



TO: ADA COUNTY PLANNING & ZONING COMMISSION

HEARING DATE: June 17, 2015

STAFF MEMBERS: Megan Basham, AICP, Community and Regional Planner
Diana Sanders, Associate Planner
Kristy Heller, Associate Planner

PROJECT NO.: 201500634 CU-CU-MSP-V, JR Simplot

OWNER: JR Simplot Company

AGENT: Vic Conrad, JR Simplot Company
Michael Porter, Power Engineers

INTRODUCTION

A request for two conditional uses and a master site plan for a slaughterhouse and remediation facility. The site will consist of a 408,253 sq. ft. facility, including a future expansion area. Meatpacking and rendering will be done on-site. The second conditional use is for a water remediation facility. The facility will utilize a Dissolved Air Floatation (DAF) system and anaerobic lagoons. The treated water will be stored and land applied. The facility will process up to 1,700 cattle per day and will be open 7 days a week, 24 hours a day. The request also includes a variance for building height, setbacks, and lot coverage. The slaughterhouse property contains 80 acres and is located at 17365 South Cole Road in Section 06, T 1N, R2E; the agricultural parcels contain 1,038 acres and are located in Sections 1 & 12, T1N, R1E, Kuna, ID.

EXECUTIVE SUMMARY

J.R. Simplot Company and Caviness Beef Packers, Ltd have formed CS Beef Packers, LLC to operate a new, state of the art slaughterhouse, rendering, and beef packing plant to be located at the northeast corner of South Cole Road and Barker Road. The property is approximately ½ mile south of the Kuna Mora Road/Cole Road intersection. The applicant is proposing a 351,107 square foot main processing building; 8,922 square foot truck wash, 47,520 square foot rendering/hides building; and two (2) 352 square foot entry/security gate buildings. The applicant is proposing to operate 24 hours a day, seven (7) days a week. The products will consist of fresh boneless beef trim, fresh and frozen primal and sub-primal beef cuts, edible beef offal items, inedible beef offal items, and cow and bull hides.

Plant Operations

As mentioned earlier, the applicant is requesting that the facility operate 24 hours a day, seven (7) days a week. Based on the detailed letter submitted, the facility is designed to process up to 1,700 head of cattle per day or approximately 475,000 head per year. There will be one operating shift of employees—harvest, fabrication and hides processing departments will operate approximately 9.5 hours per day and the rendering department will operate 14 hours per day. The clean-up and maintenance shift will operate the remainder of the day. The largest shift of employees will be approximately 576 based on the submitted materials. There will be a cattle pen on-site to accommodate up to 900 head. The pens are

designed to be kept clean at all times with concrete floors and the buildings are designed with air handling and scrubbing equipment to prevent the release of odors to the outside.

Also included in the proposal is an on-site water remediation facility to treat the wastewater generated from the facility. The remediation will consist of screening, dissolved air flotation (DAF), anaerobic digestion, biogas collection, storage, and land application. The remediated water will be stored on the agriculture property, north of the railroad tracks. There will be an effluent pump station near the anaerobic lagoon on the slaughterhouse parcel that will pump the remediated water from the lagoon to the storage facility. The water will be land applied during the winter months per Idaho regulations.

The facility will be required to obtain all federal and state permits, including permits from the Department of Environmental Quality and Central District Health.

Parking

The site has been designed with 618 stalls including 16 ADA parking spaces. The site will be accessed from South Cole Road and is designed to accommodate both car and truck traffic. The parking plan indicates the truck routes with blue arrows and the car routes with red arrows. There will be two (2) truck scales located on-site as well as two (2) security gates for cars and trucks entering the facility. The majority of the employee and visitor parking area is access before the security gates. The proposed number of parking spaces exceeds what is required by Ada County Code. There are also four (4) spaces adjacent to the truck wash building. These parking areas, and the truck routes around the entire facility, will be paved with asphalt. There is a trailer parking area, north of the main processing facility that will have a gravel surface. The applicant will be required to maintain that and keep it dust free.

There are 28 loading areas around the site for the various plant operations. The loading areas meet the minimum dimensions per Ada County Code and all but two (2) are within the required 300' setback. Two (2) loading spaces associated with the hide and rendering plant are located within the 300' setback and are included in the variance request.

Landscaping

The applicant has submitted a landscaping plan in compliance with Ada County Code. There will be landscaped buffers along all property lines, including 20-foot buffers along South Cole Road and Barker Road. The northern and eastern property lines will have a 10-foot landscape buffer. The proposed vegetation is a mix of shade trees, ornamental trees, evergreens and grasses. There will be a four foot (4') tall strain bard wire fence around the perimeter as security fencing but this does not count toward any of the required landscaping points.

Lighting

The applicant has submitted a lighting plan in compliance with Ada County Code. There will be mix of freestanding and wall-mounted lights on the site. The freestanding lights are a maximum of 24' and will be located in the parking areas, the cattle pen area, the brine lagoon and the truck wash facility. The wall-mounted lights will be located on the main processing building, the truck wash building, and the hide and rendering building. All lights are downward facing and the photometric plan demonstrates that the light will not trespass onto adjacent properties.

The proposed monument sign will have up lighting from the ground to illuminate the sign face. These lights are less than 1,000 lumens and are allowed with an opaque top to prevent up lighting. The proposed lights meet this requirement and are designed to light the sign only.

Signage

There will be one (1) monument sign located at the entrance on South Cole Road. The entire size of the sign measures 30' x 13'6", which includes the base and the sign face. The actual sign face measures 19'4" x 10'6". Business signs in the RP District are not addressed by the Ada County Code, but the Code does state that signs not allowed can be approved as part of a conditional use request. The sign will be lighted as described above in the lighting section.

Utilities

The project will be served by Idaho Power. There are overhead lines to the project site and all lines on-site will be placed underground. All other utilities such as data, gas, fire water lines will also be underground. The site will be served by individual septic and well. The applicant will be required to obtain a septic permit from the Central District Health Department. The fire suppression and the landscape irrigation will be supplied by the well water.

Fire Protection

The property is not within a fire district, and per Idaho State Code, it falls to the County Sheriff. The Sheriff will coordinate with the State Fire Marshal on the fire suppression system (sprinklers) and fire flow requirements for all of the buildings. The building plans will need to have approval of these systems prior to the issuance of a building permit. For response calls, the Sheriff will designate a fire station to response when the calls are received.

Variance Requests

The applicant is requesting variances for the maximum lot coverage, building height, and relief from the 300' setback on the eastern property boundary. The proposed facility will be located on the 82-acre parcel located at the northeast corner of South Cole Road and Barker Road. There will be approximately 722,246 square feet of coverage. This includes all of the building, the cattle pen area, the brine lagoon and anaerobic lagoon. This does not include the septic fields, parking areas or storm water basins. In total, the lot coverage equals 20.2%. The maximum lot coverage is 5% in the RP District.

The applicant is also requesting a variance from the maximum building height of 35' in the RP District. A portion of the main facility will be approximately 44'5" in height. A portion of the rendering plant will have an estimated height of 46'6". Maximum heights do not apply to the water tower or mechanical units. Chimneys and smokestacks are allowed to go up to 60' in height; over 60' requires a variance. Based on the site plan submitted, there are five (5) chimneys and/or smokestacks exceeding the maximum height.

The Ada County Code requires slaughterhouses to have 300' setback for all structures and outdoor activity areas. This setback does not apply to parking areas. The facility meets the setback on the northern, western, and southern property lines. The structures encroaching into the 300' setback on the eastern property line include: the hide & rendering structure (60'), the brine lagoon (30'), anaerobic lagoon (80'), bio-gas building (200'), iron sponge (225') and the flare (150'). There are also two loading docks on the eastern portion of the rendering plant that are within the 300' setback.

Ada County Code has the following findings for variances based on Idaho State Code:

- The variance shall not grant a right or special privilege that is not otherwise allowed in the base district;
- The variance relieves an undue hardship due to characteristics of the site; and
- The variance shall not be detrimental to the public health, safety, and welfare.

Staff is recommending approval of the variances as proposed because constructing the facility on one parcel, rather than spreading it out horizontally over several parcels:

- Will help to preserve agricultural land;

- Some of the structure heights are due to meeting state and federal air permitting requirements;
- Simplot owns several parcels south of the Union Pacific Railroad track but sending trucks and employees over the tracks presents a life safety issue;
- Structures over 10,000 square feet are required to vary their rooflines and it is only a portion of the structures that exceed the maximum height;
- Existing similar facilities in the area also exceed today's lot coverage requirements and building heights.
- The applicant has stated that they are in negotiations with the property owner to the east to purchase approximately 140 acres. The purchase is subject to a property boundary adjustment. The property boundary adjustment has been submitted. If the purchase goes through, this will reduce the lot coverage to approximately 7.5% and the structures and outdoor activity areas would then meet the 300' setback.

Agency Responses

The application was transmitted to the applicable federal, state and local agencies. All the responses received have been included as exhibits.

- ACHD—A traffic study was submitted to ACHD for their review. Based on the traffic study submitted, ACHD has determined that the applicant should construct and dedicate an east-bound right-turn lane on Kuna Mora at the intersection with South Cole Road. The driveway access will also need to meet ACHD standards.
- Central District Health—The applicant will need to obtain approval of a septic permit.
- DEQ—The applicant is currently in the process of obtaining their air quality permit.
- Ada County Engineer—The applicant will need to submit and obtain approval of a grading and drainage plan. The County Engineer will need to inspect the final improvements and a letter from the engineer of record is required at the project completion.
- Ada County Building—The applicant shall obtain a building permit for all buildings and should be aware that the property is not within a fire district. As such, the Ada County Sheriff shall be assistant to the State Fire Marshal who will review the fire suppression system and fire flows for the structures.
- Kuna Fire District—The project site is not within a fire district and is regulated by the Sheriff's Department. The applicant could apply for annexation into the Kuna Fire District.
- Idaho Fish and Game—The applicant supplied a letter from IDFG with their application materials. IDFG advises the applicant to construct the berms surrounding the brine lagoons as low as possible to deter burrowing animals and to leave the lagoon unfenced to avoid potential attraction of nesting birds.
- COMPASS—COMPASS prepares a checklist to help decision makers evaluate developments per Communities in Motion 2040 (CIM 2040). The proposed project supports 2 CIM 2040 and does not support 3 CIM 2040 goals.

Neighbor Comment

Staff has received two (2) letters in opposition to the requested variances associated with the project.

All written comments received to date are included as exhibits.

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 Board as set out in the proposed Findings of Fact and Conclusions of Law attached hereto.

The Board should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application. Should the Board make positive Findings of Fact and vote to approve Project #201500634 CU-CU-MSP-V, staff recommends that the approval of Project #201500634 CU-CU-MSP-V 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.: 201500634 CU-CU-MSP-V

1. Pre-Application Notes dated January 22, 2015 – 5 pages
2. Master Application and Checklist submitted April 14, 2015 – 11 pages
3. Detailed Letter dated April 14, 2015 – 8 pages
4. Variance Detailed Letter dated April 14, 2015 – 6 pages
5. Vicinity Maps, Aerial and Photos – 8 pages
6. Master Site Plan submitted April 14, 2015 – 2 pages
7. Remediation Site Plan submitted April 14, 2015 – 3 pages
8. Variance Site Plan submitted April 14, 2015 – 4 pages
9. Building Elevations submitted April 14, 2015 – 5 pages
10. Deed submitted April 14, 2015 – 3 pages
11. Fire Plan submitted April 14, 2015 – 1 page
12. Landscape Plan submitted April 14, 2015 – 11 pages
13. Lighting Plan submitted April 14, 2015 – 2 pages
14. Parking Plan submitted April 14, 2015 – 2 pages
15. Sign Elevation submitted April 14, 2015 – 1 page
16. Idaho Fish and Game Letter dated March 12, 2015 – 1 page
17. Neighborhood Meeting Certification submitted April 14, 2015 – 4 pages
18. Submission and Hearing Date letter dated April 17, 2015 – 1 page
19. Ada County Board of County Commissioners Transmittal dated April 24, 2015 – 2 pages
20. Memo from Idaho Transportation Department dated April 28, 2015 – 1 page
21. Memo from Department of Environmental Quality dated May 6, 2015 – 4 pages
22. Email from Republic Services dated May 6, 2015 – 3 pages
23. Memo from Kuna Rural Fire District dated May 8, 2015 – 2 pages
24. Report from COMPASS received May 11, 2015 – 6 pages
25. Memo from Central District Health Department date stamped May 11, 2015 – 1 page
26. Radius Notice mailed May 15, 2015 – 2 pages
27. Report from Ada County Highway District dated May 18, 2015 – 15 pages
28. Memo from Ada County Engineer dated May 27, 2015 – 1 page
29. Comment from Wendell Thompson dated June 2, 2015 – 2 pages
30. Comment from Lily Collias & James J. Gatzliolis dated June 2, 2015 – 4 pages
31. Memo from Ada County Building Department dated June 3, 2015 – 1 page
32. Legal Notice published June 2, 2015 – 1 page
33. Sign Certification submitted by the applicant received on June 8, 2015 – 5 pages



ADA COUNTY
DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201500005 - PREAP - A

Status: Active

Date Received: 1/8/2015

Date Closed:

Meeting Date: 1/22/2015 Date Assigned: 1/8/2015

Project Description:

Applicant's Name:
HENDRICKS CONNIE

Meat Processing Plant/Slaughter House

No. of Lots/Units: 0 Total Acres: 82.772

Development Services Staff Assigned To Meeting:

Staff Name:	Attended Meeting?
BECKY ALCALA	<input type="checkbox"/>
DIANA SANDERS	<input type="checkbox"/>
MARK FERM	<input type="checkbox"/>
MARK PERFECT	<input type="checkbox"/>
MEGAN BASHAM	<input type="checkbox"/>

Unique Features:

Sewer/Septic: Septic Tank

Water/Well: Private Well

General Property Location:

Parcel Info:

Parcel Num:
S2006324810

Street Address:
17365 S COLE RD

City/State/Zip:
Kuna, ID 83634-0000

Zone Info:

Zone Type:	Zone:
Existing Zone	RP

Twon / Rng / Sec Info:

Twon:	Rng:	Sec:	Qtr:
1N	1E	1	
1N	2E	6	

Overlay Areas Info:

Overlay Area:	Overlay Value:	Code Ref:	Comments:
WUFI	Yes	Article 8-3B	

Comp Plan:



Agencies To Contact:

Agency Name:

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

Comments:

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

Comments:

IDAHO POWER COMPANY - (208)-388-2699

Comments:

Contact Person:

LITTLE CHRISTY

RENO MIKE

HORNSBY COURTNEY

Proposed Allowed Uses:

Meatpacking facility

1/22/2015

Page 1 of 5

EXHIBIT 1
201500634 CU-CU-MSP-V
SIMPLOT



ADA COUNTY DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

Approximately 40 loads per day. 1 shift for employees.

