



TO: ADA COUNTY PLANNING & ZONING COMMISSION

HEARING DATE: June 4, 2015
STAFF MEMBERS: Megan Basham, AICP, Associate Planner
PROJECT NO.: 201500511 CU-MSP, Engineering Solutions
OWNER: Tarpon Investments
AGENT: Becky McKay, Engineering Solutions

INTRODUCTION

A request for a contractor's storage yard of material and equipment by Concrete Placing Co. No structures are proposed as a part of this application. No grinding or crushing will take place at the site. The property contains 7.73 acres and is located at 3608 South Banner Street, Boise, ID; Section 30, T. 3N, R. 2E.

EXECUTIVE SUMMARY

The applicant is requesting a conditional use for a contractor's yard for the storage of construction materials and equipment. The property is a former gravel pit and recycling and composting yard. The proposed contractor's yard is an expansion of the Concrete Placing Co. yard to the east. Some materials from the existing yard will be transferred to the new location. Concrete Placing Co. received approval as a contractor's yard and office in 1997. There is currently a 27,000 square foot office located adjacent to Gowen Road, which will continue to serve as the main office for the expansion. There are no buildings proposed on the expansion property. Parking will also be accommodated on the existing lot at Gowen Road, which has been approved by Ada County. With no additional structures or employees proposed with this expansion, no additional parking is required. Access to the site will be primarily through the existing contractor's yard to the east but there will be a gate located at the Banner Street access. An emergency-only access point is also proposed to the west, via Raymond Street. The applicant is requesting 24-hour access to the site.

The property is zoned M3 (Airport Industrial) and is surrounded by industrial properties to the north, east and south. The western boundary is adjacent to single-family residential zoned R1. As the site is a former gravel pit, there are existing berms on all sides of the property. The western boundary also has an existing fence along the northern portion of the boundary with trees along the remainder of the property line. The equipment will be stored at the bottom of the pit and, in addition to the fence and landscaping, it will be screened from the view of the residences to the west. The applicant is proposing to remove the remaining organic material and install a solid, compactable material such as asphalt milling and previously-crushed concrete that is easy to level and mostly dust-free. The detailed letter also states that a water truck will be kept on-site to help with dust abatement.

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

RECOMMENDATION

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

The Commission should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application. Should the Commission make positive Findings of Fact and vote to approve Project #201500511 CU-MSP, staff recommends that the approval of Project #201500511 CU-MSP be subject to the Conditions of Approval listed in Exhibit A attached to the proposed Findings of Fact and Conclusions of Law and Order.

EXHIBIT LIST – PROJECT NO.: 201500511 CU-MSP

1. Pre-Application Notes dated July 28, 2014 – 4 pages
2. Master Application and Checklist submitted March 25, 2015 – 6 pages
3. Detailed Letter dated March 18, 2015 – 2 pages
4. Vicinity Map – 1 page
5. Aerial – 1 page
6. Master Site Plan submitted March 25, 2015 – 1 page
7. Neighborhood Meeting Certification submitted March 25, 2015 – 1 page
8. Letter from the Idaho Fish and Game dated March 24, 2015 – 1 page
9. Site Photos submitted March 25, 2015 – 13 pages
10. Aerial submitted March 25, 2015 – 1 page
11. Submission and Hearing Date letter dated April 1, 2015 – 1 page
12. Ada County P&Z Transmittal dated April 1, 2015 – 3 pages
13. Memo from Central District Health Department dated April 2, 2015 – 1 page
14. Letter from ACHD dated April 10, 2015 – 2 pages
15. Memo from Ada County Building Department dated April 10, 2015 – 1 page
16. Memo from Ada County Engineer dated April 20, 2015 – 1 page
17. Memo from Boise City Public Works received April 20, 2015 – 1 page
18. Letter from Boise Project Board of Control dated April 20, 2015 – 1 page
19. Radius Notice mailed May 4, 2015 – 4 pages
20. Email from applicant regarding cleanup of property dated May 8, 2015 – 1 page
21. Email from applicant regarding the proposed surface dated May 19, 2015 – 2 pages
22. Legal Notice published May 19, 2015 – 1 page



ADA COUNTY
DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201400084 - PREAP - A

Status: Active

Date Received: 7/23/2014

Date Closed:

Meeting Date: 7/28/2014 Date Assigned: 7/23/2014

Project Description:

Applicant's Name:
CONCRETE PLACING COMPANY

Concrete Placing is looking to expand their contractor's yard onto the former Tree Top Recycling property.

No. of Lots/Units: 0 Total Acres: 7.730

Development Services Staff Assigned To Meeting:

Unique Features:

Table with 2 columns: Staff Name, Attended Meeting? (checkboxes). Rows include BRENT DANIELSON, BRENT MOORE, KEVIN HORAN.

Sewer/Septic:

Water/Well:

General Property Location:

West of Gowen Road and south of Victory Road.

Parcel Info:

Parcel Num: S1030131282 Street Address: 3608 S BANNER ST City/State/Zip: Boise, ID 83709-0000

Zone Info:

Zone Type: Existing Zone Zone: M3

Twn / Rng / Sec Info:

Twn: Rng: Sec: Qtr: 3N 2E 30

Overlay Areas Info:

Table with 4 columns: Overlay Area, Overlay Value, Code Ref, Comments. Rows include Airport Influence Area B/C, Hillside, Impact Area, SouthWest.

Comp Plan:

Boise



Agencies To Contact:

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

Contact Person: LITTLE CHRISTY

Comments:

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

RENO MIKE

Comments:

IDAHO POWER COMPANY - (208)-388-2699

HORNSBY COURTNEY

Comments:



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PREAPPLICATION CONFERENCE NOTES

Proposed Allowed Uses:

Contractor's yard or shop

1. Clean grade & level bottom

Required Applications:

App Type:	Descriptive Name:
CU	CONDITIONAL USE
MSP	MASTER SITE PLAN

2. Drain properly
3. grade between
4. No employee parking on site.

Notes:

The property is zoned the Airport Industrial (M3). See Article 8-2D of the Ada County Code for information on the Airport Industrial (M3) District.

5. Use portable lighting

The property is located in Boise's Area of City Impact.

The property is located in the Boise Air Terminal Airport Influence Areas Overlay District. See Article 8-3A of the Ada County Code for more information on the Boise Air Terminal Airport Influence Areas Overlay District. The property is located within Influence Area C of the Overlay District.

6. Dust Abatement water truck

A contractor's yard is a principal permitted use in the M3 District; however, any principal permitted use within airport influence area C shall require conditional use approval (Subsection 8-3A-3A3).

A conditional use application requires a public hearing in front the Planning and Zoning Commission.

A contractor's yard also requires a master site plan application.

A portion of the property is within the Hillside Overlay District as there are slopes greater than 15%. See Article 8-3H of the Ada County Code for information on the Hillside Overlay District. A hillside permit will be required if there is any grading, filling, clearing, or excavation of any kind where either of the following is present: 1. Slopes that exceed fifteen percent (15%); 2. Adverse conditions associated with slope stability, erosion, or sedimentation are present, as determined by the county engineer.

Section 8-4A-24: GRADING: No grading, filling, clearing, or excavation of any kind, excluding grading associated with an agricultural use, shall be initiated without county engineer approval of a drainage study or drainage plan (see section 8-4A-11 of this article), and as applicable, an approved hillside application (see section 8-3H-1 of this title).

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

A master site plan requires submittal of a natural features analysis. See Subsection 8-4E-4D of the Ada County Code for regulations regarding Natural Features Analysis. The following features shall be mapped, described, or noted as not applicable in the natural features analysis: Hydrology; Soils; Topography; Vegetation; Sensitive Plant and Wildlife Species; Historic Resources; Hazardous Areas; and Impact on Natural Features. However, a natural features analysis is not required if the entire subject property had one completed from a previous approved master site plan. A previous natural features analysis was completed on the property (File #04-11-MSP).

