applicable) | |
| Existing | Location, size, type, 75% maturity |
| Existing | Vegetation to be saved YES () NO () |
| | Phased project YES () NO (x) |
| | Verification that standards are met. |
| Existing | Fences over 100' YES (x) NO () |
| Existing | Size at planting: |
| Existing | Flood Hazard Overlay YES () NO () |
| | Sound walls YES () NO (x) |



| | | | |
|----------------------------------|---|----------------------------|----------------|
| Existing | Outdoor speakers | YES (x) NO () | |
| Existing | Perimeter Landscaping & Screening | | |
| Existing | | Required landscape points: | |
| Existing | | Minimum landscape width: | |
| Existing | Parking Area Landscaping & Screening | | |
| Existing | | % of Shading required: | |
| Existing | | Screening | YES () NO () |
| Existing | | Pedestrian access required | YES () NO () |
| PARKING | | | |
| Existing | Identify all off street parking and loading. | | |
| | Phased project | YES () NO (x) | |
| | Restrictions on use | YES () NO (x) | |
| | Within 300' of the entrance: | YES (x) NO () | |
| | Joint Parking Agreement (Submitt copy) | YES () NO (x) | |
| Existing | Identify width, angle, and depth of parking spaces. | | |
| Existing | Address Bicycle Parking. | | |
| Existing | List the number of required spaces for cars, bikes: 343 Cars; 16 bicycles | | |
| Existing | List the number of off street loading spaces: | | |
| Existing | List dimensions of off street loading spaces: | | |
| Existing | Detailed description of proposed paving materials. | | |
| LIGHTING (If applicable) | | | |
| Existing | Setbacks of the proposed lights: | | |
| Existing | Maximum Height: | | |
| Existing | Floodlights | YES () NO () | |
| Existing | Shielding | YES () NO () | |
| NATURAL FEATURES ANALYSIS | | | |
| Existing | HYDROLOGY. ACC 8-4E-4D1 | | |
| Existing | SOILS ACC 8-4E-4D2 | | |
| Existing | TOPOGRAPHY ACC 8-4E-4D3 | | |
| Existing | VEGETATION ACC 8-4E-4D4 | | |
| Existing | SENSITIVE PLANT AND WILDLIFE SPECIES ACC 8-4E-4D5 | | |
| Existing | HISTORIC RESOURCES ACC 9-4E-4D6 | | |
| Existing | HAZARDOUS AREAS ACC 8-4E-4D7 | | |
| Existing | IMPACT ON NATURAL FEATURES ACC 8-4E-4D8 | | |



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: Mary McPherson Elementary One New Portable Classroom Bld.

| Applicant | DESCRIPTION | Staff |
|-----------|---|-------|
| X | One paper copy and one electronic copy of all required submittals. | |
| X | Completed and signed Master Application | |
| X | DETAILED LETTER by the applicant fully describing the request or project and addressing the following: | ✓ |
| | X Explain the proposed use, and all uses associated with the request. | ✓ |
| | X Any other supporting information. | ✓ |
| | X Address the standards in ACC 8-5-3 for proposed use(s): | ✓ |
| | X Days of use: | ✓ |
| | X Hours of use: | ✓ |
| | X Duration of use(s): | |
| X | MASTER SITE PLAN (If required) | ✓ |
| X | NEIGHBORHOOD MEETING CERTIFICATION | ✓ |
| X | PRE-APPLICATION CONFERENCE NOTES | ✓ |
| | SITE PLAN is not required if associated with a MSP. | ✓ |
| | Show existing and proposed structures. | |
| | Submit one electronic copy, one full sized plan and one 8 1/2"X 11" plan. | |
| X | DEED (or evidence of proprietary interest) | ✓ |
| | OVERLAY DISTRICT: May require a separate checklist or additional information for the following: | |
| | HILLSIDE (ACC8-3H) | |
| | FLOOD HAZARD (ACC 8-3F) | |
| | WILDLAND-URBAN FIRE INTERFACE (ACC8-3B) | |
| | SOUTHWEST PLANNING AREA (ACC 8-3C) | |
| | PLANNED UNIT DEVELOPMENT (ACC8-3D) | |
| | BOISE RIVER GREENWAY (ACC 8-3G) | |
| | BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A) | |
| X | MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5) | |
| X | APPLICATION FEE: Call County or go to www.adaweb.net for fees | |