ACHD will require a traffic impact study. Probably not a full blown study, but will need to look at intersections and corridors. The specifics can be decided upon when a traffic engineer.

Cole Road may need to be widened to 30' of pavement with gravel shoulders. No sidewalks. Improvements from the main driveway to Kuna Mora Road.

Ada County P&Z:

All processing/shipping/receiving will take place on the 80 acres. The water will be piped to the farm acreage. Pipelines and roads from the business site to the farm. The farm ground is prepped for planting this year. There are 2 good water supply wells on site.

The treatment facility will be part of the larger facility. The ponds will be holding ponds--not treatment ponds. There may be a cover system on the ponds to capture the methane gas to use as power. The County will look at it as a remediation use which is a conditional use.

You will also need to work with the County Engineer on a grading and drainage plan. This is usually done as a condition of approval.

Contact Mike Reno at Central District Health regarding the septic system.

The neighborhood meeting can address both uses.

The fees are:

Conditional Use: \$800 + \$.12/sq. ft
Master Site Plan: \$350 + \$.12/sq. ft

Consider putting a sign at the intersection of Kuna Mora Road and Cole Road plus one sign on the property along Cole Road.

It is possible to go to the P&Z on the 2nd hearing of the month. If that is the case, the County will need plenty of notification so the staff can notify the P&Z.

The P&Z makes the decision. If it is appealed, the application goes in front of the Board. There appeal period is 15 days from the P&Z decision.

The code does have allowances for future modifications ie, adding 20% of square footage, parking and lighting.

Ada County Building

The main plant site will be under one roof but it will be different compartments. If it all under one roof, it can be done under one permit.

If the building is over 10,000 sq. ft there are some additional design standards. 8-4A-26. The building should have offsets, changes in roofline, etc. The code allows for several options.

This will be under the State Fire Marshall jurisdiction. It will need to be sprinkled if it is classified as F1 and over 12,000 sq. ft.



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PREAPPLICATION CONFERENCE NOTES

The remediation channels will likely require a building permit.

If you can get a copy of the building plan to ACHD they can give you an estimate of the traffic impact fee.

Additional Preap Conference: Required

Neighborhood Meeting Required? Yes

Cross References:



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: 16 Township: 1N Range: 1E Total Acres: 82.772
 Subdivision Name: _____ Lot: _____ Block: _____
 Site Address: 17365 SOUTH COLE ROAD City: KUNA
 Tax Parcel Number(s): 52006324810
 Existing Zoning: RP Proposed Zoning: RP Area of City Impact: No Overlay
 District(s): WUFI



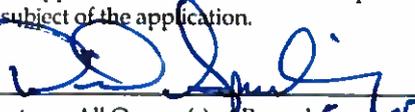
OFFICE USE ONLY

Project #: <u>201500634-CU-MSP-V</u>	Planning Fees/GIS: <u>CU 49790.36</u>	Engineering Fees:
Received By: <u>BA</u>	Date: <u>4/14/15</u> Stamped <input checked="" type="checkbox"/>	<u>CU 1298.00</u>

1MSP 49340.36
V 550.00
Lighting 100.
Landscaping 135.00
06101213.72

EXHIBIT 2
 201500634 CU-CU-MSP-V
 SIMPLOT

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: _____	Name: <u>Vic Conrad</u>
Address: _____	Address: <u>P. O. Box 27</u>
City: _____ State: _____ Zip: _____	City: <u>Boise</u> State: <u>ID</u> Zip: <u>83707</u>
Telephone: _____ Fax: _____	Telephone: <u>208-389-7359</u> Fax: <u>208-389-7333</u>
Email: _____	Email: <u>vic.conrad@simplot.com</u>
I certify this information is correct to the best of my knowledge.	ENGINEER/SURVEYOR if applicable: (Please Print) Name: <u>Michael Porter, Power Engineers</u> Address: <u>1295 Eagle Flight Way</u> City: <u>Boise</u> State: <u>ID</u> Zip: <u>83709</u> Telephone: <u>208-288-6519</u> Fax: _____ Email: <u>michael.porter@powereng.com</u>
Signature: (Applicant) _____ Date _____	

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: <u>J. R. Simplot Company</u>	Name: _____
Address: <u>P.O. Box 27</u>	Address: _____
City: <u>Boise</u> State: <u>ID</u> Zip: <u>83707</u>	City: _____ State: _____ Zip: _____
Telephone: <u>208-336-2110</u>	Telephone: _____
Fax: <u>208-389-7464</u>	Fax: _____
Email: _____	Email: _____
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.  Signature: All Owner (s) of Record <u>Dr. NP</u> Date <u>13 April 2015</u>	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application. Signature: All Owner (s) of Record _____ Date _____

David Spurling, Senior Vice President, Secretary and General Counsel
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 *Slaughterhouse / Meat Packing*

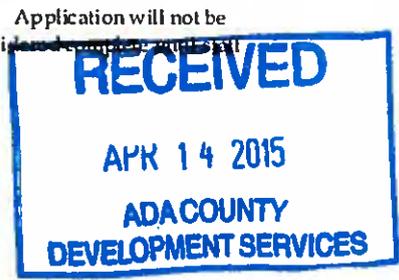
A Conditional Use request requires a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
✓	One paper copy and one electronic copy of all required submittals.	
✓ 1	Completed and signed Master Application	
✓ 2	DETAILED LETTER by the applicant fully describing the request or project and addressing the following:	
✓	Explain the proposed use, and all uses associated with the request.	
✓	Any other supporting information.	
✓	Address the standards in ACC 8-5-3 for proposed use(s):	
✓	Days of use:	
✓	Hours of use:	
	Duration of use(s):	
✓ 3	MASTER SITE PLAN (if required)	
✓ 4	NEIGHBORHOOD MEETING CERTIFICATION	
✓ 5	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.	
✓ 6	DEED (or evidence of proprietary interest)	
✓	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	
	HILLSIDE (ACC 8-3H)	
	FLOOD HAZARD (ACC 8-3F)	
✓	WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)	
	SOUTHWEST PLANNING AREA (ACC 8-3C)	
	PLANNED UNIT DEVELOPMENT (ACC 8-3D)	
	BOISE RIVER GREENWAY (ACC 8-3G)	
	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
✓	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
✓	APPLICATION FEE: Call County or go to www.adaweb.net for fees	

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

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



ADA COUNTY DEVELOPMENT SERVICES

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CONDITIONAL USE CHECKLIST - REMEDIATION

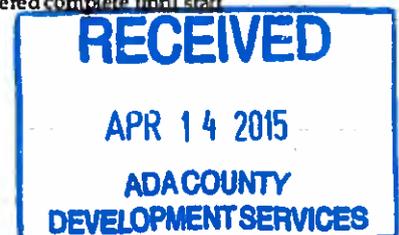
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2	DETAILED LETTER by the applicant fully describing the request or project and addressing the following:	
	Explain the proposed use, and all uses associated with the request.	
	Any other supporting information.	
	Address the standards in ACC 8-5-3 for proposed use(s):	
	Days of use:	
	Hours of use:	
	Duration of use(s):	
✓ 3	MASTER SITE PLAN (if required)	
✓ 4	NEIGHBORHOOD MEETING CERTIFICATION	
✓ 5	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.	
✓ 6	DEED (or evidence of proprietary interest)	
	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	
	HILLSIDE (ACC 8-3H)	
	FLOOD HAZARD (ACC 8-3F)	
	WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)	
	SOUTHWEST PLANNING AREA (ACC 8-3C)	
	PLANNED UNIT DEVELOPMENT (ACC 8-3D)	
	BOISE RIVER GREENWAY (ACC 8-3G)	
	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
	APPLICATION FEE: Call County or go to www.adaweb.net for fees	

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

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MASTER SITE PLAN CHECKLIST (ACC 8-4D)

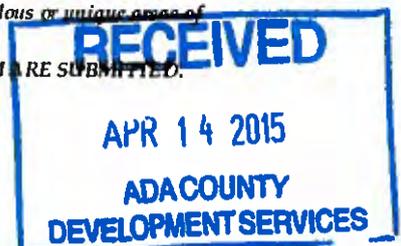
A Master Site Plan request does not require a public hearing. It is a staff level application, as long as it is not associated with a conditional use.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
✓	One paper copy and one electronic copy of all required submittals.	
✓	Completed and signed Master Application.	
✓	Completed Supplemental Information.	
✓	DETAILED LETTER by the applicant fully describing the request or project and address the information on supplemental sheet;	
✓	DEED or evidence of proprietary interest.	
✓	IDAHO DEPARTMENT OF FISH AND GAME LETTER.	
✓	FULL SIZE SCALED PLOT PLAN, showing all existing and proposed easements, property lines, and structures drawn to scale, including one electronic copy and one copy reduced to 8 1/2 X 11. (Address required information on supplemental sheet)	
	FULL SIZE NATURAL FEATURES ANALYSIS ACC 8-4E-4D, including one electronic copy and one copy reduced to 8 1/2 X 11. (Address required information on supplemental sheet) NOT REQUIRED	
✓	LANDSCAPING (ACC 8-4F) (Address required information on supplemental sheet) One electronic copy, one full size, and one 8 1/2 X 11 copy.	
	✓ Drawn by a landscape professional. (within an area of impact)	
✓	OFF STREET PARKING & LOADING FACILITIES (ACC 8-4G) (Address required information on supplemental sheet)	
✓	LIGHTING (ACC 8-4H) (Address required information on supplemental sheet)	
✓	SIGN PLAN (ACC 8-4I)	
✓	Indicate all proposed and existing signs.	
N/A	NATURAL FEATURES ANALYSIS (ACC 8-4E-4D) see supplemental info.	
✓	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	
	HILLSIDE DEVELOPMENT (ACC 8-3H)	
	FLOOD HAZARD (ACC 8-3F)	
✓	WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)	
	SOUTHWEST PLANNING AREA (ACC 8-3C)	
	PLANNED UNIT DEVELOPMENT (ACC 8-3D)	
	BOISE RIVER GREENWAY (ACC 8-3G)	
	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
APPLICATION FEE: Call County or go to www.adaweb.net for fees		

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

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



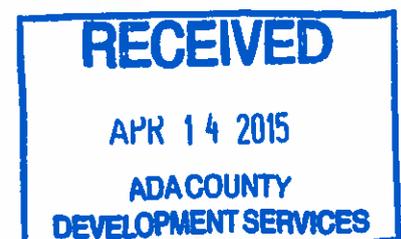
MSP SUPPLEMENTAL INFORMATION (to be completed by the applicant)	
DETAILED LETTER MUST ADDRESS THE FOLLOWING (If applicable)	
✓	Proposed use (s): BEEF PACKING PLANT
✓	Is the project associated with a Conditional Use YES (X) NO ()
✓	Conditional Use # 201500005 - PREAP-A
✓	Area of city impact: NO, IN RURAL PRESERVATION DISTRICT
✓	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: 408,253 S.F.
✓	Hours of operation: 24 HOURS A DAY
✓	Days of operation: 7 DAY PER WEEK
✓	Required parking: 586 STALLS
✓	Required bicycle parking: NOT REQUIRED 8-45-2
✓	Required ADA parking: 13 STALLS
✓	Number of employees during the largest shift: 576
✓	Maximum number of patrons expected: 10
✓	Outdoor speaker system YES () NO (X)
✓	Proposed Sewer:
✓	Proposed Water:
✓	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.
✓	Explain if the utilities are underground or if screening is provided.
SITE PLAN	
✓	Structure location.
✓	Pedestrian access and circulation.
✓	Building elevations.
✓	Well locations.
✓	Drain fields.
✓	Hydrant location, fire department access, fire flow resources, etc.
✓	Pressurized Irrigation if required.
✓	Parking plan. (required) ACC 8-4G
✓	ADA parking identified.
✓	Automobile access and circulation.
✓	Lighting plan. (condition of approval) ACC 8-4H
✓	Sign Plan. (If proposed, condition of approval) ACC 8-4I
LANDSCAPING (If applicable)	
✓	Location, size, type, 75% maturity
✓	Vegetation to be saved YES () NO (X)
✓	Phased project YES () NO (X)
✓	Verification that standards are met.
✓	Fences over 100' YES (X) NO ()
✓	Size at planting: See sheet CUP-16.0
✓	Flood Hazard Overlay YES () NO (X)
✓	Sound walls YES () NO (X)