A master site plan also requires submittal of a parking plan. See Article 8-4G of the Ada County Code for information on Parking. The off-street parking and loading plan shall contain the location, size, and type of all proposed off-street parking and loading facilities. See Table 8-4G-1 for required automobile width and stall length by parking angle. A contractor's yard requires one (1) parking space per 1,000 square feet of gross floor area plus one (1) per employee.

The applicant may submit a landscaping and screening plan at the time of application if a landscaping and screening plan is

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PREAPPLICATION CONFERENCE NOTES

not submitted at the time of application, then it will be required to be submitted as a condition of approval. See Article 8-4F of the Ada County Code for information on landscaping and screening plans. There is a fee for the landscaping plan review of \$135.

If any outdoor lighting is proposed or anticipated, the applicant shall submit a lighting plan. See Article 8-4H of the Ada County Code for information on lighting plans. There is a fee for the lighting plan review of \$100.

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

See Section 8-5-3-30 of the Ada County Code for information on Contractor's Yard or Shop.

- If the property is located in a residential or rural base district, all structures or outdoor storage areas shall be located a minimum of 100 feet from any property line abutting another property. The 100 foot 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.

- Outdoor storage areas shall be screened year round and comply with section 8-5-3-78 of this chapter.

- The site shall not be used as a "junkyard" or "automobile wrecking yard" as herein defined.

- For the purposes of this title, a contractor's yard or shop is not a home occupation.

- The property shall have approved access from an improved public roadway for the use.

- Maintenance of vehicles or machinery shall be incidental to the contractor's yard or shop and the incidental use shall only include minor repair.

- Accessory office space shall comply with section 8-5-3-75 of this chapter and shall be identified on the master site plan.

- 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.

- Use of the property shall comply with title 5, chapter 13, "Noise", of this code.

- 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.

- 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.

- 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.

- 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.

- 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.

- 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 within 30 days from the subject property.

See Article 8-5B of the Ada County Code for information on Conditional Uses. The required findings for a conditional use are as follows:

- A. The proposed use is not detrimental to the public health, safety, or welfare;
- B. The proposed use shall not create undue adverse impacts on surrounding properties;
- C. The proposed use is consistent with the applicable comprehensive plan;
- D. The proposed use complies with the purpose statement of the applicable base district and with the specific use standards as set forth in this chapter;
- E. The proposed use complies with all applicable county ordinances;
- F. The proposed use complies with all applicable state and federal regulations;
- G. The proposed use and facilities shall not impede the normal development of surrounding property.



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PREAPPLICATION CONFERENCE NOTES

H. Adequate public and private facilities such as utilities, landscaping, parking spaces, and traffic circulation measures are, or shall be, provided for the proposed use; and

I. Political subdivisions, including school districts, will be able to provide services for the proposed use.

Prior to the submission of a conditional use application, a neighborhood meeting is required. You may obtain the mailing labels from this office for a \$26.50 fee. See Section 8-7A-3 of the Ada County Code for information on neighborhood meetings.

The applicant is required to post the property with the hearing information at least 10 days before the public hearing. A signed certification form is required to be submitted at least 7 days before the public hearing. See Subsection 8-7A-5F of the Ada County Code for information on Sign Posting.

CODE REFERENCES:

Article 8-2D ~ Industrial Base Districts

Article 8-3A ~ Boise Air Terminal Airport Influence Areas Overlay District

Article 8-3H ~ Hillside Overlay District

Article 8-4E ~ Master Site Plan

Article 8-4F ~ Landscaping and Screening Requirements

Article 8-4G ~ Off Street Parking and Loading Facilities

Article 8-4H ~ Lighting Standards

Article 8-4I ~ Sign Regulations

Section 8-5-3-30 ~ Contractor's Yard Specific Use Standards

Article 8-5B ~ Conditional Uses

Section 8-7A-3 ~ Neighborhood Meetings

Subsection 8-7A-5F ~ Signposting Requirements

Additional Preap Conference: Not Recommended

Neighborhood Meeting Required? Yes

Cross References:

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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: 7.57
 Subdivision Name: N/A Lot: _____ Block: _____
 Site Address: 3608 S. Banner Street City: Boise
 Tax Parcel Number(s): S1030131282
 Existing Zoning: M-3 Proposed Zoning: M-3 Area of City Impact: Boise Overlay
 District(s) Airport Influence Area C

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OFFICE USE ONLY

Project #: <u>201500511-CU-MSP</u>	Planning Fees/GIS:	Engineering Fees:
Received By: <u>BSP</u> Date: <u>3-25-15</u> Stamped <input checked="" type="checkbox"/>	<u>\$1,150⁰⁰</u>	

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: <u>Becky McKay</u>	Name: <u>Mike Burke</u>
Address: <u>1029 N. Rosario Street, Suite 100</u>	Address: <u>6451 W. Gowen Road</u>
City: <u>Meridian</u> State: <u>ID</u> Zip: <u>83642</u>	City: <u>Boise</u> State: <u>ID</u> Zip: <u>83709</u>
Telephone: <u>208-938-0980</u> Fax: <u>208-938-0941</u>	Telephone: <u>208-362-2100</u> Fax: <u>208-362-2220</u>
Email: <u>es-beckym@qwestoffice.net</u>	Email: <u>mike@cpcboise.com</u>
I certify this information is correct to the best of my knowledge.	ENGINEER/SURVEYOR if applicable: (Please Print)
	Name: _____
	Address: _____
	City: _____ State: _____ Zip: _____
	Telephone: _____ Fax: _____
	Email: _____
<u>Becky McKay</u> <u>3/17/15</u>	
Signature: (Applicant) Date	

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: <u>Tarpon Investments, LLC</u>	Name: _____
Address: <u>6451 W. Gowen Road</u>	Address: _____
City: <u>Boise</u> State: <u>ID</u> Zip: <u>83709</u>	City: _____ State: _____ Zip: _____
Telephone: <u>208-362-2100</u>	Telephone: _____
Fax: <u>208-362-2220</u>	Fax: _____
Email: <u>mike@cpcboise.com</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>Mike Burke</u> <u>3/16/15</u>	
Signature: All Owner (s) of Record Date	Signature: All Owner (s) of Record 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.

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CONDITIONAL USE CHECKLIST

A Conditional Use request requires a public hearing.

GENERAL INFORMATION:

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.	✓
	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):	✓
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.	NA
	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)	✓
X	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	
	HILLSIDE (ACC 8-3H)	
	FLOOD HAZARD (ACC 8-3F)	
	WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)	
	SOUTHWEST PLANNING AREA (ACC 8-3C)	
	PLANNED UNIT DEVELOPMENT (ACC 8-3D)	
	BOISE RIVER GREENWAY (ACC 8-3G)	
X	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.

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MASTER SITE PLAN CHECKLIST (ACC 8-4D)

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

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
X	One paper copy and one electronic copy of all required submittals.	
X	Completed and signed Master Application.	✓
X	Completed Supplemental Information.	
X	DETAILED LETTER by the applicant fully describing the request or project and address the information on supplemental sheet;	✓
X	DEED or evidence of proprietary interest	✓
X	IDAHO DEPARTMENT OF FISH AND GAME LETTER.	✓
X	FULL SIZE SCALED PLOT PLAN, showing all existing and proposed easements, property lines, and structures drawn to scale, including one electronic copy and one copy reduced to 8 1/2 X 11. (Address required information on supplemental sheet)	✓
	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
	LANDSCAPING (ACC 8-4F) (Address required information on supplemental sheet) One electronic copy, one full size, and one 8 1/2 X 11 copy.	NA
	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)	
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.	
See File #04-11-MSP	NATURAL FEATURES ANALYSIS (ACC 8-4E-4D) see supplemental info.	NA
X	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)	
X	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
APPLICATION FEE: Call County or go to www.adaweb.net for fees		