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

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



April 18, 2014

Ada County Development Services
200 W Front Street
Boise ID 83702

Re: Certificate of Zoning Compliance Narrative
Mary McPherson Elementary School – Modular Classroom Building; HSA # 14.119

To Ada County Planners:

On behalf of the Meridian Joint School District No. 2, Hutchison Smith Architects is submitting this Conditional Use Permit Application. The scope of work is as follows:

Place one (1) new portable classroom on the existing Lake Hazel Middle School campus. There is (1) (28'-0" x 64'-0") 1,792 s.f. portable classroom buildings that have been purchased from a local manufacturer and will come complete with State of Idaho tags, school district supplied ADA compliant adjustable aluminum ramp and new skirting. The proposed site location is in the southeast portion of the parking lot. The proposed site location is directly behind the middle of the school.

Proposed use (s): **Educational Group E**

Is the project associated with a Conditional Use **YES**

Conditional Use #:

Area of city impact: **Southwest Planning Area**

Is this application a modification of an approved master site plan? Original MSP#? **No**

Is this application a change or expansion of an approved master site plan? Original MSP#? **No**

Total square feet of all proposed structures:

Hours of operation: **7:00 am to 4:00 pm**

Days of operation: **Monday thru Friday**

Required parking: **80**

Required bicycle parking: **3**

Required ADA parking: **(2) car (1) van**

Number of employees during the largest shift: **60**

Maximum number of patrons expected: **Estimate 2014 Enrollment - 660 Students**

Outdoor speaker system **YES (X) NO ()**

Proposed Sewer: **Septic system**

Proposed Water: **Existing**

Pressurized Irrigation **YES (X) NO ()**

Multifamily structures shall have varied setbacks within the same structure and staggered and/or reversed unit plans. Structures within a multi-family development shall be rotated, staggered, and/or reversed. **N.A.**

Explain if the utilities are underground or if screening is provided. **Existing**

The purpose of the portable classroom is to relieve an overcrowding of the main school building classes.

Thank you,



Pat Klein

Project Manager

PK:jb

270 N. 27th St.
Suite A
Boise, Idaho
83702

Telephone:
208.338.1212

Facsimile:
208.338.0011

hsaarchitects.com



EXHIBIT 2
201400615 CU-MSP
MERIDIAN JOINT SCHOOL DISTRICT



ACCESSORY APPLICATION

Environmental Health Division

Ada & Boise County
707 N. Armstrong Pl
Boise, ID 83704-0825
Ph. 327-7499

Elmore County
520 E. 8th St. North
Mountain Home, ID
83647, Ph. 587-9225

Valley County
703 N. 1st St.
McCall, ID 83638
Ph. 634-7194

| For Office Use Only | |
|---------------------|-------------|
| Permit No. | Receipt No. |
| Date | Received By |

This Application is for: ACCESSORY USE TEMPORARY LIVING QUARTERS

| | | | |
|---|---|-------------------------|-------------------------------|
| Owner/Applicant's Name Meridian Joint School District #2 Contact: Wayne Hanners | | Home Phone | Work Phone 888-4320 |
| CURRENT MAILING | Street Address 2301 E Lanark Street | City Meridian | State ID |
| PROPERTY ADDRESS | Street Address Mary McPherson Elementary, 1050 E Amity Road | City Meridian | State ID |
| LEGAL DESCRIPTION OF PROPERTY | 1/4 SW | 1/4 SE | Section 30 |
| | Lot | Block | Subdivision |
| | | Township 3N | Range 1E |

Note: Be sure your legal description is accurate - an inaccurate legal description may result in rejection of your application

Location Inside City In County Parcel # **S1130438500**

Narrative description of your project: The project is to add one (1) portable classroom building to the existing school facility.
The site is currently supported by central water and a septic system.

Please list current number of bedrooms in the home N.A. Number of bedrooms to be added _____ Total number of bedrooms _____

Year Septic System was installed & approved: _____ Record No: _____ Year home was built: _____

NOTE: SHOULD THIS DEPARTMENT HAVE NO RECORD OF YOUR SEPTIC SYSTEM, YOU MUST HAVE YOUR SEPTIC TANK SIZED OR PUMPED AND BRING THE RECEIPT TO THIS OFFICE.