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<input checked="" type="checkbox"/>	Outdoor speakers	YES () NO <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Perimeter Landscaping & Screening	
<input checked="" type="checkbox"/>	Required landscape points:	
<input checked="" type="checkbox"/>	Minimum landscape width:	
<input checked="" type="checkbox"/>	Parking Area Landscaping & Screening	
<input checked="" type="checkbox"/>	% of Shading required:	
	Screening	YES () NO <input checked="" type="checkbox"/>
	Pedestrian access required YES () NO ()	
PARKING		
<input checked="" type="checkbox"/>	Identify all off street parking and loading.	
<input checked="" type="checkbox"/>	Phased project	YES () NO <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Restrictions on use	YES () NO <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Within 300' of the entrance:	YES <input checked="" type="checkbox"/> NO ()
<input checked="" type="checkbox"/>	Joint Parking Agreement (Submitt copy)	YES () NO <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Identify width, angle, and depth of parking spaces.	
<input checked="" type="checkbox"/>	Address Bicycle Parking.	
<input checked="" type="checkbox"/>	List the number of required spaces for cars, bikes:	
<input checked="" type="checkbox"/>	List the number of off street loading spaces:	
<input checked="" type="checkbox"/>	List dimensions of off street loading spaces:	
<input checked="" type="checkbox"/>	Detailed description of proposed paving materials.	
LIGHTING (If applicable)		
<input checked="" type="checkbox"/>	Setbacks of the proposed lights:	
<input checked="" type="checkbox"/>	Maximum Height:	25'0"
<input checked="" type="checkbox"/>	Floodlights	YES <input checked="" type="checkbox"/> NO ()
<input checked="" type="checkbox"/>	Shielding	YES <input checked="" type="checkbox"/> NO ()
NATURAL FEATURES ANALYSIS <i>NOT REQUIRED</i>		
	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	



ADA COUNTY DEVELOPMENT SERVICES

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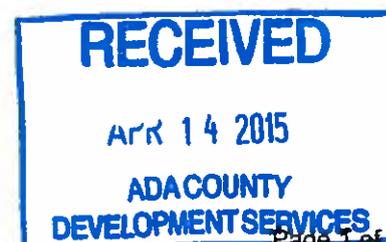


LANDSCAPING CHECKLIST (ACC 8-4F)

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Completed and signed Master Application.	
<input checked="" type="checkbox"/>	address the information on supplemental sheet;	
<input checked="" type="checkbox"/>	Proposed use (s). BEEF FEEDING FACILITY	
<input checked="" type="checkbox"/>	DEED or evidence of proprietary interest.	
LANDSCAPING		
<input checked="" type="checkbox"/>	LANDSCAPING One electronic copy, one full size, and one 8 1/2 X 11 copy.	
<input checked="" type="checkbox"/>	Drawn by a landscape professional. (within an area of impact)	
<input checked="" type="checkbox"/>	Location, size, type, 75% maturity	
<input checked="" type="checkbox"/>	Vegetation to be saved YES () NO <input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	Phased project YES () NO <input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	Verification that standards are met.	
<input checked="" type="checkbox"/>	Fences over 100' YES <input checked="" type="checkbox"/> NO ()	
<input checked="" type="checkbox"/>	Size at planting: SEE SHEET CUP-6-0	
<input checked="" type="checkbox"/>	Flood Hazard Overlay YES () NO <input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	Sound walls YES () NO <input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	Outdoor speakers YES () NO <input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	Perimeter Landscaping & Screening	
<input checked="" type="checkbox"/>	Required landscape points: 12 / 8	
<input checked="" type="checkbox"/>	Minimum landscape width: 20' ON COLE & BACKER 10' NAE	
<input checked="" type="checkbox"/>	Parking Area Landscaping & Screening NOT REQUIRED	
<input checked="" type="checkbox"/>	% of Shading required: NOT REQUIRED	
<input checked="" type="checkbox"/>	Screening YES () NO <input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	Pedestrian access required YES () NO <input checked="" type="checkbox"/>	
OVERLAY DISTRICT: May require a separate checklist or additional information for the		
	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		

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



ADA COUNTY DEVELOPMENT SERVICES

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LIGHTING CHECKLIST (ACC 8-4H)

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
✓	Completed and signed Master Application.	
✓	address the information on supplemental sheet;	
✓	Proposed use (s). BEEF PACKING FACILITY	
✓	DEED or evidence of proprietary interest.	
LIGHTING		
✓	Site plan indication the location of lighting.	
✓	Detail the type of lighting.	
✓	Identify orientation of lighting.	
✓	Setbacks of the proposed lights:	
✓	Illumination of lighting:	
	✓	Watts: SEE ATTACHMENT A
	✓	Lumens output. " "
	✓	Lumination area. " "
	✓	Photometric test report. " "
✓	Maximum Height: 25'-0"	
✓	Floodlights YES (X) NO () AT MONUMENT SIGN	
	Extent of shielding including cut off angles.	
	Details of display and security lighting.	
	Details of the electrical feed.	
N/A	Details of neon illumination.	
APPLICATION FEE: Call County or go to www.adaweb.net for fees		

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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SIGN PLAN CHECKLIST (ACC 8-4I)

A Sign Plan request does not require a public hearing. It is a staff level application for signs greater than 64 sq. ft.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
✓	One paper copy and one electronic copy of all required submittals.	
✓	Completed and signed Master Application	
✓	DETAILED LETTER by the applicant fully describing the request or project and addressing the following:	
✓	Proposed Sign (s), what type of sign:	
	Business, Building Multi-use, Single-use, Home, Parking lot, Project, Property, Public, Public Gathering, Subdivision, Non-accessory off premise, Temporary, or non-conforming	
	Business YES (X) NO ()	Building YES () NO (X)
	Multi-Use YES () NO (X)	Single-Use YES () NO (X)
	Home YES () NO (X)	Parking lot YES () NO (X)
	Project YES () NO (X)	Property YES () NO (X)
	Public YES () NO (X)	Public Gathering YES () NO (X)
	Subdivision YES () NO (X)	Temporary YES () NO (X)
	Non-conforming YES () NO (X)	Non-accessory off premise YES () NO (X)
	Existing Sign (s) YES () NO (X)	
	Is the sign along a Interstate or Primary Highway? YES () NO (X)	
	Total square feet of sign: <u>203</u>	
✓	SIGN #1	
	Off Premise _____ On Premise _____ Existing Sign _____ Proposed Sign <u>X</u>	
	Type of Sign:	
	Freestanding _____ Wall _____ Monument <u>X</u>	
	Sign Dimensions:	
	Length <u>30'-0"</u> Height <u>13'-6"</u> Square Feet <u>203</u>	
Percent of sign area that is animated: _____ Type of illumination: <u>EXT. LIGHTS</u>		
	SIGN #2	
	Off Premise _____ On Premise _____ Existing Sign _____ Proposed Sign _____	
	Type of Sign:	
	Freestanding _____ Wall _____ Monument _____	
	Sign Dimensions:	
	Length _____ Height _____ Square Feet _____	
Percent of sign area that is animated: _____ Type of illumination: _____		
CONDITIONAL USE: May require a separate checklist for the following:		
Property zoned RP or RR or Signs extending beyond the overhang of any exterior wall of the building.		
✓	SITE PLAN showing all existing and proposed easements, property lines, structures, and placement of sign drawn to scale on 8 1/2" X 11" paper.	
✓	Elevations of proposed signs. <u>SEE ATTACHMENT B</u>	
✓	DEED or evidence of proprietary interest.	
✓	APPLICATION FEE: Call County or go to www.adaweb.net for fees	

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

ADA COUNTY DEVELOPMENT SERVICES

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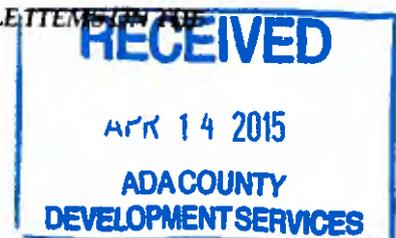
VARIANCE CHECKLIST (ACC 8-7-4)

A Variance request requires a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
✓	One paper copy and one electronic copy of all required submittals.	
✓ 1	Completed and signed Master Application	
✓ 2	DETAILED LETTER by the applicant fully describing the request or project and address the following:	
✓	Reason for the variance. Be specific.	
✓	Explain how the variance does not grant a right or special privilege that is not otherwise allowed in the base district.	
✓	Explain how the variance relieves an undue hardship due to the characteristics of the site.	
✓	Explain how the variance is not detrimental to the public health, safety, and welfare.	
✓	What is the hardship if the variance is denied?	
✓	Are there characteristics of the property that are unusual and make it necessary to obtain the variance?	
✓	Were you aware of this hardship prior to purchasing or developing your property?	
✓	How does the request comply with Idaho Code 67-6516?	
✓ 3	CURRENT SITE PLAN One reduced copy to 8 1/2 X 11.	
✓ 4	DEED or evidence of proprietary interest.	
✓ 5	NEIGHBORHOOD MEETING CERTIFICATION	
✓ 6	PRE-APPLICATION CONFERENCE NOTES	
	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	

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



Conditional Use / Master Site Plan Detailed Letter

April 14, 2015

Conditional Use Number: 201500005-PREAP-A

Proposed Project: CS Beef Packers, LLC

Proposed Location: 17365 South Cole Road
Kuna, Idaho 83634

Parcel Number: S2006324810

Proposed Use:

J.R. Simplot Company and Caviness Beef Packers, Ltd. have formed CS Beef Packers, LLC which will operate a new, state-of-the-art, beef packing plant to be located outside of Kuna, Idaho. This approximately 400,000 square foot complex will harvest and process beef and dairy cows and bulls primarily sourced from the northwest area of the United States. The plant will be operated as a federally-inspected facility. It is anticipated that operations will commence during the last quarter of 2016.

The facility will be designed and built to process up to 1,700 head per day. It is expected that the plant processing will operate 5 or 6 days per week, depending on the availability of suitable livestock. This will amount to approximately 475,000 head per year.

The plant will run one shift per day. The Harvest, Fabrication and Hides Processing departments will generally operate 9.5 hours per day, and the Rendering department will operate 14 hours per day. The clean-up and maintenance shift will operate the remainder of the day.

Products produced will consist of:

- Fresh boneless beef trim
- Fresh and frozen primal and sub-primal beef cuts
- Edible beef offal items
- Inedible beef offal items such as meat and bone meal, tallow and dried blood meal
- Cow and bull hides

Wastewater from the plant will be treated on-site through a covered anaerobic digester. After being treated, this water will be applied to the Company's adjacent farmland for the production of farm crops. Another part of the wastewater treatment process will be the recovery of the methane gas from the wastewater as it passes through the lagoon system. Added benefits from this process are the elimination of the sulfur from the gas and the environment, and creating a source of fuel which will be used by the Company to fire the boilers in the plant.

The rumen or paunch material that comes from the livestock during the harvest function will be accumulated during the process, and applied to the Company's farmland.

EXHIBIT 3
201500634 CU-CU-MSP-V
SIMPLOT



The plant will include livestock pens that will accommodate up to 900 head. These pens are designed and built with concrete floors so that they may be kept clean at all times. Also the production areas within the plant are designed and equipped with air handling and scrubbing equipment to prevent the release of objectionable odors to the outside atmosphere.

Area of City Impact: No, the project is in the Rural Preservation (RP) district and is not within an Area of City Impact.

Is this application a modification of an approved master site plan? NO

Is this application a change or expansion of an approved master site plan? NO

Total square footage of all structures: Total building square footage = 408,253 square feet. Truck wash building = 8,922 square feet, (2) Entry Buildings= 352 square feet each, Main process building = 351,107 square feet and Rendering/hides building = 47,520 square feet.

Hours of Operation: 24 hours a day.

Days of Operation: 7 days per week.

Required Parking: The parking stall requirement calculation was run using both the actual occupant load calculation and the occupancy based on area calculation. The actual occupant load calculation had the highest number of required parking stalls and was used for the design. Refer to drawing no. CUP-2.0 for the calculations.

Total required number of parking stalls = 586 parking stalls based on largest shift and maximum patrons expected. Total parking stalls provided = 616 which includes 16 ADA stalls.

Required bicycle parking: Bicycle parking is not required since the facility is not within the area of city impact, refer to section 8-4G-5 paragraph C of the Ada County Code.