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

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

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MSP SUPPLEMENTAL INFORMATION (to be completed by the applicant)	
DETAILED LETTER MUST ADDRESS THE FOLLOWING (If applicable)	
X	Proposed use (s): Contractor's Yard
X	Is the project associated with a Conditional Use YES (X) NO ()
	Conditional Use #
X	Area of city impact: Boise
N/A	Is this application a modification of an approved master site plan? Original MSP #
N/A	Is this application a change or expansion of an approved master site plan? Original MSP #
N/A	Total square feet of all proposed structures:
See letter	Hours of operation:
See letter	Days of operation:
See letter	Required parking:
N/A	Required bicycle parking:
N/A	Required ADA parking:
N/A	Number of employees during the largest shift:
N/A	Maximum number of patrons expected:
N/A	Outdoor speaker system YES () NO ()
N/A	Proposed Sewer:
N/A	Proposed Water:
N/A	Pressurized Irrigation YES () NO ()
N/A	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.
X	Explain if the utilities are underground or if screening is provided.
SITE PLAN	
N/A	Structure location.
N/A	Pedestrian access and circulation.
N/A	Building elevations.
N/A	Well locations.
N/A	Drain fields.
N/A	Hydrant location, fire department access, fire flow resources, etc.
N/A	Pressurized Irrigation if required.
X	Parking plan. (required) ACC 8-4G
N/A	ADA parking identified.
N/A	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
LANDSCAPING (If applicable) - See Site Plan	
X	Location, size, type, 75% maturity
X	Vegetation to be saved YES (X) NO ()
	Phased project YES () NO (X)
	Verification that standards are met.
X	Fences over 100' YES (X) NO ()
N/A	Size at planting:
N/A	Flood Hazard Overlay YES () NO ()
N/A	Sound walls YES () NO ()

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	Outdoor speakers	YES () NO (X)	
N/A	Perimeter Landscaping & Screening		
	Required landscape points:		
	Minimum landscape width:		
N/A	Parking Area Landscaping & Screening		
	% of Shading required:		
	Screening	YES () NO ()	
	Pedestrian access required	YES () NO ()	
PARKING			
X	Identify all off street parking and loading.		
	Phased project	YES () NO ()	
	Restrictions on use	YES () NO ()	
	Within 300' of the entrance:	YES () NO ()	
	Joint Parking Agreement (Submitt copy)	YES () NO ()	
	Identify width, angle, and depth of parking spaces.		
	Address Bicycle Parking.		
X	List the number of required spaces for cars, bikes:		
	List the number of off street loading spaces:		
	List dimensionsof off street loading spaces:		
	Detailed description of proposed paving materials.		
LIGHTING (If applicable) - N/A			
	Setbacks of the proposed lights:		
	Maximum Height:		
	Floodlights	YES () NO ()	
	Shielding	YES () NO ()	
NATURAL FEATURES ANALYSIS See File #04-11-MSP			
	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		

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MAR 25 2015

ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT # 2
STAFF REPORT

6 OF 6

201500511 CU-MSP, Engineering Solutions
Target Investments



1029 N. Rosario Street, Suite 100
Meridian, ID 83642
Phone: (208) 938-0980
Fax: (208) 938-0941
E-mail: es-beckym@qwestoffice.net

March 18, 2015

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

Re: **Conditional Use Permit and Master Site Plan Application**
3608 South Banner Street, Boise, Idaho
Owner of Record: Tarpon Investments LLC
Applicant: Concrete Placing Co., Inc. – 6451 W. Gowen Road, Boise, Idaho 83709

To Whom It May Concern:

This is a formal request by Concrete Placing Co., Inc., for a contractor’s storage yard. It is our intent to use the subject property for the storage of construction materials and equipment. Some materials and equipment will be transferred from the existing Concrete Placing storage yard, currently located on the east side of the parcel and adjacent to Gowen Road. No structures or parking lot facilities are proposed with this application. No grinding or crushing will take place at the site. The applicant is requesting 24-hour access to the site.

The subject property is 7.3 acres in size and is zoned M-3 (Airport Industrial) in Ada County. The parcel lies within the Boise City Impact Area and Airport Overlay District. The airport overlay designation is “C”. Therefore, even though the use is an allowed or permitted use in the M-3 zone, a conditional use permit is required.

The property was utilized as a gravel pit since the early 1950’s, which is reflected in aerial photos. The pit was originally operated by Quinn’s and J.R. King. The site has been used as a gravel pit, contractor’s yard and recycling facility over the past 60 years. The adjoining uses include: north – vacant property owned by the Boise Airport (zoning M-1D), south – industrial uses (zoning M-1D), east – industrial property owned by Concrete Placing Co. (zoning M-3) and west – residential (zoning R-1).

The proposed improvements on the subject parcel include minimal grubbing/grading to clean the slopes of the existing gravel pit, leveling the floor area and providing for storm drainage. The existing slopes of the existing pit range from 1.5:1 to a 2:1. The applicant will clean, grade and level the floor by removing the existing organic material and stockpiled overburden. These materials were left on the site by Tree Top Recycling. The floor area will have a slight slope from south to north for proper drainage. The storm water will be captured and retained at the northeast corner of the property. The applicant will install compacted recycled concrete, asphalt,

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MAR 17 2015

and/or road mix to minimize dust and future maintenance. Concrete Placing will utilize the water trucks located at their existing facility to control dust on the subject parcel.

Primary access to the subject property will be provided from the Concrete Placing yard, located adjacent to the east boundary. Secondary access to the site will be from Banner Street through an existing gate. Banner Street use will be minimal, since no employees will park or be assigned to this location. Emergency access only is shown on the site plan at Raymond Street.

No additional employee parking is proposed for the site. Off-site parking is provided on the existing Concrete Placing Company (CPC) building located on Gowen Road. At least 50 parking spaces are available around the CPC building, which does not include the additional parking area in the maintenance yard behind the building. Concrete Placing Company has up to 12 employees working out of the building, and a tenant in part of the structure has 5 employees. With the gross square footage of the building being 27,200 (27 spaces required) and a total of 17 employees (17 spaces required), the 50 existing spaces meet the requirements of the Ada County Code. It should also be noted that many of the employees utilize company trucks that they take home so they can go directly to job sites.

The applicant will be installing industrial grade chainlink fencing with a wire top around the property. The fencing is necessary to protect equipment/materials and discourage theft. The fencing will also provide liability protection from trespass.

Since the site has been a gravel pit for over 60 years and the floor elevation is approximately 30 feet below the grade at Raymond Street, we do not anticipate adding any landscaping or screening. Considering the slopes and limited irrigation water available on site, landscaping would be difficult to install and maintain.

The area is served by United Water and hydrants are located within 300 feet of the subject property. The City of Boise provides central sewer service. No extension of utilities is planned with the proposed material and equipment storage yard use. There are no wells or drain fields on the subject site. No additional lighting is proposed on the property.

We appreciate your review of this project. Please contact us if you need additional information.