PLOT PLAN: Please draw an aerial view of the property showing the outline of buildings, well location(s), water lines, location of septic tank and drainfield, location of drainfield replacement area, ditches and streams, and location of street or road. Indicate dimensions and separation distances of each from septic tank and drainfield. (See example on back of sheet.)



Site is a public school. School currently has **520** students and **60** staff.

Projected student population is **600** and staff **65**

The portable classroom building provides additional space for **40** students and **4** staff.



I hereby certify that all information contained in this application is accurate and complete and I authorize the health authority access to this property. I also understand that any modifications, repairs or construction of a replacement or new individual or subsurface sewage disposal system requires that I obtain a permit to do so from the Central District Health Department.

Applicant's/Agent's Signature *Pat Klein* **Pat Klein, HSA** Date **4/30/14**
Address (if different from above) **270 N 27th Street, Boise ID 83702** Phone **338-1212**

FOR OFFICIAL USE ONLY

Proposed use is: Approved Approved per conditions Denied (see attached documentation).

By _____ EHS 40 _____ Date: ____/____/____ 9/07

Diana Sanders

From: Perry Palmer <ppalmer@meridiancity.org>
Sent: Wednesday, May 07, 2014 11:49 AM
To: Diana Sanders
Subject: 201400615CU/MSP

Hi Diana,

The Meridian Fire Department has no issues with this proposed addition.

Thanks,
Perry

**Perry Palmer, Deputy Chief of Fire Prevention
Meridian Fire Department
208-888-1234**



Dedication, Loyalty, Tradition

CONFIDENTIALITY NOTICE:

This email and any files transmitted with it are confidential and privileged and intended for receipt and use solely by the individual or entity named in this email transmission. If you are not the intended recipient, be advised that you have received this email in error, and that any use, dissemination, forwarding, printing, disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. Please notify the sender immediately that you have received this message in error and destroy this message.

EXHIBIT 5
201400615 CU-MSP
MERIDIAN SCHOOL DISTRICT

ADA COUNTY
MAY - 7 2014
DEVELOPMENT SERVICES

TIME RECEIVED
May 13, 2014 11:32:32 AM MDT

REMOTE CSID
2083441437

DURATION
34

PAGES
1

STATUS
Received

05/13/2014 11:49 2083441437

BOISE PROJECT

PAGE 01/01

FARR LATERAL 243+50 (2)

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)

2405 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

13 May 2014

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

RE: Meridian Joint School District #2
1050 E. Amity Rd.
Boise-Kuna Irrigation District
Farr Lateral 243+50
Sec. 30, T3N, R1E, BM.

201400615-CU/MSP

BK- 55A

Diana Sanders:

The United States' Farr Lateral lies within the boundary of the above-mentioned location. The easement for this lateral 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 lateral. We assert this federal easement 20 feet each direction of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

It does not appear the portable classroom will affect our easement; Therefore Boise Project Board of Control has no objection to this application.

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

ADA COUNTY

MAY 13 2014

DEVELOPMENT SERVICES

EXHIBIT 6
201400615 CU-MSP
MERIDIAN SCHOOL DISTRICT



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

Date: May 15, 2014

To: Pat Klein
Hutchison Smith Architects
270 N. 27th St.
Boise, ID 83702

Subject: 201400615-MSP/CU
1050 E. Amity Rd.
Mary McPherson Elementary modular classroom addition.

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

- Comply with all ACHD Standard Conditions of Approval (attached) as well as all ACHD Policies.
- Prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.), a permit must be obtained from ACHD.

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

Sincerely,

Austin Miller
Planning Review Intern
Development Services
CC: Project file,
Ada County, via e-mail
Meridian School District #2 (Wayne Hanners), via e-mail

Traffic Information

This development is estimated to generate 28 additional vehicle trips per day; and 2 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

| Roadway | Frontage | Functional Classification | PM Peak Hour Traffic Count | PM Peak Hour Level of Service |
|-----------|----------|---------------------------|----------------------------|-------------------------------|
| Amity Rd. | 620-feet | Minor Arterial | 232 | Better than "D" |

* Acceptable level of service for a two-lane minor arterial is "D" (550 VPH).

Average Daily Traffic Count (VDT):

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

- The average daily traffic count for Amity Road west of Locust Grove Road was 3,532 on January 22, 2014.