Required ADA parking: 2 percent of 616 = 13 ADA stalls required (Table 208.2 2010 ADA Standards for Accessible Design). Total number of ADA stalls provided = 16.

Number of employees during the largest shift: 576 employees

Maximum number of patrons expected: 10 Patrons

Outdoor speaker system: No outdoor speaker system is planned.

Proposed Domestic Sewer System: Septic tanks with drain fields.

Proposed Process Wastewater System: The planned wastewater treatment system will consist of screening, dissolved air floatation (DAF), anaerobic digestion, biogas collection, and storage and land application. Refer to the Second (Remediation) Conditional Use submittal of this project for additional information.

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Proposed Water System: Private water wells. The well engineering report has been submitted to Mr. Kevin Ryan of the Idaho Department of Environmental Quality.

Pressurized Irrigation: All landscape areas shall be provided with an automatic underground irrigation system using the well water.

Explain if the utilities are underground or if screening is provided: Gas, domestic water, fire water lines, data, and septic system will be underground. Electrical power will be brought overhead to the site by Idaho Power and then continue underground to the buildings.

SITE PLAN

Structure Locations: Refer to drawing no. CUP-1.0

Pedestrian access and circulation: Refer to drawing no. CUP-1.0 and CUP-2.0.

Building Elevations: Refer to drawing no. CUP-4.0, 4.1, 4.2, 4.3 and 4.4. The exterior building elevations were designed in accordance with Ada County Zoning Code 8-4A-26 "Structures greater than ten thousand square feet".

Well Locations: Refer to drawing no. CUP-1.0

Drain Fields: Refer to drawing no. CUP-1.0

Fire Hydrant Locations: Refer to drawing no. CUP-3.0 for the fire hydrant locations which have been reviewed by the Kuna Fire Chief. The fire hydrants and automatic fire sprinkler system will be supplied from the well water with a fire tank / fire pump back up system. The Fire truck access around the site and structures are designed to conform to the International Building Code and International Fire Code.

Pressurized Irrigation: All landscape areas shall be provided with an automatic underground irrigation system using the well water.

Parking Plan: Refer to drawing no. CUP-2.0, for the parking stalls and the driving aisle locations.

ADA parking identified: The numbers of ADA stalls are provided in accordance with the Americans with disabilities act. Refer to drawing no. CUP-2.0 for the ADA parking stalls calculations and locations.

Automobile access and circulation: Refer to drawing no. CUP-2.0 and CUP-2.1

Lighting Plan: Refer to drawing no. CUP-5.0 for the site lighting plan. The drawings also include light fixture height and the photometric information. See Attachment "A" for the light fixture cut sheets with lumen output information.

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Sign Plan: The illuminated monument sign location is shown on the overall site plan along south Cole Road. Refer to drawing no. CUP-1.0. See attachment "B" for the size and shape of the monument sign. All other planned signs are not illuminated informational or directional less than 4 square feet and are exempt and do not require permits as noted in section 8-4I-3 paragraph A of the Ada County Code.

LANDSCAPING

Location, size, type, 75% maturity: Refer to drawing no. CUP-6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9 and 7.0.

Vegetation to be saved: No, refer to drawing no. CUP-6.0

Phased project: NO

Fences over 100'-0": Yes, fence lengths may exceed 100 feet in length but are not required to include offsets since the project is outside the Area of City Impact (8-4F-4, paragraph E). The proposed security fence around the perimeter of the site will be a 4'-0" high tee posts (5) strand barb wire fence. Interior fencing will be 3-bar ranch style steel pipe fencing.

Size at planting: Plant sizes to meet Ada County Zoning Code Table 8-4F-1: Minimum Plant Size Standards.

Flood Hazard Overlay: Subject property is not within a Flood Hazard Overlay District.

Sound Walls: No sound walls are planned.

Outdoor Speakers: No outdoor speakers are planned.

Perimeter Landscaping and Screening:

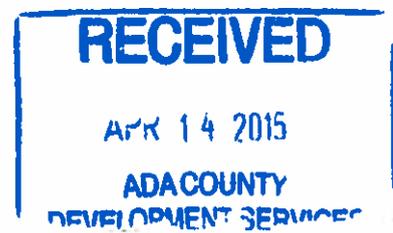
Required Landscaping Points: Refer to the Landscape Requirement section of drawing no. CUP- 6.0.

Minimum Landscape Width: Refer to the Landscape Requirement section of drawing no. CUP- 6.0.

Parking Area Landscaping & Screening

Percent of Shading required: Not required. The minimum percent of parking area to be shaded noted in Section 8-4F-7 paragraph C is not required since this project is not located within a commercial base district.

Screening: Perimeter screening: is provided per section 8-4F-6. Parking areas: none required, no public sidewalks exist along South Cole Road so we are not planning any screening as noted in Section 8-4F-7 paragraph D.



Pedestrian Access Required: Refer to drawing no. CUP-2.0 for the pedestrian access from the parking lots to the main building entry points.

PARKING

Identify all off street parking and loading: Refer to drawing no. CUP-2.0 and CUP-2.1.

Phased Project: NO

Restrictions on use: NO

Within 300'-0" of the entrance: YES

Joint Parking Agreement: NO

Identify width, angle, and depth of parking spaces: Parking stalls are 9'-0" wide, 90 degree angle, and 20'-0" deep or 9'-0" wide, 65 degree angle and 19'-0" deep. Refer to drawing no. CUP-2.0

Address Bicycle Parking: Bicycle parking is not required since the facility is not within the area of city impact, refer to section 8-4G-5 paragraph C of the Ada County Code.

List number of required spaces for cars, bikes: Refer to the parking calculations on drawing no. CUP-2.0

List the number of off street loading spaces: There are a total of 23 loading dock spaces. Refer to drawing no. CUP-2.0

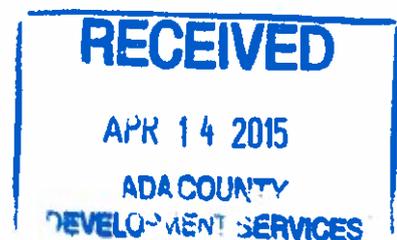
List dimensions of off street loading spaces: The minimum off street loading spaces will be 10'-0" in width, 30'-0" in length and have 14'-0" height clearance as required in section 8-4G-7 paragraph B and all loading areas are designed so vehicles shall not back out into any public streets. Refer to drawing no. CUP-2.0 and CUP-2.1.

Detailed description of proposed paving materials: Paving materials will be either concrete or asphalt. Refer to drawing no. CUP-1.0

LIGHTING

Setback of the proposed lights: The site lighting plan shows the location and height of the proposed light fixtures. The site lighting plan also includes the photometric which shows none of the proposed lighting extending beyond the parcel boundaries, refer to drawings no. CUP-5.0 and attachment A.

Maximum Height: Maximum fixture height = 25'-0". The individual fixture heights are noted on the site lighting plan, refer to drawing no. CUP-5.0



Floodlights: Yes, there are four fixtures that illuminate the monument sign along South Cole Road, refer to drawing no. CUP-5.0

Shielding: Yes, at the monument sign along South Cole Road, refer to drawing no. CUP-5.0

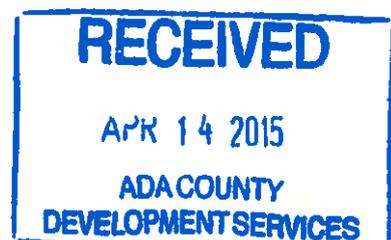
NATURAL FEATURES ANALYSIS

Natural Features Analysis: This Project is Exempt from this requirement, refer to the Ada County Code section 8-4E-2, paragraph C.

OVERLAY DISTRICT

Wild land-Urban Fire Interface (WUFI): Section 8-3B-2 paragraph B of the Ada County Code states that "non-habitable structures shall be exempt from these regulations". This beef processing plant is an industrial use and none of the buildings are habitable structures so the regulations do not apply. The buildings however will be designed to meet all current building and fire code requirements and the parking areas and roadways around the facility do provide a defensible perimeter. Refer to drawing no. CUP-3.0

End of this document



Conditional Use - Remediation

April 14, 2015

Conditional Use Number: 201500005-PREAP-A

Proposed Project: CS Beef Packers, LLC

Proposed Location: 17365 South Cole Road
Kuna, Idaho 83634

Parcel Number: S2006324810

CS Beef Packers Wastewater Overview Detailed Letter

Project Overview

The J.R. Simplot Company has teamed with Caviness Beef Packers to design, construct, and operate a cattle slaughter and processing facility (Facility) in Kuna, Idaho. The Facility will process up to 1,700 head per day with an average process rate of 1,500 per day. The Facility will operate 5 days per week and every other Saturday. The Facility will consist of truck offload, temporary cattle holding pens, harvest, carcass processing, tripe washing, blood drying, rendering, and hide brining.

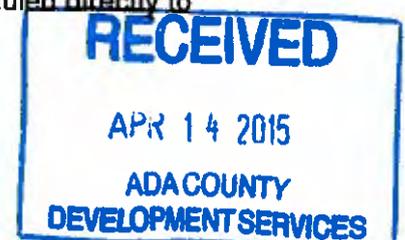
Pharmer Engineering has been contracted to develop the wastewater treatment system pre-design, cost estimate and to produce bidding documents to be used for the design build of the wastewater treatment system.

Wastewater Treatment Processes

The planned wastewater treatment system will consist of screening, dissolved air floatation (DAF), anaerobic digestion, biogas collection, storage and land application.



Screening - The screened materials from the tripe screen and process screen will be conveyed to rendering while the pen screen solid materials are hauled directly to land application.



Dissolved Air Floatation (DAF) – the DAF is used to remove Fats Oil and Grease (FOG) and particulate materials prior to discharge to the anaerobic lagoons. The DAF uses micro-bubbles which attach to the particulate matter in the waste stream and float it to the top of the DAF where a chain and flight scraper skims the DAF float off into a pump hopper. The DAF can provide variable removal rates of Total Suspended Solids (TSS), Chemical Oxygen Demand (COD), FOG and nitrogen (TKN) based on the amount of chemical addition to the DAF influent.

Anaerobic Lagoon - The anaerobic lagoon will be a lined and covered lagoon with a High Density Poly Ethylene (HDPE) membrane. The anaerobic lagoon will convert COD to biogas via biological reduction of influent organics.

Biogas Utilization - The biogas generated within the anaerobic lagoons will be burned in the plant boilers.

Water Storage and Land Application - The wastewater treatment system will treat process wastewater year round. Land application of wastewater in Idaho is allowable during the winter months at the differential between the soil water holding capacity and winter precipitation. The estimated land application rate is 50% of the monthly winter wastewater generated. This will require a lined storage lagoon. The water storage pond is planned to be located on the west side of the 114 acre parcel of land north of the rail road tracks. A pump station will be located adjacent to the anaerobic lagoon to pump water from the anaerobic lagoon to the storage lagoon.

Variance Detailed Letter

April 14, 2015

Conditional Use Number: 201500005-PREAP-A

Proposed Project: CS Beef Packers, LLC

Proposed Location: 17365 South Cole Road
Kuna, Idaho 83634

Parcel Number: S2006324810

Proposed Use:

J.R. Simplot Company and Caviness Beef Packers, Ltd. have formed CS Beef Packers, LLC which will operate a new, state-of-the-art, beef packing plant to be located outside of Kuna, Idaho. This approximately 400,000 square foot complex will harvest and process beef and dairy cows and bulls primarily sourced from the northwest area of the United States. The plant will be operated as a federally-inspected facility. It is anticipated that operations will commence during the last quarter of 2016.

The facility will be designed and built to process up to 1,700 head per day. It is expected that the plant processing will operate 5 or 6 days per week, depending on the availability of suitable livestock. This will amount to approximately 475,000 head per year.

The plant will run one shift per day. The Harvest, Fabrication and Hides Processing departments will generally operate 9.5 hours per day, and the Rendering department will operate 14 hours per day. The clean-up and maintenance shift will operate the remainder of the day.

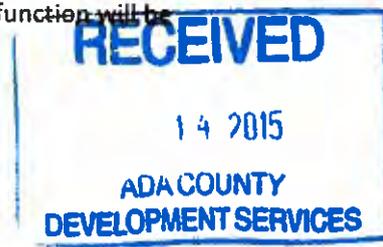
Products produced will consist of:

- Fresh boneless beef trim
- Fresh and frozen primal and sub-primal beef cuts
- Edible beef offal items
- Inedible beef offal items such as meat and bone meal, tallow and dried blood meal
- Cow and bull hides

Wastewater from the plant will be treated on-site through a covered anaerobic digester. After being treated, this water will be applied to the Company's adjacent farmland for the production of farm crops. Another part of the wastewater treatment process will be the recovery of the methane gas from the wastewater as it passes through the lagoon system. Added benefits from this process are the elimination of the sulfur from the gas and the environment, and creating a source of fuel which will be used by the Company to fire the boilers in the plant.

The rumen or paunch material that comes from the livestock during the harvest function will be accumulated during the process, and applied to the Company's farmland.

EXHIBIT 4
201500634 CU-CU-MSP-V
SIMPLOT



The plant will include livestock pens that will accommodate up to 900 head. These pens are designed and built with concrete floors so that they may be kept clean at all times. Also the production areas within the plant are designed and equipped with air handling and scrubbing equipment to prevent the release of objectionable odors to the outside atmosphere.