Sincerely,

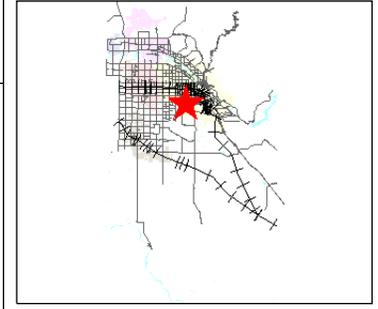
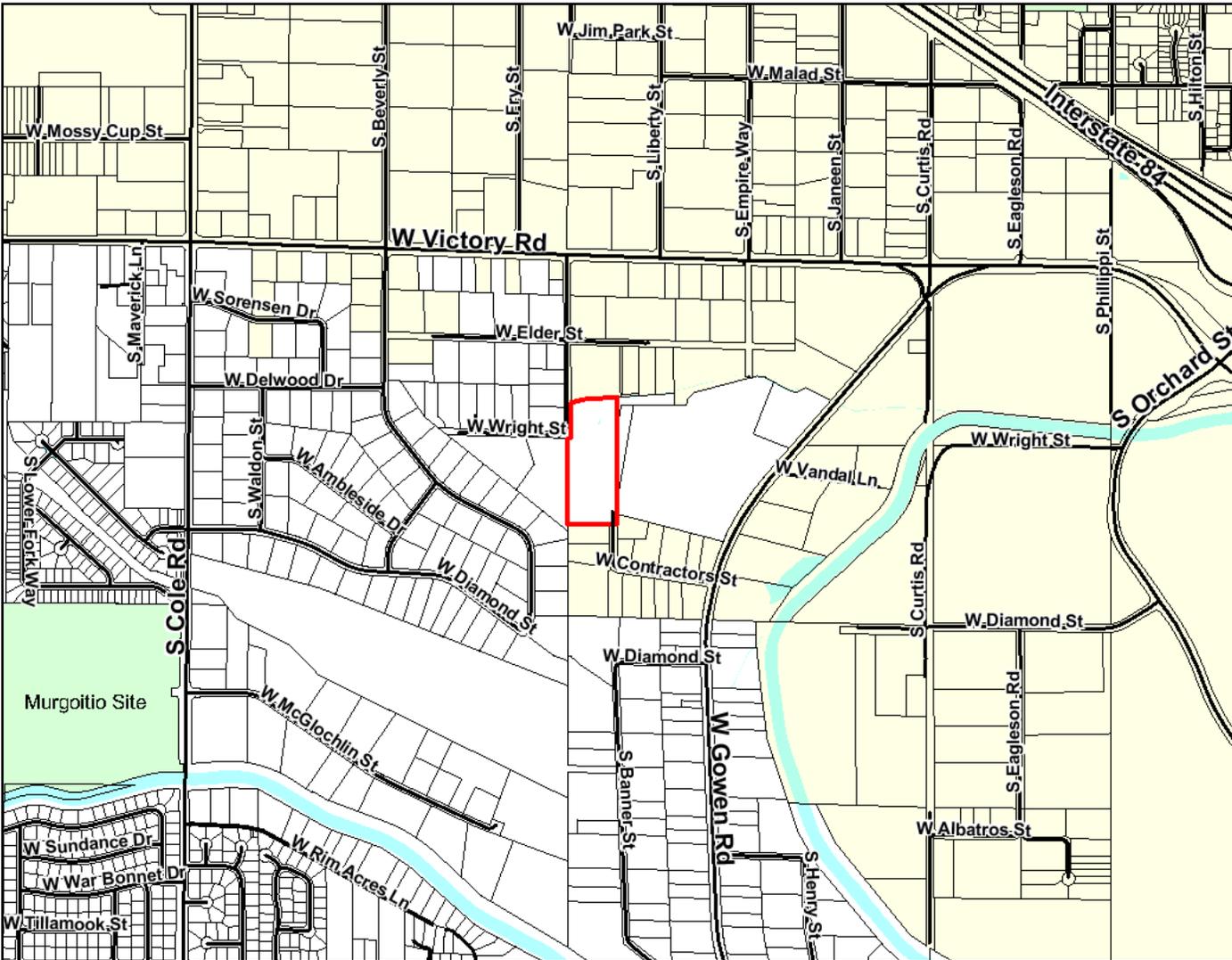
Engineering Solutions, LLP


Becky McKay
Partner/Planner

BM:ss



Vicinity Map



Legend

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

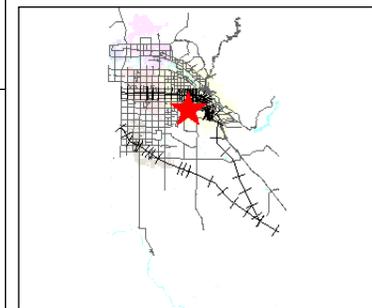
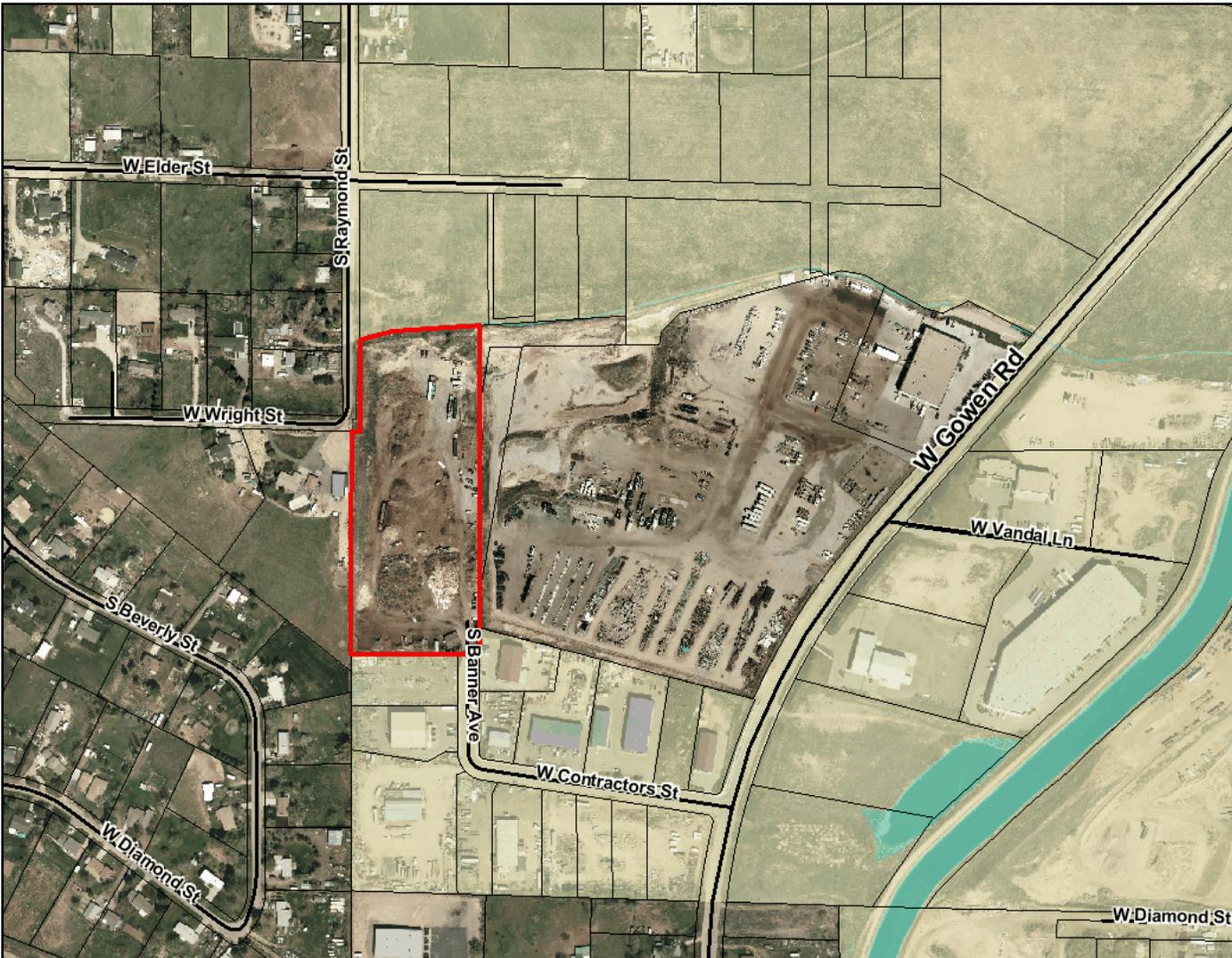


Map center: 43° 34' 13" N, 116° 15' 43" W



Scale: 1:15,000

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.



Legend

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

0 550 1100 1650 ft.