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.

MEMORANDUM



DATE: 5/19/2014

RE: 201400615-CU/MSP Mary McPherson Portable

TO: Diana Sanders, Associate Planner

FROM: Mark Ferm, Ada County Building Official

Summary of Project:

To add one new 1,792 sq. ft. portable classroom building to Mary McPherson Elementary School located at 1050 E Amity Rd.

Findings and Conditions:

The building division has no objection to the proposed installation however the applicant should be aware that a building permit will be required.

Conclusion:

Approved as noted.

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

markf@adaweb.net

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.

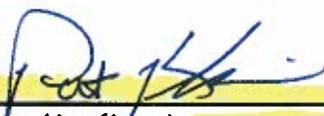
PROJECT INFORMATION:

| | | | | | |
|---|----------|-------------|--------------|-----------------------------------|--------------------|
| Location: | Quarter: | Section: 30 | Township: 3N | Range: 1E | Total Acres: 7.910 |
| Project Name: Mary McPherson Elementary School One New Portable Classroom Building | | | | Lot: | Block: |
| Site Address: 1050 E Amity Road Meridian ID 83642 | | | | Tax Parcel Number(s): S1130438500 | |
| File Number: 201400615 CU-MSP | | | | Date Posted: 5-15-14 | |

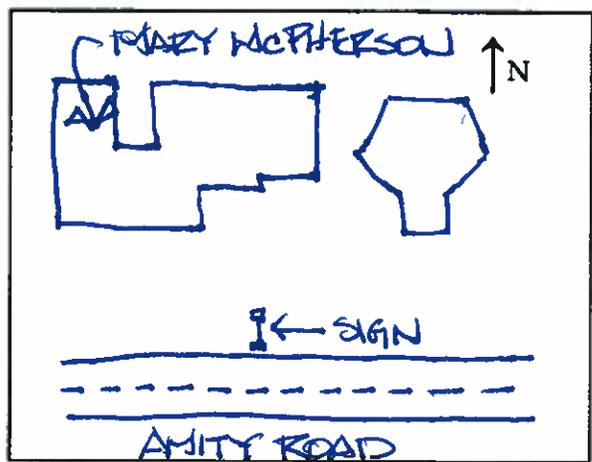
APPLICANT:

| | | |
|--|-------------------|------------|
| Name: Hutchison Smith Architects / Pat Klein | | |
| Address: 270 N. 27th Street | | |
| City: Boise | State: Idaho | Zip: 83702 |
| Telephone: 208-338-1212 | Fax: 208-338-0011 | |

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.

| | |
|--|---------------|
| Signature: (Applicant)  | Date: 5-16-14 |
|--|---------------|

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



RECEIVED
MAY 19 2014
ADA COUNTY
DEVELOPMENT SERVICES

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

EXHIBIT 9
201400615 CU-MSP
MERIDIAN SCHOOL DISTRICT



RECEIVED

MAY 10 2014

ADA COUNTY
DEVELOPMENT SERVICES





CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division



Return to:

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

Rezone # _____
 Conditional Use # 201400615-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 child care center
 - beverage establishment grocery store
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.
- 14. An accessory use application must be submitted to CDHD Reviewed By: [Signature]
Date: 5/15/14

DB

LICENSE AGREEMENT

THIS AGREEMENT, made and entered into this 1st day of October, 1997 by and between J. R. SIMPLOT COMPANY, a Nevada corporation, P.O. Box 27, Boise, Idaho 83707, hereinafter referred to as "Simplot," and JOINT SCHOOL DISTRICT NO. 2, 911 Meridian Street, Meridian, Idaho 83642, hereinafter referred to as "District."

THE PARTIES AGREE AS FOLLOWS:

1. **GRANT OF PERMISSION.** Simplot hereby grants to District, a license to occupy and use a portion of the real property located in Ada County, State of Idaho, as marked in red on Exhibit "A" attached hereto (the "Property").

2. **LIMITATION TO DESCRIBED PURPOSE.** The Property may be occupied and used by District solely as a parking area for parents and patrons visiting Mary McPherson Elementary School.

3. **PRIVILEGE NOT ASSIGNABLE.** District's privileges under this Agreement shall not be assignable by District in whole or in part without the prior written consent of Simplot.