VARIANCE

Variance Item No. 01

Reason for the Variance – The current proposed facility exceeds the Maximum 5% coverage percentage of the 82.02 acre parcel as outlined in Table 8-2A-2 Dimensional Standards for Rural Base District Property of the Ada County Zoning Code.

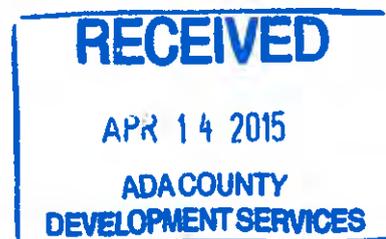
The proposed plant site parcel size is 82.02 acres or 3,572,791 square feet of non-irrigated land. The proposed site coverage is 722,246 square feet which amounts to a 20.2% site coverage. The items included in the site coverage calculation are as follows; buildings/structures = 326,599 square feet, future building expansion = 24,093 square feet, cattle pen area = 37,552 square feet, brine lagoon = 82,788 square feet and the anaerobic lagoon = 251,214 square feet. Areas not included in the site coverage calculations; based on direction from the Ada County Development Services staff, include the asphalt paving areas, concrete paving areas, gravel areas, septic drain fields and the storm water basins. Refer to sheet VAR-1.0 for the site coverage calculations.

The company also owns another 740 acres (32,234,400 square feet) located to the southwest which will be used for land application of the process water from the plant and no structures will be built on that ground. If we include the 740 acre parcel into the coverage calculation it would reduce the site coverage rate to 2.2%.

Explain how the variance does not grant a right or special privilege that is not otherwise allowed in the base district: The variance does not grant a right or special privilege that is not allowed in the base district when you combine all the parcels together as a single entity. The rendering facility will require all the acreage identified to operate. If we include the 740 acre farm parcel into the coverage calculation it would reduce the maximum site coverage down to 2.2%. When you include the entire acreage needed to operate the rendering facility the site coverage rate of 2.2% is well below the maximum 5% coverage rate as required by the Ada County Zoning code.

Explain how the variance relieves an undue hardship due to the characteristics of the site: It allows the rendering facility to occupy a smaller footprint on the non-irrigated land and limits the loss of adjacent irrigated agricultural land because the plant is confined to a smaller parcel.

Explain how the variance is not detrimental to the public health, safety and welfare: The site acreage is currently not irrigated and thus not prime agricultural land used for crop production. If the plant is allowed to proceed it will protect the surrounding prime agricultural acreage because those acres are needed for the land application of the process water.



What is the hardship if the variance is denied? The proposed facility could not be built on the current parcel so either additional agricultural land would need to be purchased or the owners would have to find another location.

Are there characteristics of the property that are unusual and make it necessary to obtain the variance? Yes, the proposed site is currently not irrigated and thus not considered prime agricultural land used for crop production. The intent is to place the rendering facility on the lower value land and preserve the surrounding irrigated prime agricultural land for crop production. It provides wise use of the land and accomplishes the very thing that the Rural Base District was established to preserve.

Were you aware of this hardship prior to purchasing or developing your property? No, we were not aware of the 5% coverage requirement in the Rural Base District.

How does the request comply with Idaho Code 67-6516? The variance if granted does not grant a special privilege or right and is not in conflict with the public interest.

Variance Item No. 02

Reason for the Variance – The current proposed facility has structures that exceed the maximum 35 foot height restriction as outlined in Table 8-2A-2 Dimensional Standards for Rural Base District Property. Refer to site drawing no. VAR-2.0 and VAR-2.1 for the location and height of those structures. The heights of the structures are required to operate an efficient process facility and in some instances the height is required to meet the federal and state air permitting modeling:

Explain how the variance does not grant a right or special privilege that is not otherwise allowed in the base district: The variance does not grant a right or special privilege that is not allowed in the base district, the height of the structures are required to operate an efficient process facility and in some instances the structures heights are required to meet the federal and state air permitting modeling. The 300 foot minimum setbacks from the property line and the stepped massing of the buildings reduce the visual impact of any structures that exceed the 35 foot height restriction.

Explain how the variance relieves an undue hardship due to the characteristics of the site: It allows the facility to occupy a smaller footprint on non-irrigated land and limits the loss of adjacent irrigated agricultural land because the design is more vertical and is confined to a smaller parcel.

Explain how the variance is not detrimental to the public health, safety and welfare: The 300 foot minimum setbacks from the property line and the stepped massing of the buildings reduce the visual impact of any structures that exceed the 35 foot height restriction. The site acreage is currently not irrigated and thus not prime agricultural land used for crop production. If the plant is allowed to proceed it will protect the surrounding prime agricultural acreage because those acres are needed for the land application of the process water.



What is the hardship if the variance is denied? The proposed facility could not be built on the current parcel so either additional agricultural land would need to be purchased or the owners would have to find another location.

Are there characteristics of the property that are unusual and make it necessary to obtain the variance? Yes, the proposed site is currently not irrigated and thus not considered prime agricultural land used for crop production. The intent is to place the rendering facility on the lower value land and preserve the surrounding irrigated prime agricultural land for crop production. It provides wise use of the land and accomplishes the very thing that the Rural Base District was established to preserve.

Were you aware of this hardship prior to purchasing or developing your property? No, there are two other industrial facilities located to the south of the proposed site that have structures that exceed the 35 foot height requirement, so we were unaware of the height restriction.

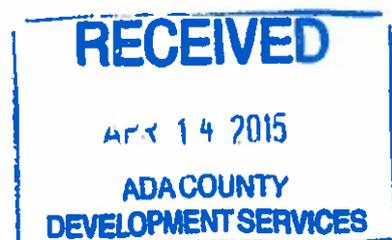
How does the request comply with Idaho Code 67-6516? The variance if granted does not grant a special privilege or right and is not in conflict with the public interest.

Variance Item No. 03

Reason for the Variance – Article 8-5-3-69 paragraph A of the Ada County Zoning Code requires that all structures or outdoor activity areas of a meatpacking facility maintain a minimum 300 foot setback from all property lines. The current proposed facility does have some structures that encroach into the required 300 foot setback. Refer to site drawing no VAR-1.0. South Side - no structures encroach into the 300 foot setback. West Side- the second water well and the monument sign along South Cole Road are the only structures that encroach into the 300 foot setback. Based on direction from the Ada County Development Services staff the parking lots, storm water basins and the subterranean septic drain fields located in the setback area but are not considered encroachments. North Side - no structures encroach into the 300 foot setback. Based on direction from the Ada County Development Services staff the parking areas, storm water basins and the subterranean septic drain fields located in the setback area but are not considered encroachments. East Side –the hide & rendering building, the brine lagoon, anaerobic lagoon, bio-gas building, iron sponge and the flare are the structures that encroach into the 300 foot setback.

Explain how the variance does not grant a right or special privilege that is not otherwise allowed in the base district: The variance does not grant a right or special privilege that is not allowed in the base district. The east side is where the structures encroachment into the required 300 foot setback. The parcel to the east is irrigated farm land. On the west side the 300 foot setback is maintained except for the location of the monument sign and the second well. The second well would just be piping that would run to east to the well house which does not encroach into the setback area.

Explain how the variance relieves an undue hardship due to the characteristics of the site: It allows the facility to occupy a smaller footprint on non-irrigated land and limits the loss of adjacent irrigated agricultural land because it is confined to a smaller parcel.



Explain how the variance is not detrimental to the public health, safety and welfare: The site acreage is currently not irrigated and thus not prime agricultural land used for crop production. If the plant is allowed to proceed it will protect the surrounding prime agricultural acreage because those acres are needed for the land application of the process water.

What is the hardship if the variance is denied? The proposed facility could not be built on the current parcel so either additional agricultural land would need to be purchased or the owners would have to find another location.

Are there characteristics of the property that are unusual and make it necessary to obtain the variance? Yes, the proposed site is currently not irrigated and thus not considered prime agricultural land used for crop production. The intent is to place the rendering facility on the lower value land and preserve the surrounding irrigated prime agricultural land for crop production. It provides wise use of the land and accomplishes the very thing that the Rural Base District was established to preserve.

Were you aware of this hardship prior to purchasing or developing your property? No, it was believed that the entire facility would fit onto the 82 acre site and within the 300 foot setback but various design requirements could not be met without encroaching into the setbacks.

How does the request comply with Idaho Code 67-6516? The variance if granted does not grant a special privilege or right and is not in conflict with the public interest.

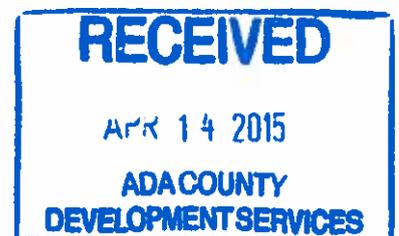
Variance Item No. 04

Reason for the Variance – The project needs relief from the requirement noted in Section 8-4G7 paragraph D of the Ada County Zoning Code that states “No off street loading space shall be located closer than fifty feet (50'-0”) to an abutting rural or residential district unless wholly enclosed within a structure.” This project has a total of 23 loading docks on site to service the facility and it is located in a rural district. All of the proposed loading docks are a minimum of 300 feet from the property line with the exception of the 2 loading docks on the east side of the hide & rendering building. When you include the 160 acre parcel on the east the setback to the docks exceeds the minimum 300 foot requirement. Enclosing the loading docks within a structure is not feasible.

Explain how the variance does not grant a right or special privilege that is not otherwise allowed in the base district: The variance to waive the requirement to enclose the loading areas does not grant a right or special privilege that is not allowed in the base district.

Explain how the variance relieves an undue hardship due to the characteristics of the site: The current plant layout locates the loading areas 300 feet from the property lines which provides a sufficient noise and visual buffer. Enclosing the loading docks within a structure is not feasible.

Explain how the variance is not detrimental to the public health, safety and welfare: The current plant layout locates the loading areas 300 feet from the property lines which provides a sufficient noise and visual buffer. Enclosing the loading docks within a structure is not feasible.



What is the hardship if the variance is denied? The off street loading docks are required for the function of the facility. If the docks were not allowed or required to be enclosed the proposed rendering facility could not be built on the parcel.

Are there characteristics of the property that are unusual and make it necessary to obtain the variance? Yes, the proposed site parcel is located in a Rural Preservation zone. The off street loading docks are required for the function of the facility. Not including or enclosing the loading docks within a structure is not feasible.

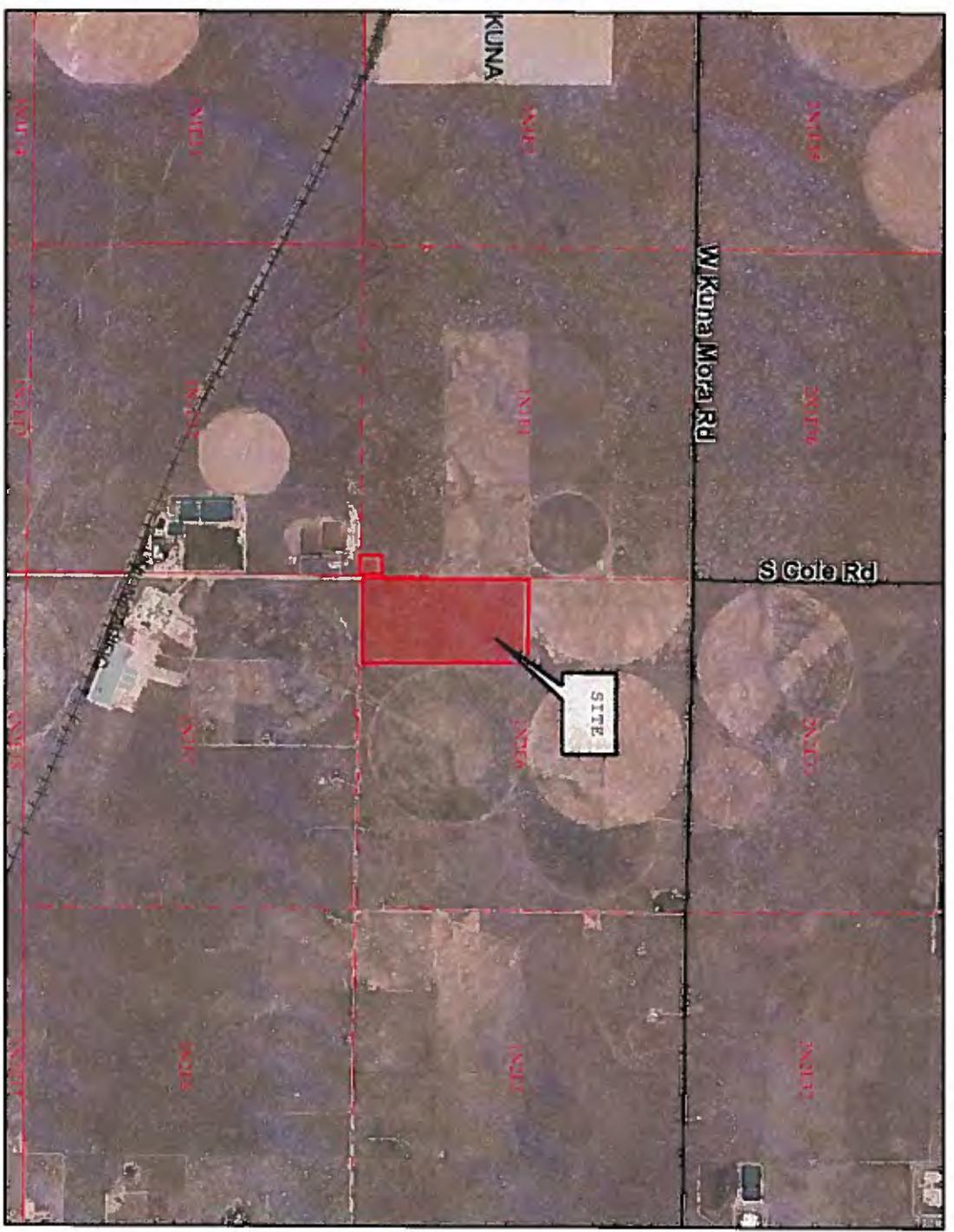
Were you aware of this hardship prior to purchasing or developing your property? No, we were not aware of the requirement.