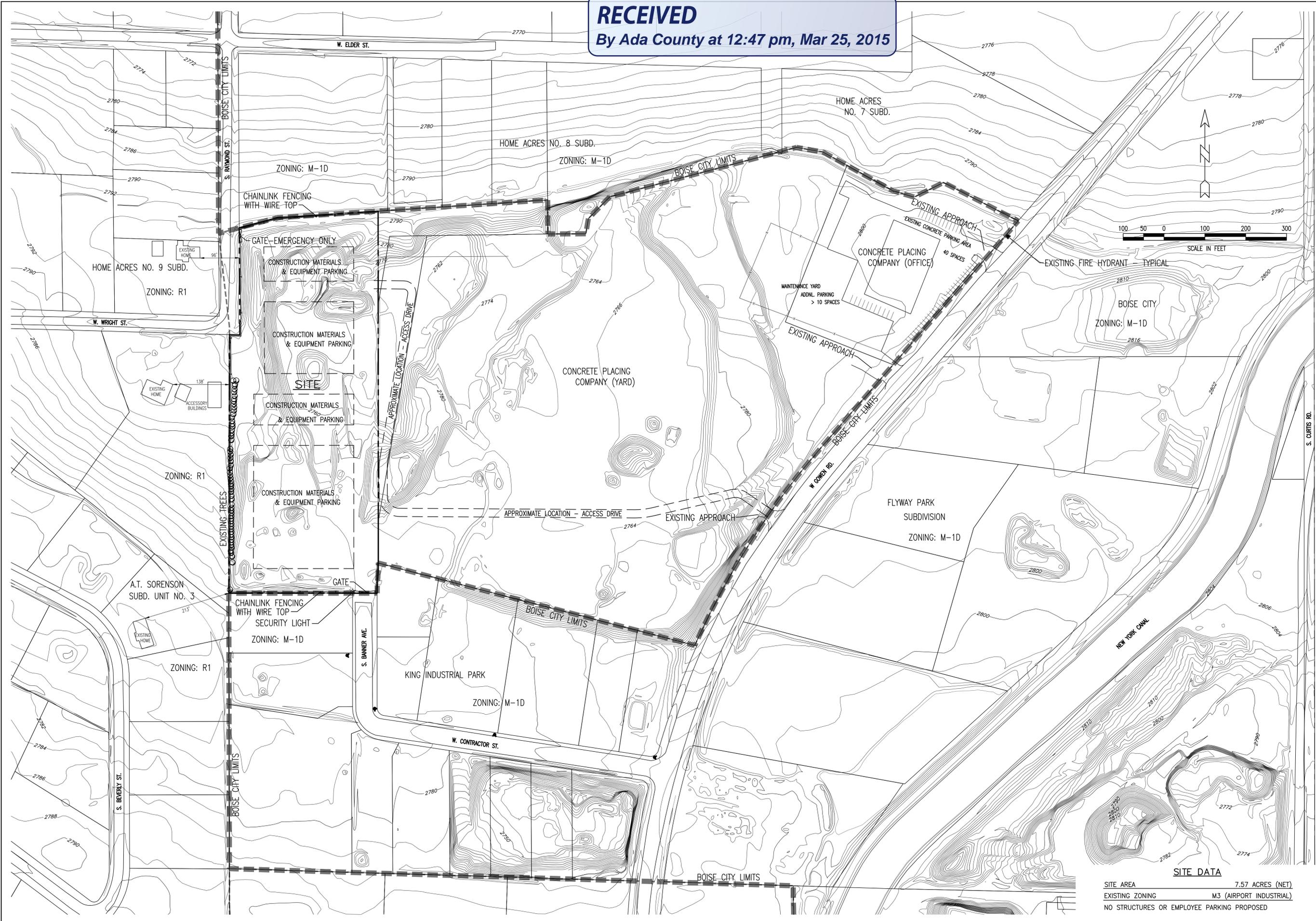
Map center: 43° 34' 14.5" N, 116° 15' 38.5" W



Scale: 1:5,795

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.

RECEIVED
 By Ada County at 12:47 pm, Mar 25, 2015



SITE DATA

SITE AREA	7.57 ACRES (NET)
EXISTING ZONING	M3 (AIRPORT INDUSTRIAL)
NO STRUCTURES OR EMPLOYEE PARKING PROPOSED	

OWNERS OF RECORD
 TARPON INVESTMENTS LLC
 3608 S. BANNER ST.
 P.O. BOX 3476
 BOISE, IDAHO 83709

APPLICANT:
 CONCRETE PLACING COMPANY
 6451 W. GOWEN RD.
 BOISE, IDAHO 83709

PLANNER/ CONTACT
 BECKY MCKAY
 1029 N. ROSARIO STR., STE. 100
 MERIDIAN, ID 83642
 Phone (208) 938-0980
 Fax (208) 938-0941

REVISIONS
 03/18/15 EXIST. PARKING BKG
 THE DRAWING OR FILE CONTAINS INFORMATION OWNED BY ENGINEERING SOLUTIONS, LLP AND WILL BE COVERED BY A PROFESSIONAL ENGINEER'S SEAL AND LICENSE. IT SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ENGINEERING SOLUTIONS, LLP

ENGINEERING SOLUTIONS, LLP
 1029 N. ROSARIO STR., SUITE 100
 MERIDIAN, IDAHO 83642
 Phone (208) 938-0980 Fax (208) 938-0941

CONCRETE PLACING SITE MASTER SITE PLAN
 3608 S. BANNER ST., BOISE, IDAHO
 LOCATED IN THE NE 1/4 OF SECTION 30, T.3N., R.2E., B.M. ADA COUNTY, IDAHO

SCALE 1"=100'
 DWG. DATE 03/17/15 bkb
 PROJ. NO. 140903
 SHEET 1 of 1
SITE
 /140903-SITE.DWG

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 - Storage of Construction Materials and Equipment Parking for Concrete Placing Company

Date and time of neighborhood meeting: February 4, 2015 - 6:00 p.m.

Location of neighborhood meeting: Concrete Placing Company - 6451 W. Gowen Road, Boise, ID

SITE INFORMATION:

Location: Quarter: _____ Section: 30 Township: 3N. Range: 2E. Total Acres: 7.57
Subdivision Name: N/A Lot: _____ Block: _____

Site Address: 3608 S. Banner Street, Boise, ID 83709

Tax Parcel Number(s): S1030131282

APPLICANT:

Name: Becky McKay, Engineering Solutions, LLP

Address: 1029 N. Rosario Street, Suite 100

City: Meridian State: ID Zip: 83642

Telephone: 208-938-0980 Fax: 208-938-0941

Email: es-beckym@qwestoffice.net

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

Becky McKay
Signature: (Applicant)

Date 3/17/15

RECEIVED
MAR 25 2015
ADA COUNTY
DEVELOPMENT SERVICES

OFFICE USE ONLY

File No.: _____ Received By: _____ Date: _____ Stamped: _____

8/4/11

EXHIBIT # 7 1 OF 1
STAFF REPORT
201506511 CU-MSP Engineering Solutions
Tarpon Investments



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

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

March 24, 2015

Shari Stiles
Planner/Office Manager
Engineering Solutions, LLP
1029 N. Rosario Street, Suite 100
Meridian, ID 83642
es-sharis@qwestoffice.net

RE: Ada County Conditional Use Permit Application – Concrete Placing Co.

Dear Ms. Stiles,

The Idaho Department of Fish and Game (Department) has reviewed your request for the identification of potential impacts to fish and wildlife resources as a result of the proposed contractor's yard located at 6451 W. Gowen Road, Boise, Idaho. The site is generally located in Section 30, T3N, R2E, Boise Meridian.

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. The site has been heavily disturbed by past human activity and no additional impacts to wildlife resources are expected as a result of activities requested in the Ada County conditional use permit application.

Thank you. Please contact Rick Ward in the Southwest Region office at (208)475-2763 or rick.ward@idfg.idaho.gov if you have any questions.