4. **NO PAYMENT.** The privilege granted by this Agreement is without any consideration and is merely an accommodation to District and is revocable at any time by Simplot, provided Simplot gives at least thirty (30) days written notice prior to the effective date of any such revocation.

5. **INDEMNIFICATION.** In consideration of the privilege granted by this Agreement, District shall not claim any damages from Simplot in connection with or on account of any injuries or damages arising in or on the Property while being used by District and District's members, guests, or invitees, and District further agrees to

| | | | | | |
|-------------------------------|------------------|---------|--------------|------|---|
| Post-It [®] Fax Note | 7671 | Date | 10/24/01 | Page | 4 |
| To | Gloria Roland | From | C. Morey- | | |
| Company | Meridian Schools | Co. | J.R. Simplot | | |
| Phone # | 888-6701 x216 | Phone # | 389-7338 | | |
| Fax # | 888-6700 | Fax # | ADA COUNTY | | |

MAY 22 2014

indemnify and save harmless Simplot from any and all claims or damages in connection with the use of the Property by District and District's members, guests or invitees.

6. **INSURANCE.** District agrees to carry public liability insurance with policy limits of not less than \$1,000,000 to cover potential liability of District to parties arising out of District's use of Property. District shall provide Simplot with evidence of such insurance. Simplot shall be named as a co-insured.

7. **CONDITION OF PROPERTY.** District acknowledges that Simplot has made no representations or warranties regarding the condition of the Property, and District accepts the Property on an "AS-IS" basis. District agrees to preserve and protect the domestic water well on the Property, to fence the Property to prevent direct vehicular access to or from Amity Road, and to gravel the Property to accommodate vehicles.

8. **GOVERNING LAW.** It is agreed that this Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Idaho.

9. **ENTIRE AGREEMENT.** This Agreement shall constitute the entire agreement between the parties and any prior understanding or representations of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

10. **MODIFICATION OF AGREEMENT.** Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing, signed by each party, or an authorized representative of each party.

11. **ATTORNEY'S FEES.** In the event that any action is filed in relation to this Agreement the unsuccessful party in the action shall pay to the successful party in addition to all the sums that either party may be called on to pay a reasonable sum for the successful parties' attorney's fees.

12. **BINDING EFFECT.** This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

J. R. SIMPLOT COMPANY

By: *James L. Gorman*
Its: *Vice President*

JOINT SCHOOL DISTRICT NO. 2

By: *Bob L. Halcy*
Its: *Superintendent*

7594z

FIRST ADDENDUM TO LICENSE AGREEMENT DATED OCTOBER 1, 1997 ("FIRST ADDENDUM") – J. R. SIMPLOT COMPANY ("SIMPLOT") AND THE JOINT SCHOOL DISTRICT NO. 2 ("DISTRICT").

The District and Simplot agree to modify certain terms of the License Agreement dated October 1, 1997 ("License Agreement") as follows:

1. Amendment to the Property Described in the License Agreement. The location of the Property to be used by the District in accordance with the terms and conditions of the License Agreement shall be modified to become the approximate 1.78 acre parcel shown in cross hatched on Exhibit A attached hereto.
2. District's Obligation to Control Weeds and Rodents. As of the effective date of this First Addendum as set forth below, the District shall perform weed and rodent control year-round for all of the Simplot property located east of the District's easterly property boundary. This obligation to perform weed and rodent control shall include all of the real property shown in red on Exhibit A attached hereto ("Weed and Rodent Control Area"). Failure to perform said weed and rodent control to the satisfaction of Simplot shall be cause for termination of the License Agreement.

No poison, herbicide or pesticide, or other foreign chemical or substance, other than those approved by the United States Department of Agriculture, shall be applied to the Weed and Rodent Control Area. Any and all of such materials and substances shall be applied in strict compliance with and only at the times set forth in the instructions contained on the label or furnished by the manufacturer thereof. No experimental poisons, herbicides, pesticides, or other foreign chemical or substance shall be applied to the Weed and Rodent Control Area without the prior written consent of Simplot. All poisons, herbicides, pesticides, or other foreign chemicals or substances which the District may apply to the Weed and Rodent Control Area shall be used and applied at the District's sole cost, risk and liability and the District does hereby agree to indemnify, hold, and save Simplot free and harmless from any and all claims, demands, damages, or liabilities of whatever kind or nature which in any manner arise out of or result from any use or application of any such substances.