How does the request comply with Idaho Code 67-6516? The variance if granted does not grant a special privilege or right and is not in conflict with the public interest.

End of this Document



VICINITY MAP/AERIAL



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.

Notes: 201500634-CU-CU-MSP-V

Map center: 43° 26' 56" N, 116° 16' 19" W



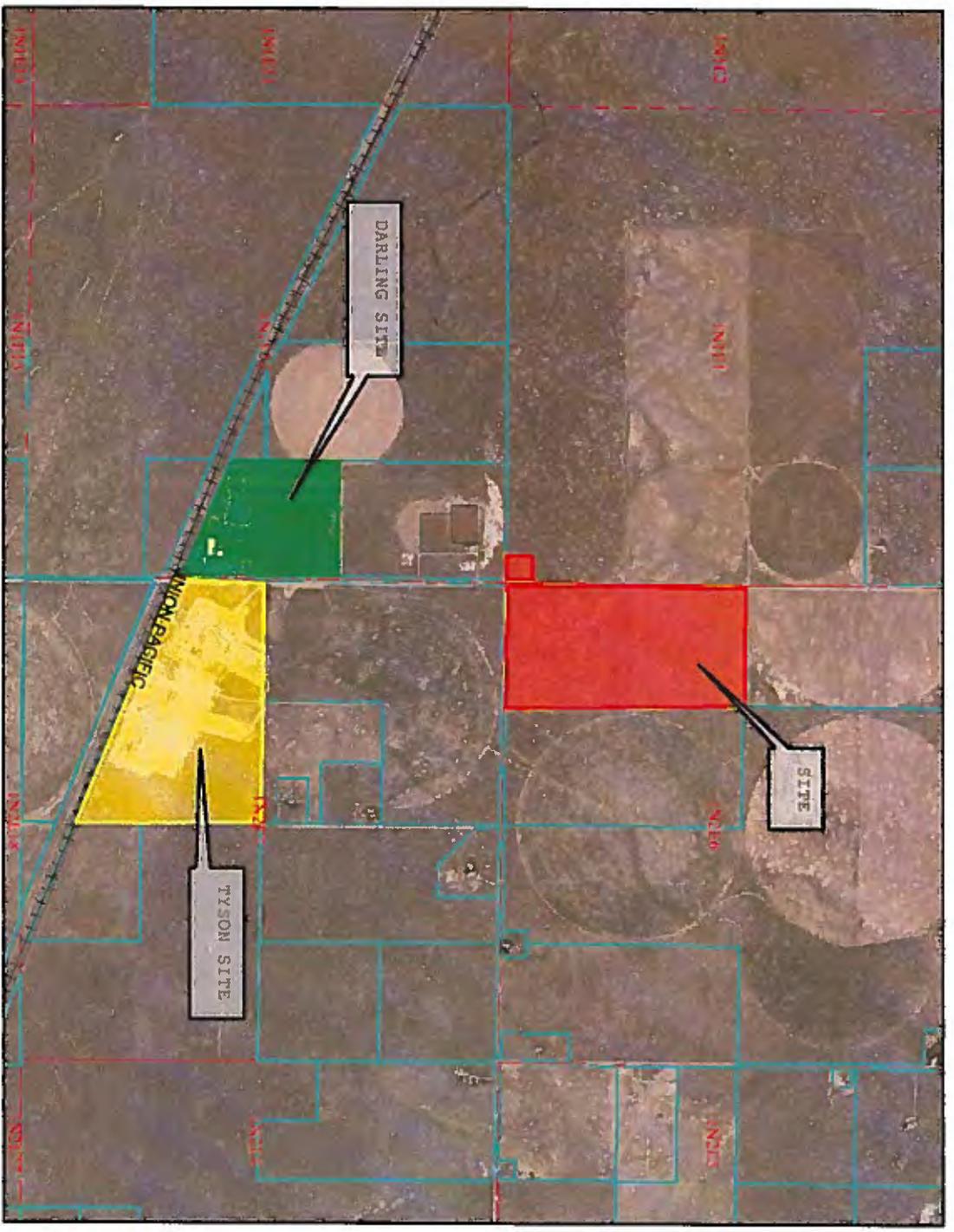
Legend

- Railroads
- P&Z Applications
- Major Streets
- Minor Arterial
- Collector
- SECTION
- PRINCIPAL Arterial
- INTERSTATE
- Other
- Sections
- Water
- Parks
- City Limits
- Kuna
- Boise
- Garden City
- Eagle
- Star
- Meridian
- Ada-OQ2013



Scale: 1:32,132

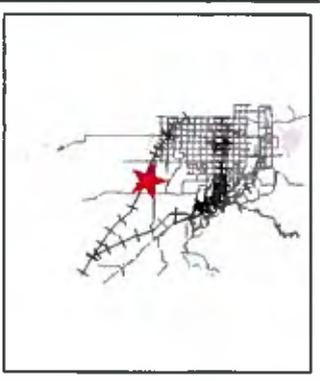
VICINITY MAP



Map center: 43° 26' 34" N, 116° 16' 23" W

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Notes: 201500634-CU-CU-MSP-V
(Existing Darling & Tyson Sites)



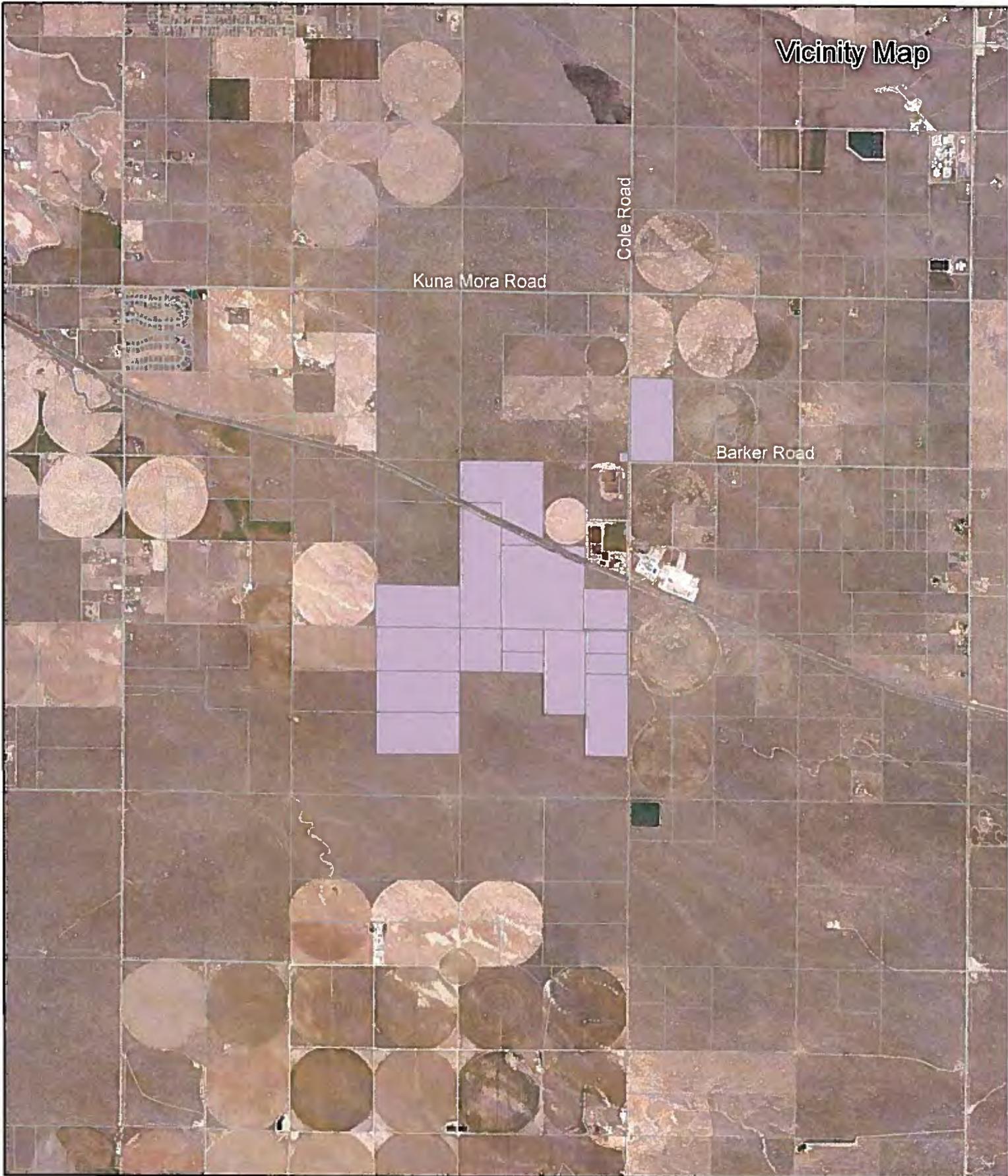
Legend

- Railroads
 - PEZ Applications
 - Major Streets
 - Minor Arterial
 - Collector
 - SECTION
 - PRINCIPAL Arterial
 - INTERSTATE
 - Other
 - Sections
 - Water
 - Parks
 - City Limits
 - Kuna
 - Boise
 - Garden City
 - Eagle
 - Star
 - Meridian
- Ada-OQ2013



Scale: 1:22,297

Vicinity Map



Kuna Mora Road

Cole Road

Barker Road

Legend

 Project Site

Ada County
Development Services

0 2,000 4,000 8,000 Feet













CS BEEF PACKERS, LLC.

17365 SOUTH COLE ROAD. KUNA, IDAHO 83634

PARCEL NUMBER: S2006324810

CS BEEF PACKERS

CONDITIONAL USE- REMEDIATION SUBMITTAL

Received
By Ada County Development Services April 14, 2015



CONTACT INFORMATION

OWNERS REPRESENTATIVE

SIMPLOT
LAND, WATER & ASSET RECOVERY
999 MAIN STREET
BOISE, ID 83707

CONTACT:
VIC CONRAD - DIRECTOR
Ph: (208) 389-7359

ARCHITECT

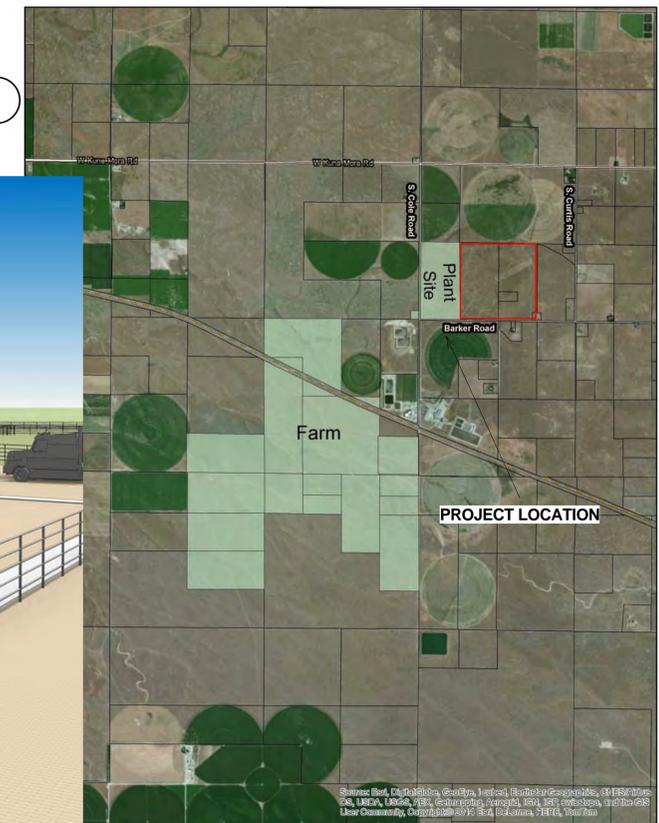
POWER ENGINEERS
2041 South Cobalt Point Way
Meridian, ID 83642