Sincerely,

Scott Reinecker
Southwest Regional Supervisor

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

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MAR 25 2015
ADA COUNTY
DEVELOPMENT SERVICES

Keeping Idaho's Wildlife Heritage

RECEIVED

By Ada County at 12:46 pm, Mar 25, 2015



RESIDENCE ON W. WRIGHT STREET ADJACENT TO PROPERTY

RECEIVED

By Ada County at 12:46 pm, Mar 25, 2015



WEST BOUNDARY SHOWING EXISTING TREES ON BERM ADJACENT TO RESIDENTIAL PROPERTY

RECEIVED

By Ada County at 12:46 pm, Mar 25, 2015



LOOKING SOUTHEAST FROM NORTHWEST CORNER OF PROPERTY

RECEIVED

By Ada County at 12:46 pm, Mar 25, 2015



LOOKING SOUTH ON RAYMOND STREET FROM NORTH BOUNDARY OF PROPERTY

RECEIVED

By Ada County at 12:46 pm, Mar 25, 2015



LOOKING SOUTHEAST FROM CENTER - WEST SIDE OF PROPERTY

RECEIVED

By Ada County at 12:46 pm, Mar 25, 2015



LOOKING EAST FROM NORTHWEST CORNER OF PROPERTY

RECEIVED

By Ada County at 12:46 pm, Mar 25, 2015



LOOKING SOUTHEAST FROM TOP OF BERM - NORTHWEST CORNER OF PROPERTY

RECEIVED

By Ada County at 12:46 pm, Mar 25, 2015



BERM BEHIND FENCE ON WEST BOUNDARY – LOOKING SOUTH

RECEIVED

By Ada County at 12:46 pm, Mar 25, 2015



**LOOKING SOUTH ON S. RAYMOND STREET (WEST BOUNDARY OF PARCEL) TOWARD
INTERSECTION WITH W. WRIGHT STREET**

RECEIVED

By Ada County at 12:47 pm, Mar 25, 2015



LOOKING NORTH FROM INTERSECTION OF W. WRIGHT STREET/S. RAYMOND STREET

RECEIVED

By Ada County at 12:47 pm, Mar 25, 2015



LOOKING NORTH FROM W. WRIGHT STREET – WEST BOUNDARY OF PROPERTY

RECEIVED

By Ada County at 12:47 pm, Mar 25, 2015



RESIDENTIAL PROPERTIES WEST OF S. RAYMOND STREET

RECEIVED

By Ada County at 12:47 pm, Mar 25, 2015



RESIDENCE ON W. SIDE OF S. RAYMOND STREET



GOOGLE

431 3376.77 N 126 15 405.1 W ele. 2776

Palmer Ave

W Contractors St

Palmer Ave

MAR 25 2015

ADIC COUNTY
ELEVATION SERVICE

EXHIBIT # 10 1 OF 1
STAFF REPORT
201500511 CU-MSP, Engineering Solutions
Terra Investments



ADA COUNTY
Development Services Department

Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Engineering & Surveying
Permitting
Planning & Zoning

Ada County Commissioners
Jim Tibbs, First District
Rick Yzaguirre, Second District
David L. Case, Third District

April 1, 2015

Becky McKay
Engineering Solutions
1029 North Rosario Street
Suite 100
Meridian, ID 83642

RE: File #201500511 CU-MSP, Engineering Solutions

Dear Ms. McKay;

This is to notify you that your application has been scheduled to be heard by the Ada County Planning and Zoning Commission on **June 4, 2015**. 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 287-7944 or at mbasham@adaweb.net

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

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

Sincerely,

Handwritten signature of Megan Basham in cursive.

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

cc: Mike Burke, 6451 West Gowen Road, Boise, ID 83709

Megan Basham

From: Megan Basham
Sent: Wednesday, April 01, 2015 12:43 PM
To: laurenboehlke@yahoo.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; mwigley@cityofboise.org; dabo@cityofboise.org; dfluke@cityofboise.org; sbeecham@cityofboise.org; kyokom@cityofboise.org; tmills@cityofboise.org; cmiller@compassidaho.org; tlaws@compassidaho.org; danielle.robins@deq.idaho.gov; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; velta@nyid.org; clittle@achdidaho.org; syarrington@achdidaho.org; rross@clearwire.net; rgervais@cityofboise.org; Mark Ferm; Angela Gilman; Jean Schaffer; Dale Ann Barton; rkinney@republicservices.com; Megan Basham
Cc: Megan Basham
Subject: Ada County Application Transmittal Notice.



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

File Number: <u>201500511-CU / MSP</u>	X-Reference: NONE
Description: A request for a contractors storage yard of material and equipment by Concrete Placing Co. No structures are proposed as a part of this application. No grinding or crushing will take place at the site.	
Reviewing Body: P AND Z	Hearing Date: 6/4/2015
Applicant: ENGINEERING SOLUTIONS LLP	P&Z Recommendation:
Property: The property contains 7.730 acres and is located at 3608 S BANNER ST 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/ 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 4/16/2015. When responding, please reference the file number identified above. If responding by email, please send comments to mbasham@adaweb.net.

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

Sincerely yours,
 MEGAN BASHAM, ASSOCIATE PLANNER

Megan Basham

To: jurypdf@adaweb.net
Subject: P and Z Application Transmittal In PDF Format
Attachments: PZAppTransmittal.pdf

A new set of Development Services mailer notifications for a P and Z Transmittal are ready to be printed and mailed.

Please print these out and mail them as soon as possible! Only one side of the form needs to be printed. If the attached file is not useable please contact Development Services. Thank you very much for your help!

(This message was automatically generated by the DAPS program.)



ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: BOISE PROJECT BOARD OF CONTROL	Date: 4/1/2015
File Number: 201500511-CU / MSP	X-Reference: NONE
Description: A request for a contractors storage yard of material and equipment by Concrete Placing Co. No structures are proposed as a part of this application. No grinding or crushing will take place at the site.	
Reviewing Body: P AND Z	Hearing Date: 6/4/2015
Applicant: ENGINEERING SOLUTIONS LLP	P & Z Recommendation:
Property: The property contains 7.730 acres and is located at 3608 S BANNER ST 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 visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the file number. Hover over the pushpin that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.

We request that you submit your comments or recommendations by 4/16/2015. When responding, please reference the file number identified above.

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

Sincerely yours,
 MEGAN BASHAM, ASSOCIATE PLANNER (208) 287-7944 mbasham@adaweb.net
 200 W Front Street, Boise ID 83702

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

BOISE PROJECT BOARD OF CONTROL
 ATT: BOB CARTER
 2465 OVERLAND RD
 BOISE ID 83705



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

RECEIVED
APR 24 2015
ADA COUNTY
DEVELOPMENT SERVICES

Rezone # 201500511-CU/MSP
 Conditional Use # _____
 Preliminary / Final / Short Plat _____
 _____ Sect. 30

- 1. We have No Objections to this Proposal. *Since property is connected to City Sewer*
- 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
 - bedrock from original grade
 - waste flow characteristics
 - 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
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community 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
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.
- 14. _____

Reviewed By: *[Signature]*
 Date: 4/2/15

EXHIBIT # 13 1 OF 1
 STAFF REPORT
 201500511 CU-MSP, Engineering Solutions
 Tarpan Investments

MB



Jim D. Hansen, President
Sara M. Baker, Vice President
Rebecca W. Arnold, Commissioner
Kent Goldthorpe, Commissioner
Paul Woods, Commissioner

Date: April 10, 2015
To: Becky McKay
1029 N. Rosario St. Ste. 100
Meridian, ID 83642
Subject: ADA15-0025 / 201500511-CU/MSP
3608 S. Banner St.
Contractors 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 one site specific condition of approval for this application. Access to Raymond Street should be restricted to emergency access only, as proposed.

There is No Impact Fee Due for this application and an ACHD inspection is not required.

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

Sincerely,

Austin Miller
Planner I
Development Services

CC: Project file,
Ada County, via e-mail
Mike Burke, via e-mail

Traffic Information

This development is not estimated to generate additional vehicle trips per day, 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
Gowen Rd.	845-feet	Collector	114	Better than "D"

* Acceptable level of service for a two-lane collector is "D" (425 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 Gowen Road west of Orchard Street was 1,911 on March 6, 2013.