3. Other terms and Conditions Remain the Same. Except as modified by this Agreement, all other terms and conditions of the License Agreement shall remain in full force and effect.

In witness whereof, the District and Simplot have executed this First Addendum to be effective as of March 19, 2010.

Joint School District No. 2

J. R. Simplot Company

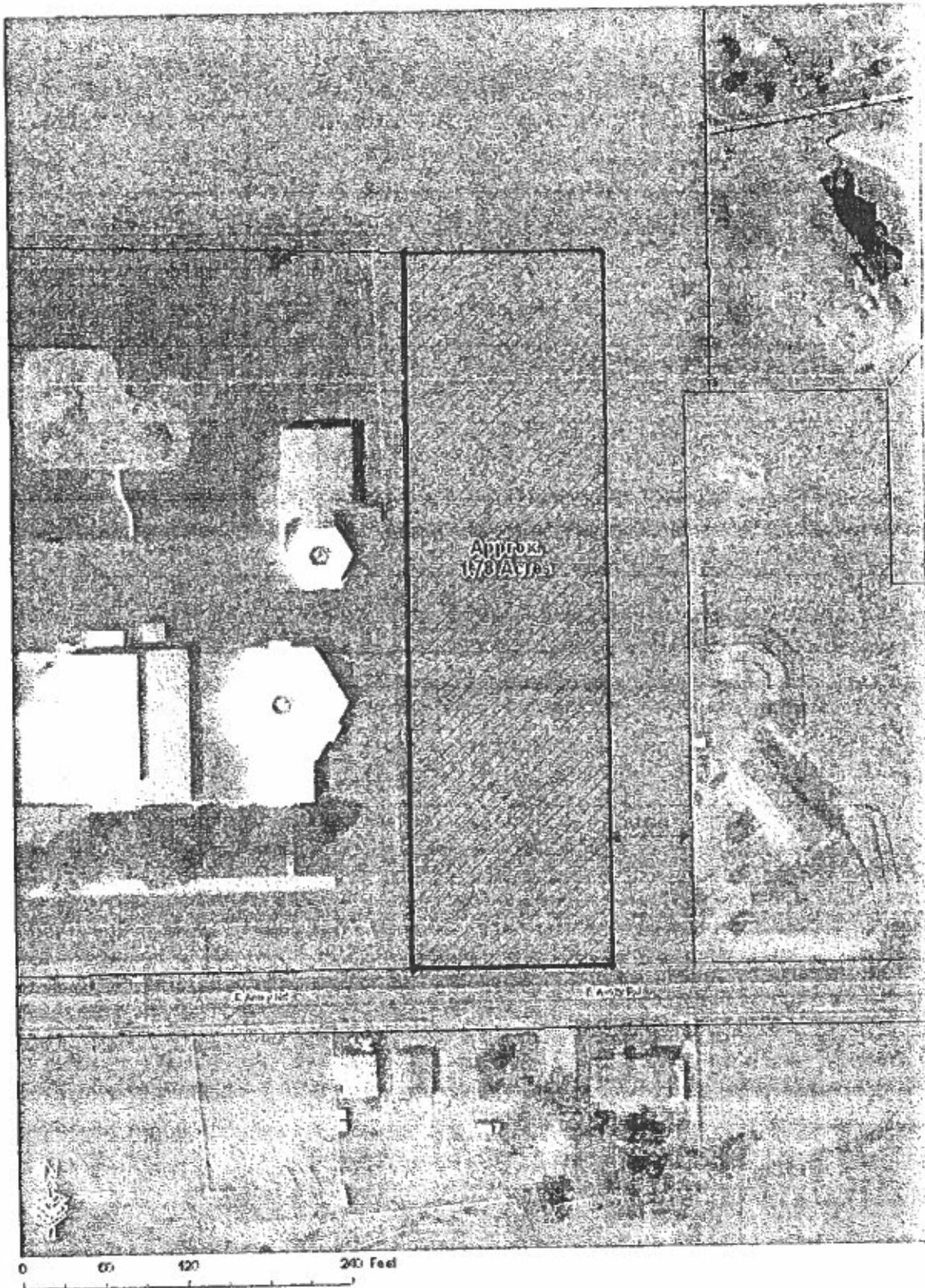
By: Bruce Gestrin

Its: Bruce Gestrin, Assistant Superintendent

Assistant Superintendent

Terry T. Uhling
Terry T. Uhling, Senior Vice President,
Secretary and General Counsel

Exhibit A



Part of SW1/4 SE 1/4 of Section 36, Township 3 North, Range 1 East, B.M.