CONTACT:
MICHAEL PORTER - Project Architect
Ph: (208) 288-6519

DRAWING INDEX

CUP-PWW-0.0 COVER SHEET / DRAWING INDEX
CUP-PWW-1.0 PROCESS WASTE WATER SITE PLAN
CUP-PWW-2.0 PROCESS FLOW DIAGRAM

VICINITY MAP



4/13/2015 4:00:16 PM

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REV	ISSUED FOR CONDITIONAL USE PERMIT	DATE	DRN	DSGN	CKD	APPD
A	ISSUED FOR CONDITIONAL USE PERMIT	04/14/15	SAC	SAC	MJP	
	REVISIONS	DATE	DRN	DSGN	CKD	APPD

DSGN	SAC	03/31/15
DRN	SAC	04/06/15
CKD	MJP	
SCALE:		
FOR 22x34 DWG ONLY		



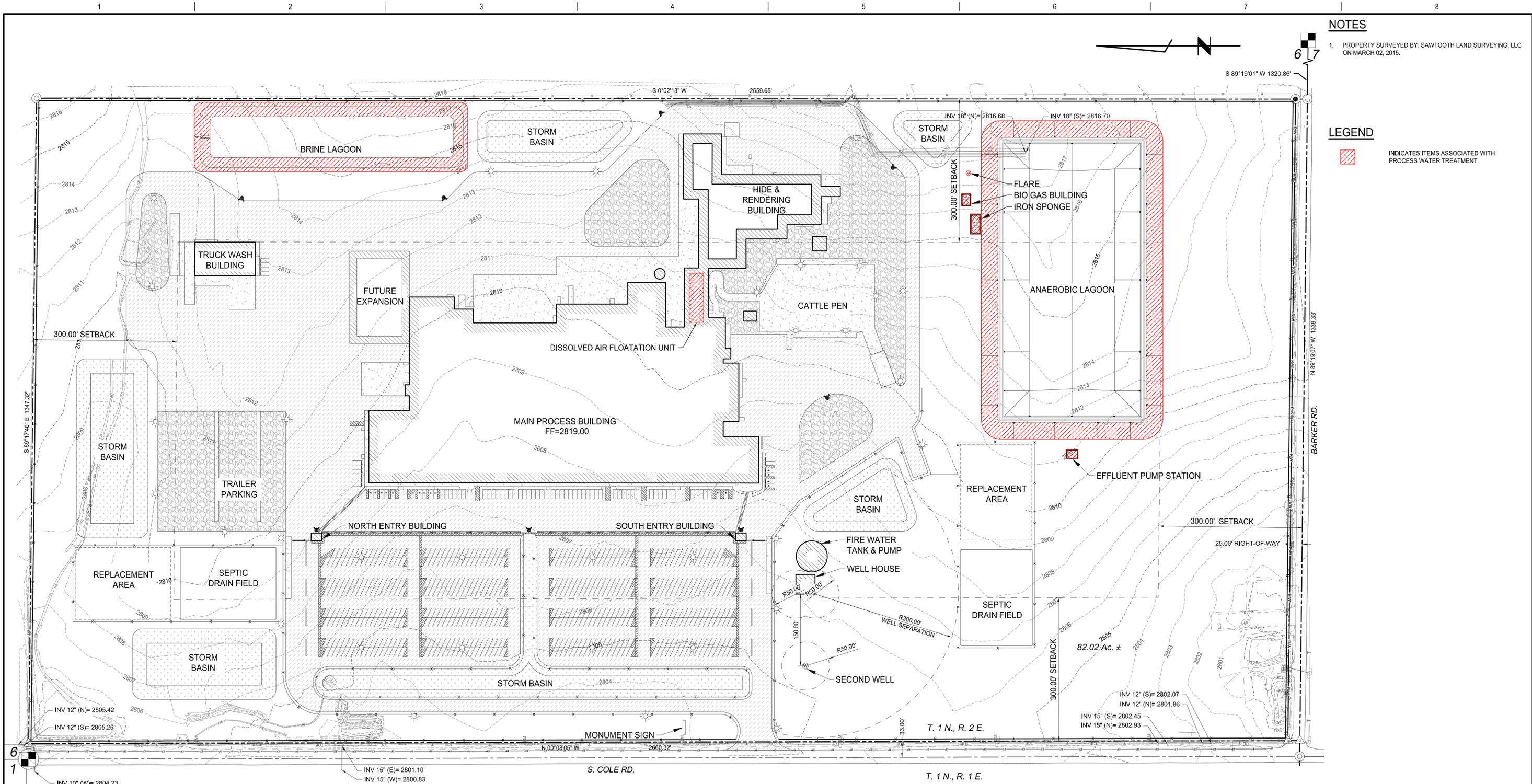
CS BEEF PACKERS, LLC.		JOB NUMBER	REV
CS BEEF PACKERS KUNA, ID		137358	A
COVER SHEET / DRAWING INDEX		DRAWING NUMBER	CUP-PWW-0.0

NOTES

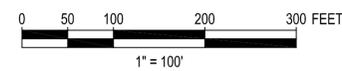
- PROPERTY SURVEYED BY: SAWTOOTH LAND SURVEYING, LLC ON MARCH 02, 2015.

LEGEND

 INDICATES ITEMS ASSOCIATED WITH PROCESS WATER TREATMENT



Received
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CUP-PWW-1.0.DWG

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DSGN	JAS	03/25/15
DRN	JAS	03/25/15
CKD	JL	03/31/15
SCALE:	1" = 100'-0"	
FOR 22x34 DWG ONLY		



CS BEEF PACKERS, LLC.		JOB NUMBER	REV
CS BEEF PACKERS KUNA, ID		137358	A
PROCESS WASTE WATER SITE PLAN		DRAWING NUMBER	CUP-PWW-1.0

Received
By Ada County Development Services April 14, 2015

TRUCK OFFLOAD TO KNOCKING BOX PEN WATER
WASHED DOWN TWICE DAILY, 40% COVERED

PEN SCREEN

LAND APPLICATION

TRIPLE WASH WATER

TRIPLE SCREEN

RENDERING

- PROCESS WATER:**
- HIDE OF FLOOR DRAINS
 - PRE-EVICERATION FLOOR DRAINS
 - EVISCERATION FLOOR DRAINS
 - HIDE OFF FLOOR DRAINS
 - CARCASS WASH CABINETS
 - HEAD & TAIL WASH CABINETS
 - CLEANING WATER
 - FAB FLOOR DRAINS
 - COOLER STORAGE WATER
 - HOSE BIBS
 - LACTIC ACID WASHES
 - FLESHER DRAINS

PROCESS SCREEN

RENDERING

PAUNCH

PAUNCH PRESS

PAUNCH TRUCK

LAND APPLICATION

- RENDERING PUMP STATION:**
- CLEANUP
 - BLOOD STICKWATER (CENTRATE)
 - TALLOW WATER

BRINE WATER

BRINE EVAPORATION LAGOON

DAF

RENDERING

ANAEROBIC LAGOONS

LAND APPLICATION

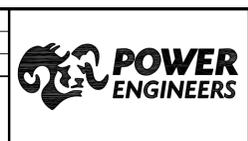
LAND APPLICATION

CUP-PWW-2.0.DWG

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REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
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DRN	
CKD	
SCALE:	NONE
FOR 22x34 DWG ONLY	



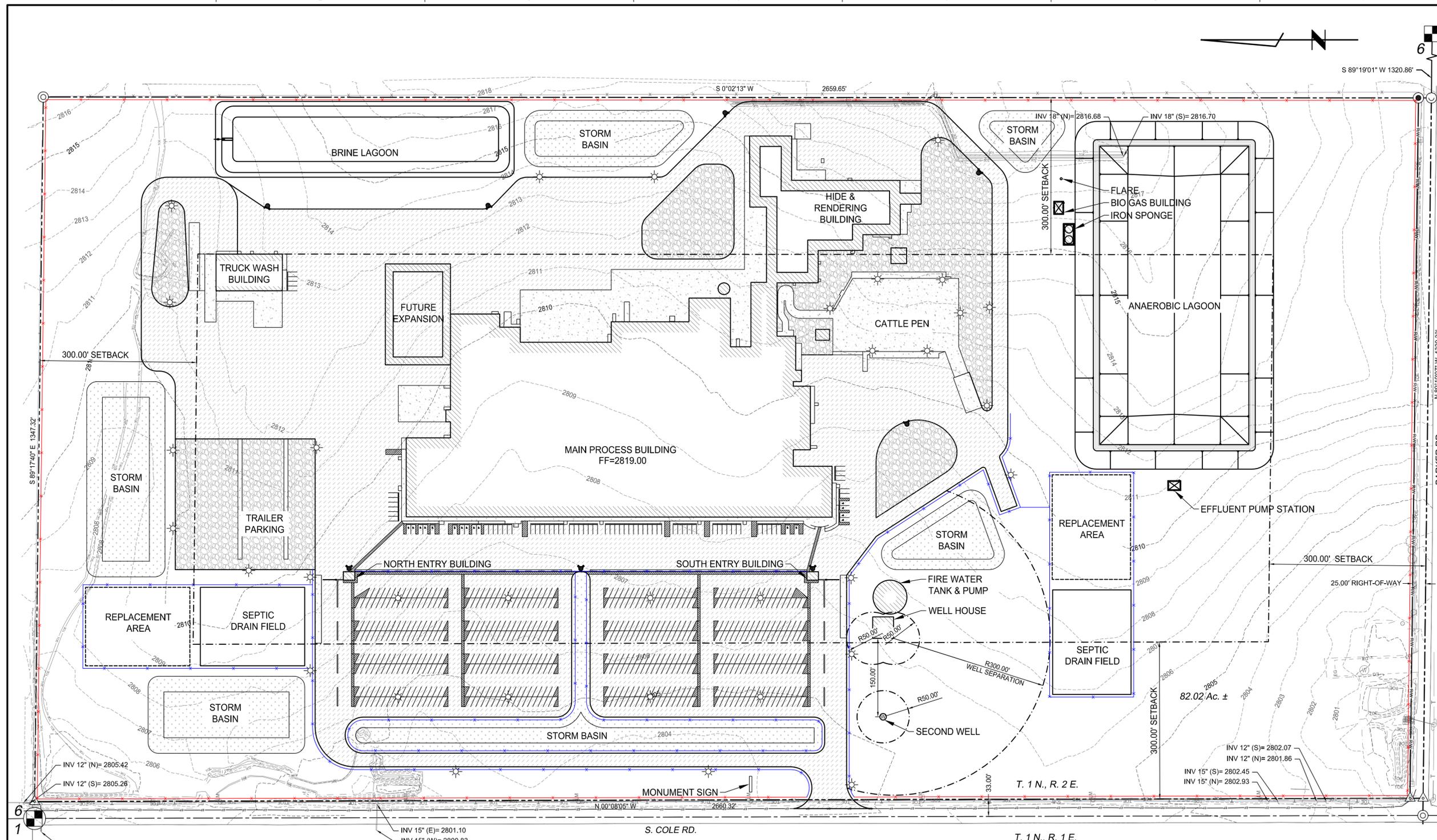
CS BEEF PACKERS, LLC.	JOB NUMBER	REV
CS BEEF PACKERS KUNA, ID	137358	A
PROCESS FLOW DIAGRAM	DRAWING NUMBER	CUP-PWW-2.0

NOTES

1. PROPERTY SURVEYED BY: SAWTOOTH LAND SURVEYING, LLC ON MARCH 02, 2015.

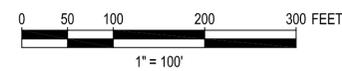
LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" REBAR
- FOUND PK NAIL/MAP NAIL
- SET ALUMINUM CAP
- SET 5/8" REBAR/CAP
- △ CALCULATED POINT
- - - 2810 EXISTING MAJOR CONTOUR (5 FT)
- - - 2809 EXISTING MINOR CONTOUR (1 FT)
- - - EXISTING FENCE LINE
- - - EXISTING EDGE OF ROAD
- - - EXISTING EDGE OF GRAVEL
- - - EXISTING BREAK LINES
- - - EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING TELEPHONE RISER
- EXISTING POWER METER
- EXISTING ELECTRICAL BOX
- EXISTING TELEPHONE LATERAL
- EXISTING UNDERGROUND GAS LINE
- EXISTING GAS LATERAL
- EXISTING WELL
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- PROPOSED SETBACK LINE
- PROPOSED SECOND WELL
- PROPOSED LIGHT POLES
- ▨ PROPOSED ASPHALT AREA
- ▨ PROPOSED CONCRETE AREA
- ▨ PROPOSED GRAVEL AREA
- ▨ PROPOSED STORM WATER BASIN
- ▨ PROPOSED BUILDING
- ▨ PROPOSED PARKING AREA
- ▨ 4'-0" TAIL 3-BAR RANCH STYLE STEEL PIPE FENCE
- ▨ PERIMETER SECURITY FENCE ON PROPERTY LINE - 4'-0" TALL (5) STRAIN BARD WIRE FENCE



SITE COVERAGE			
COVERAGE AREA	SQUARE FOOTAGE (SF)	ACRES (AC)	PERCENTAGE % OF SITE
BUILDINGS / STRUCTURES	326,599 SF	7.50 AC	9.14 %
FUTURE EXPANSION	24,093 SF	0.55 AC	0.67 %
CATTLE PEN	37,552 SF	0.86 AC	1.05 %
ANAEROBIC LAGOON	251,214 SF	5.77 AC	7.03 %
BRINE LAGOON	82,788 SF	1.90 AC	2.32 %
TOTAL COVERAGE AREA	722,246 SF	16.58 AC	20.21 %
TOTAL SITE	3,572,791 SF	82.02 AC	