MEMORANDUM



DATE: 4/10/2015

RE: 201500511-CU/MSP Concrete Placing

TO: Megan Basham, Associate Planner

FROM: Mark Ferm, Ada County Building Official

RECEIVED

By Ada County Development Services at 8:09 am, Apr 13, 2015

Summary of Project:

A request for a contractors storage yard of material and equipment by Concrete Placing Co. No structures are proposed as a part of this application. No grinding or crushing will take place at the site. Located at 3608 S Banner Street.

Findings and Conditions:

The building division has no objections to the proposed use however the applicant should be aware that any structure built or installed will require a building permit.

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

MEMORANDUM



DATE April 20, 2015

RE: Recommendation Regarding File 201500511 CU MSP, Contractor's Yard at 3608 Banner St, Boise, ID

TO: Megan Basham, Associate Planner

FROM: Angela Gilman, Ada County Engineer

CC:

Megan,

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

All drainage from the proposed improvements shall be retained on site, during and after construction, so as to not negatively impact adjacent properties.

The applicant/engineer of record shall schedule a final inspection with me, the County Engineer, upon completion of the project.

At the conclusion of the approved work, the engineer of record shall submit a report to the director stating that the work has been executed in compliance with the approved plans.

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

RECEIVED

Date: January 14, 2015

By Ada County Development Services at 11:46 am, Apr 20, 2015

To: Boise City Planning & Zoning

Re: 201500511-CU-MSP; 3608 S. Banner St.

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

No comment.

DRAINAGE/STORMWATER 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.

PERSON MAKING OTHER COMMENTS –

OTHER COMMENTS -

**Rob
Bousfield**

Digitally signed by Rob Bousfield
DN: cn=Rob Bousfield, o, ou=Asst.
City Engineer,
email=rbousfield@cityofboise.org,
c=US
Date: 2015.04.20 11:42:14 -06'00'

PUBLIC WORKS REPRESENTATIVE

**Mike
Sheppard, P.E.**

Digitally signed by Mike Sheppard,
P.E.
DN: cn=Mike Sheppard, P.E., ou=Public
Works, ou=Civil Engineer,
email=msheppard@cityofboise.org,
c=US
Date: 2015.04.20 11:42:34 -06'00'

PUBLIC WORKS REPRESENTATIVE

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WILL PATTERSON
CHAIRMAN OF THE BOARD

MAX SVATY
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



20 April 2015

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

RE: Engineering Solutions, LLP **201500511-CU/MSP**
3608 S. Banner St.
New York Irrigation District NY-294-155-00
Main Canal 507+80 Rot.
Sec. 30, T3N, R2E, BM.

Megan Basham, Associate Planner:

There are no Project facilities located on the above-mentioned property; however it does in fact possess a valid water right.

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

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

Sincerely,

Bob Carter
Assistant Project Manager- BPBC

bdc/bc

cc: Clint McCormick Watermaster, Div; 2 BPBC
Velta Harwood Secretary – Treasurer, NYID
File

201500511 CU-MSP
Mailing List

Primary Owner	Mailing Address	Mailing Address City, State Zip
4M LEASING INC A & C LLC	PO BOX 488 4015 S BANNER ST PO BOX 15362	COUNCIL, ID 83612-0000 BOISE, ID 83709-5511 BOISE, ID 83715-0000
AMERICAN SWEEPING SERVICE LLC	5906 W VICTORY RD	BOISE, ID 83705-0000
ATKINS RONALD R	6835 W ELDER ST	BOISE, ID 83709-0000
AYON ANTONIO	6376 W GOWEN RD	BOISE, ID 83709-0000
B & B DEVELOPMENT LLC	6589 W VICTORY RD	BOISE, ID 83709-4359
BAKO DAVID & FRANKIE F TRUST	6400 W CONTRACTOR ST STE 101	BOISE, ID 83709-0000
BANNER STREET LLC	6800 W ELDER ST	BOISE, ID 83709-0000
BARSBY CHARLES	3465 S BEVERLY ST	BOISE, ID 83709-4906
BIGELOW THELMA W	3730 S BEVERLY ST	BOISE, ID 83709-0000
BITTON BRUCE W	5845 CRESTRIDGE RD	BOISE, ID 83709-0000
BKR HOLDINGS LLC	6655 W DIAMOND ST	BILLINGS, MT 59101-0000
BLONDIN EDWARD A	PO BOX 9032	BOISE, ID 83709-4932
BOISE VALLEY SQUARE DANCE HALL	3300 S BEVERLY ST	BOISE, ID 83707-3032
BRENNAN JAMES A	3605 S MERLENE DR	BOISE, ID 83709-0000
BUHLER H KEITH	6750 W ELDER ST	BOISE, ID 83709-0000
CARVER NANCY J	6832 W WRIGHT ST	BOISE, ID 83709-0000
CHAPMAN JAMES M	PO BOX 500	BOISE, ID 83701-0000
CITY OF BOISE	PO BOX 500	BOISE, ID 83701-0500
CITY OF BOISE (BOISE AIR TERMINAL)	333 N MARK STALL PL	BOISE, ID 83704-0000
CITY OF BOISE (FIRE DEPT)	PO BOX 7627	BOISE, ID 83707-1627
CJSD INC	6803 W DIAMOND ST	BOISE, ID 83709-4936
COLLINS SCOTT E	6855 W DIAMOND ST	BOISE, ID 83709-0000
CORBEIL ERIC JOHN	3850 S BEVERLY ST	BOISE, ID 83709-0000
COX DAIL ROBERT	1191 E IRON EAGLE DR STE 200	EAGLE, ID 83616-0000
DANVILLE TIGERS LLC	1971 N RADCLIFFE PL	EAGLE, ID 83616-0000
EE II LLC	3350 S BEVERLY ST	BOISE, ID 83709-4219
ELAM MELODY A	3350 S BEVERLY ST	BOISE, ID 83709-4219
ELAM TIMOTHY BLAINE	6617 W ELDER ST	BOISE, ID 83709-0000
EYERMAN LEE E	PO BOX 650043	DALLAS, TX 75265-0043
FEDERAL NATIONAL MORTGAGE ASSOCIATION	6451 W GOWEN RD	BOISE, ID 83709-5671
FERGUSON JOHN B	3570 S BEVERLY ST	BOISE, ID 83709-4907
FLETCHER CAROLYN	3630 S BEVERLY ST	BOISE, ID 83709-0000
FLORES JOSE A	6389 W GOWEN RD	BOISE, ID 83709-0000
FREDERICK KAREN L	3440 S BEVERLY ST	BOISE, ID 83709-4905
FRY WILLIAM RANDOLPH		

201500511 CU-MSP
Mailing List

GABEL RONALD & KATHERINE LIVING TRUST
GARCIA-OROZCO GERMAN A
GEORGE GARY L
GEOVEST LLC
GRAYBILL TRAVIS
HARTWELL DALE L
HEATH LENISE I
HOOTS INVESTMENTS LLC
HOPE DALE
HUNTSMAN BEVERLY A
HUTCHINGS AARON MICHAEL
IDAHO STATE
INTERMOUNTAIN GAS CO
IRVING DALE W
KERNS MICHELE LEE
KINSER SARAH M
KULM JEFFREY H
LAUREL PARK II LLC
LEE BENJAMIN K
LOVE JUSTINE A
M2S PROPERTIES LLC
MADSEN FRANK N JR
MATT SAM INC
MCDAN LLC
MCENTEE VENTURES LLLP
MCFADDEN CLEORA
MCINNES MICHEAL
MCWILLIAMS SAUNDRA L
MEEDS LUCINDA B
MIGNEAULT EUGENE C
MONROE LINDA R
NEWMAN DEBRA KAY
OLSON DEAN C
PASCO BUILDING LLC
PETERSEN REX C
POC ENTERPRISES LLC
PROCTOR BRANT