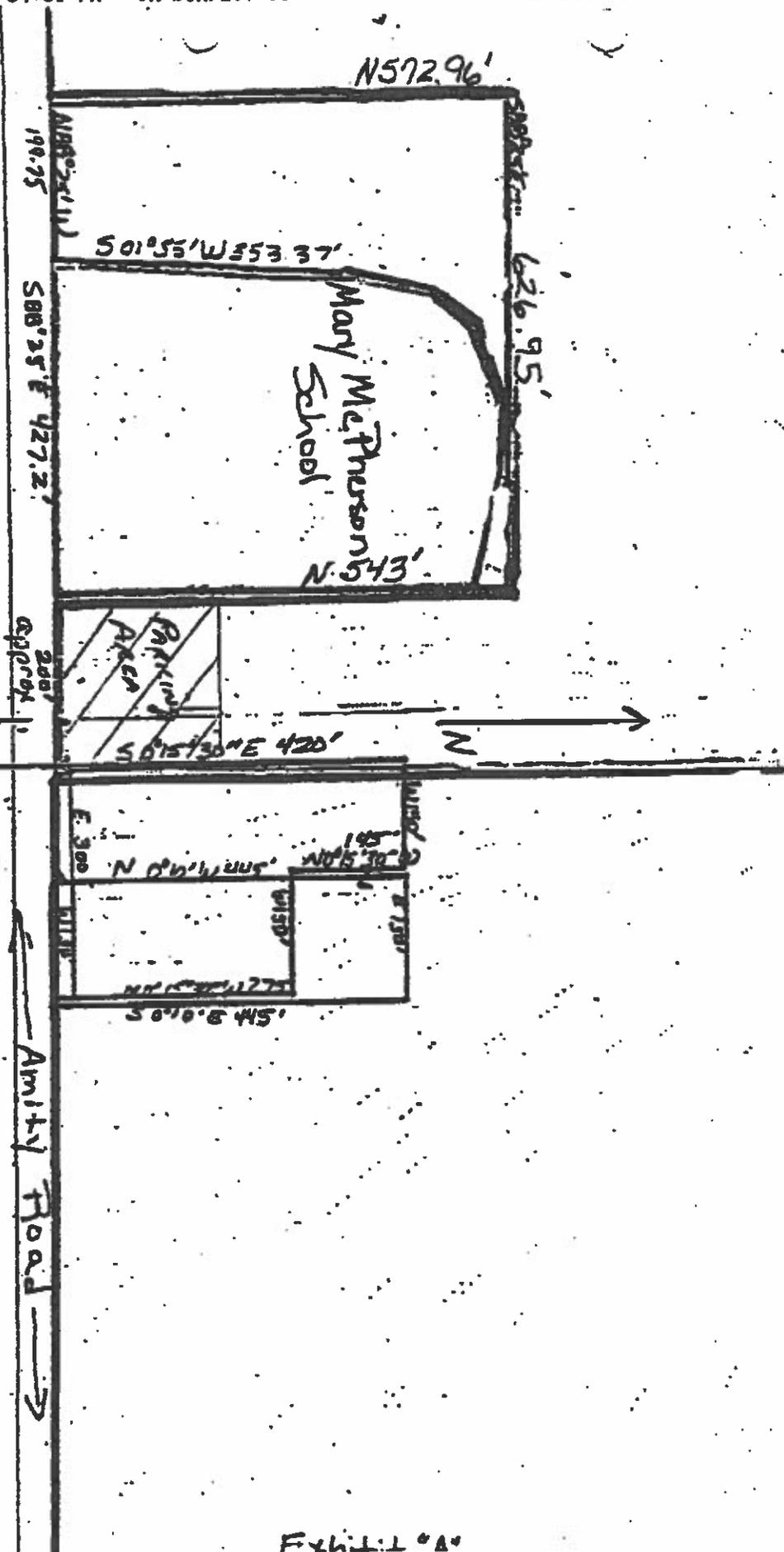


EXHIBIT 10A