3480 S BEVERLY ST
1892 MCGRATH RD
14335 PONDEROSA RD
P O BOX 5188
6735 W DIAMOND ST
3590 S BEVERLY ST
3655 S BEVERLY ST
5613 SADDLE ST
3901 S CURTIS RD
3540 S BEVERLY ST
3510 S BEVERLY ST
STATEHOUSE MAIL
PO BOX 5650
3045 S RAYMOND ST
3780 S BEVERLY ST
6901 W DIAMOND ST
7000 W AMBLESIDE DR
28281 CROWN VALLEY PARKWAY STE 200
6700 W WRIGHT ST
3325 S RAYMOND ST
417 BRIDLEWOOD
4016 S BANNER ST
PO BOX 1118
6434 W GOWEN RD
PO BOX 15010
9500 W BURNETT DR
14766 N MAYWOOD CT
3172 HILLCREST LN
3535 S MERLENE DR
6750 W DIAMOND ST
6767 W WRIGHT ST
6497 N MTN MANOR CT
6900 W DIAMOND ST
6400 W CONTRACTORS ST STE 101
3581 S BEVERLY ST
5999 S 2400 W
3400 S BEVERLY ST

BOISE, ID 83709-4905
EAGLE, ID 83616-0000
COLORADO SPRINGS, CO 80908-2918
BOISE, ID 83705-0000
BOISE, ID 83709-0000
BOISE, ID 83709-4907
BOISE, ID 83709-4910
BOISE, ID 83709-0000
BOISE, ID 83705-0000
BOISE, ID 83709-0000
BOISE, ID 83709-0000
BOISE, ID 83720-0000
BISMARCK, ND 58506-5650
BOISE, ID 83709-4329
BOISE, ID 83709-0000
BOISE, ID 83709-0000
BOISE, ID 83709-4901
LAGUNA NIGUEL, CA 92677-0000
BOISE, ID 83709-0000
BOISE, ID 83709-0000
CALDWELL, ID 83605-0000
BOISE, ID 83709-0000
MERIDIAN, ID 83680-0000
BOISE, ID 83709-0000
BOISE, ID 83715-0000
BOISE, ID 83709-0000
BRIGHTON, CO 80603-0000
BOISE, ID 83705-0000
BOISE, ID 83709-4947
BOISE, ID 83709-4933
BOISE, ID 83709-0000
PARKER, CO 80134-0000
BOISE, ID 83709-4937
BOISE, ID 83709-4303
BOISE, ID 83709-0000
MT STERLING, UT 84339-0000
BOISE, ID 83709-0000

201500511 CU-MSP
Mailing List

QUALITY TILE ROOFING	2711 S CURTIS RD	BOISE, ID 83705-4906
RAMOS KAREN	6389 W GOWEN RD	BOISE, ID 83709-0000
REDDINGTON J GRANT	6779 W ELDER ST	BOISE, ID 83709-4313
REDDINGTON ORVILLE A & BETH W TRUST	3219 S RAYMOND ST	BOISE, ID 83709-0000
REED RICHARD L	6889 W DIAMOND ST	BOISE, ID 83709-0000
ROACH JOSHUA JACOB	3525 S BEVERLY ST	BOISE, ID 83709-0000
ROE JOHN C	PO BOX 583	COUNCIL, ID 83612-0583
ROEDER JOHN W S	6854 W WRIGHT ST	BOISE, ID 83709-0000
SCHRAM JOE M & JOYCE E REVOCABLE LIVING TRUS	5582 N WILD GOOSE WAY	MERIDIAN, ID 83646-0000
SHAJO LLC	PO BOX 16003	BOISE, ID 83715-0000
SILVA RON G	6858 W DIAMOND ST	BOISE, ID 83709-4935
SMITH WARREN LEON	3755 S BEVERLY ST	BOISE, ID 83709-0000
SPARKS DEBORAH S	3680 S BEVERLY ST	BOISE, ID 83709-0000
TARPON INVESTMENTS LLC	6451 W GOWEN RD	BOISE, ID 83709-0000
TNT PROPERTIES LLC	PO BOX 8184	BOISE, ID 83709-0000
TRINITY CREEK HOLDINGS LLC	PO BOX 171142	BOISE, ID 83717-0000
VAN EATON THOMAS C	6810 W DIAMOND ST	BOISE, ID 83709-0000
VENTURE 66 LLC	6434 W GOWEN RD	BOISE, ID 83709-0000
VETTER ELSA A	15633 SE 178TH PL	RENTON, WA 98058-0000
VICTORY PLACE LLC	PO BOX 191055	BOISE, ID 83719-0000
WHIPPLE GAYLA	6633 W WRIGHT ST	BOISE, ID 83709-0000
WHITE DENIS A	3555 S BEVERLY ST	BOISE, ID 83709-4908
WOOD RANDALL R	6798 W WRIGHT ST	BOISE, ID 83709-4355
YEE GRANT	6756 W WRIGHT ST	BOISE, ID 83709-4355

Megan Basham

From: Mike Burke <mike@cpcboise.com>
Sent: Friday, May 08, 2015 3:19 PM
To: Megan Basham
Subject: 201500511 CU-MSP

Hello Megan

I spoke with Kevin Horan with the Sheriff's Office about a month ago to let him know we will be doing clean up work at the Banner Street property. As the weather continues to warm, we'll see more and more weeds out there.

I just wanted you to know what was going on if anyone were to ask. We'll be accessing the property from our current property.

If you have any questions or concerns, feel free to email or phone.

Thanks

Mike Burke
Concrete Placing Co., Inc.
(208)362-2100

Megan Basham

From: Rebecca McKay <es-beckym@qwestoffice.net>
Sent: Tuesday, May 19, 2015 12:31 PM
To: Megan Basham
Subject: FW: Concrete Placing Master Site Plan

Megan:

I forwarded this answer to your question and it bounced back as undeliverable. Please confirm you received this.

Thanks,

Becky McKay
ENGINEERING SOLUTIONS, LLP
1029 N. Rosario Street, Ste. 100
Meridian, Idaho 83642
Phone: 938-0980

From: Mike Burke [<mailto:mike@cpcboise.com>]
Sent: Monday, May 11, 2015 2:29 PM
To: 'Rebecca McKay'
Subject: RE: Concrete Placing Master Site Plan

Becky

Currently we have stockpiled on CPC's site asphalt millings and crushed concrete that we intend to use as base material on the floor of the Banner St property. We have used these materials in the past on CPC's site primarily on the traffic areas which really helps keep the dust down. The idea is to remove the organic material left over from the previous owner and put down a solid, compactable material such as asphalt millings and previously-crushed concrete (4" minus pieces) that is easy to level and is mostly dust free.

Please let me know if there are any other questions.

Thanks

Mike

From: Rebecca McKay [<mailto:es-beckym@qwestoffice.net>]
Sent: Monday, May 11, 2015 1:47 PM
To: 'Mike Burke'
Subject: FW: Concrete Placing Master Site Plan

Mike:

See Megan's question below concerning the recycled concrete/asphalt.

Thanks,

Becky McKay

From: Megan Basham [<mailto:mbasham@adaweb.net>]
Sent: Monday, May 11, 2015 1:04 PM
To: es-beckym@qwestoffice.net
Subject: Concrete Placing Master Site Plan

Hi Becky-

I have started my review of the master site plan for the Concrete Placing expansion. In the detailed letter, it states that compacted, recycled concrete/asphalt will be used but I didn't see it on the site plan. Is it being proposed to be used in the entire expansion area, in the 4 areas labeled as construction materials and equipment parking or somewhere else? Thanks,

Megan



Megan Basham, AICP
Associate Planner
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7944 *office*
(208) 287-7909 *fax*

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on 4, 2015 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: 201500511-CU-MSP, Engineering Solutions; A request for a conditional use/master site plan for a contractor"s storage yard of material and equipment by Concrete Placing Co. No structures are proposed as a part of this application. No grinding or crushing will take place at the site. The property is located at 3608 S. Banner Street; 3N 2E Sec. 30. Megan Basham 287-7944 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 19, 2015
Publish Dates: 5/19/2015 -6/2/2015 1