Received
By Ada County Development Services April 14, 2015



CUP-1.0.DWG
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REV	ISSUED FOR CONDITIONAL USE PERMIT	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
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REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS

DSGN	JAS	03/25/15
DRN	JAS	03/25/15
CKD	JL	03/31/15
SCALE:	1" = 100'-0"	
FOR 22x34 DWG ONLY		



CS BEEF PACKERS, LLC.	JOB NUMBER	REV
CS BEEF PACKERS KUNA, ID	137358	A
OVERALL SITE PLAN	DRAWING NUMBER	CUP-1.0

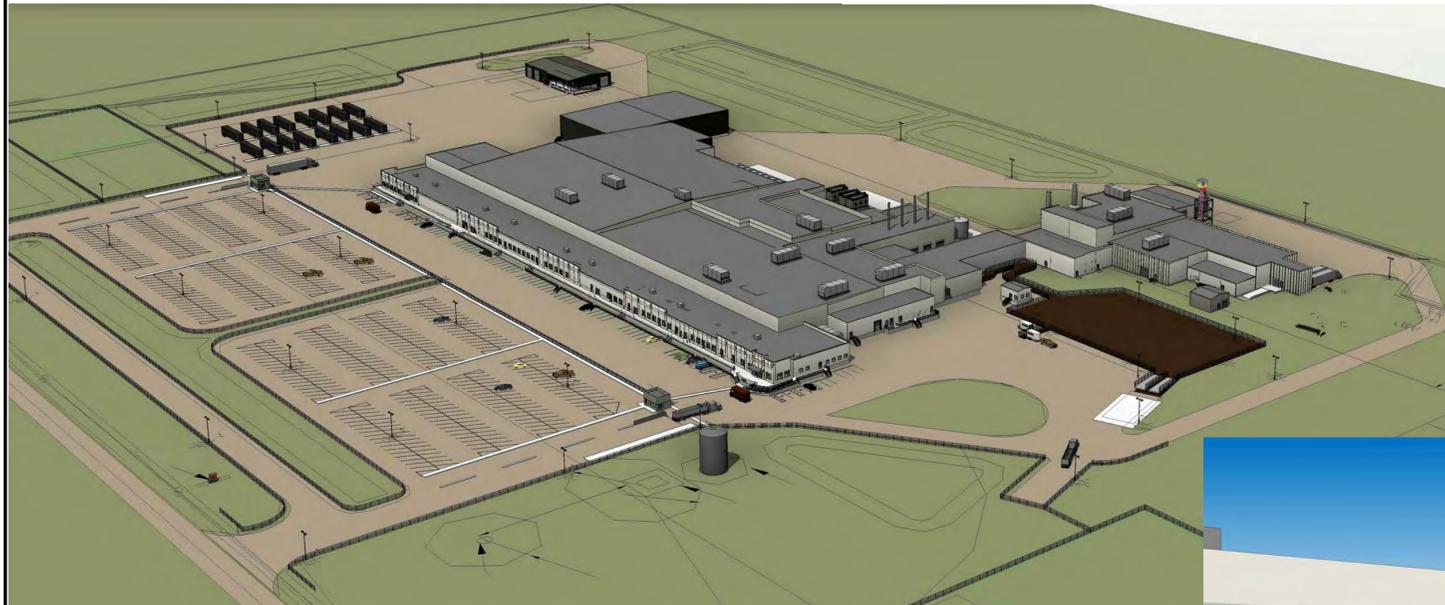
CS BEEF PACKERS, LLC.

17365 SOUTH COLE ROAD. KUNA, IDAHO 83634

PARCEL NUMBER: S20063224810

CS BEEF PACKERS VARIANCE SUBMITTAL

Received
By Ada County Development Services April 14, 2015



CONTACT INFORMATION

OWNERS REPRESENTATIVE

SIMPLIOT
LAND, WATER & ASSET RECOVERY
999 MAIN STREET
BOISE, ID 83707

CONTACT:
VIC CONRAD - DIRECTOR
Ph: (208) 389-7359

ARCHITECT

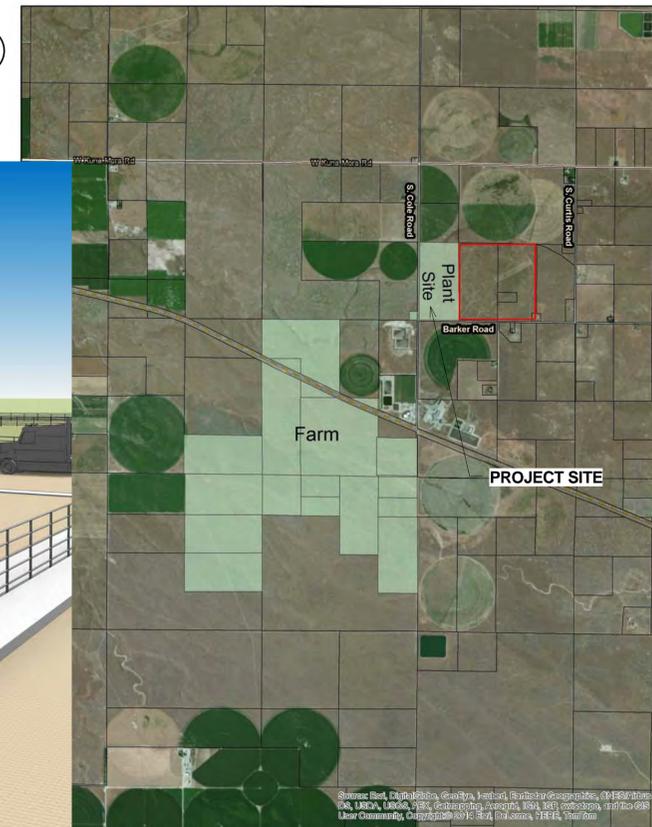
POWER ENGINEERS
2041 South Cobalt Point Way
Meridian, ID 83642

CONTACT:
MICHAEL PORTER - Project Architect
Ph: (208) 288-6519

DRAWING INDEX

- VAR-0.0 COVER SHEET / DRAWING INDEX
- VAR-1.0 SITE COVERAGE PLAN
- VAR-2.0 STRUCTURES EXCEEDING 35'-0"
- VAR-2.1 35'-0" 3-D STRUCTURES EXCEEDING 35'-0"

VICINITY MAP



4/13/2015 2:31:47 PM

THIS DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT. TAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT, REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH POWER AND POWERS CLIENT IS GRANTED.

REV	ISSUED FOR CONDITIONAL USE PERMIT	DATE	DRN	DSGN	CKD	APPD
A	ISSUED FOR CONDITIONAL USE PERMIT	04/14/15	SAC	SAC	MJP	
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD

DSGN	SAC	04/06/15
DRN	SAC	03/31/15
CKD	MJP	
SCALE:		
FOR 22-34 DWG ONLY		



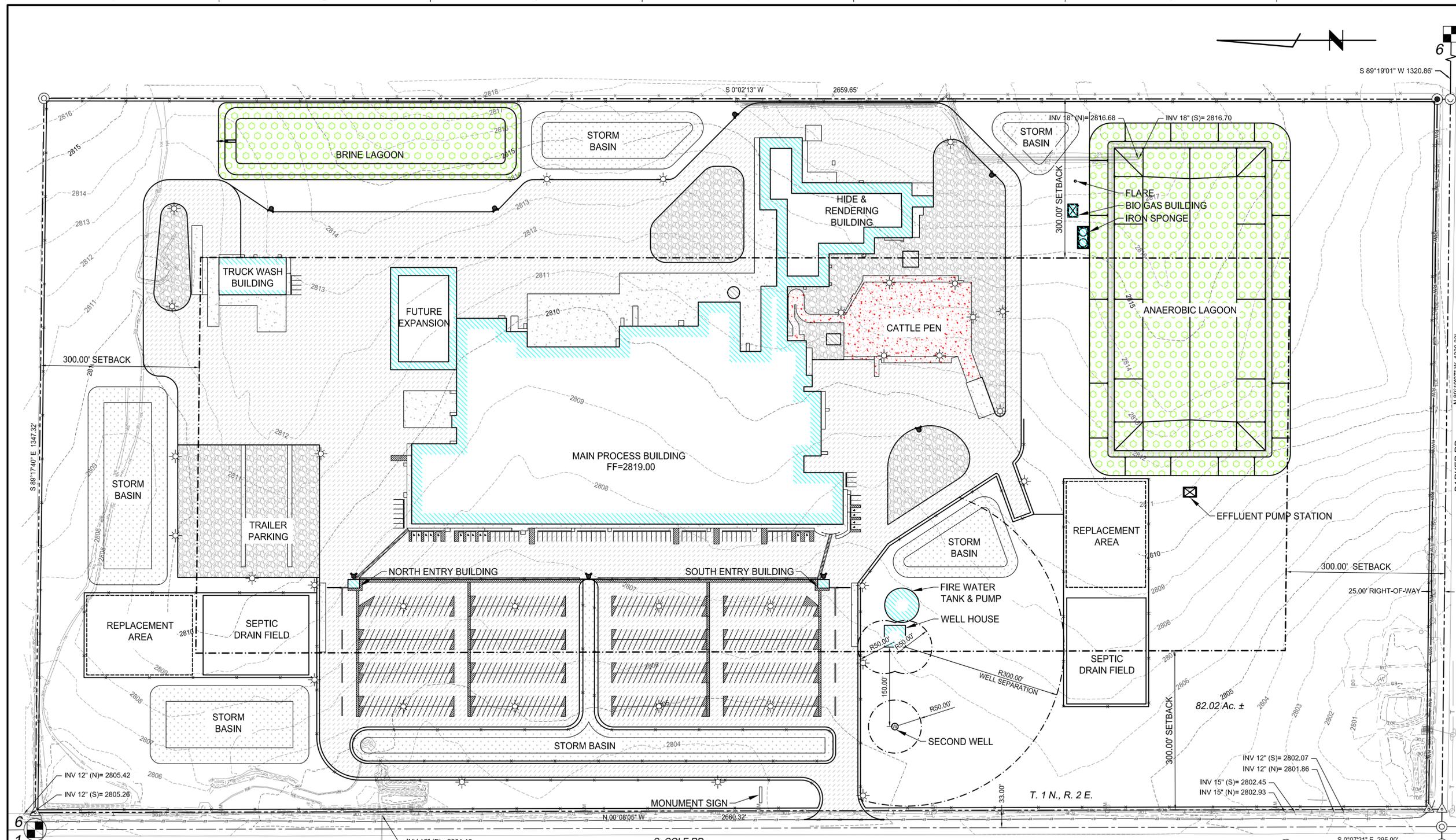
CS BEEF PACKERS, LLC.		JOB NUMBER	REV
CS BEEF PACKERS, KUNA, ID		137358	A
COVER SHEET / DRAWING INDEX		DRAWING NUMBER	VAR-0.0

NOTES

1. PROPERTY SURVEYED BY: SAWTOOTH LAND SURVEYING, LLC ON MARCH 02, 2015.

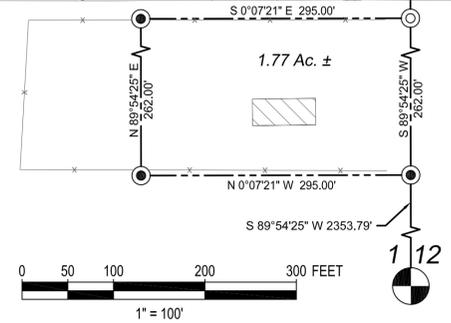
LEGEND

- EXISTING PROPERTY BOUNDARY
- RW --- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" REBAR
- FOUND PK NAIL/MAP NAIL
- SET ALUMINUM CAP
- SET 5/8" REBAR/CAP
- △ CALCULATED POINT
- 2810 --- EXISTING MAJOR CONTOUR (5 FT)
- 2809 --- EXISTING MINOR CONTOUR (1 FT)
- EXISTING FENCE LINE
- EXISTING EDGE OF ROAD
- EG --- EXISTING EDGE OF GRAVEL
- EXISTING BREAK LINES
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING TELEPHONE RISER
- EXISTING POWER METER
- EXISTING ELECTRICAL BOX
- EXISTING TELEPHONE LATERAL
- EXISTING UNDERGROUND GAS LINE
- EXISTING GAS LATERAL
- EXISTING WELL
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- PROPOSED SETBACK LINE
- PROPOSED FENCE
- PROPOSED SECOND WELL
- PROPOSED LIGHT POLES
- PROPOSED ASPHALT AREA
- PROPOSED CONCRETE AREA
- PROPOSED GRAVEL AREA
- PROPOSED STORM WATER BASIN
- PROPOSED BUILDING
- PROPOSED PARKING AREA



SITE COVERAGE				
	COVERAGE AREA	SQUARE FOOTAGE (SF)	ACRES (AC)	PERCENTAGE % OF SITE
	BUILDINGS / STRUCTURES	326,599 SF	7.50 AC	CO
	FUTURE EXPANSION	24,093 SF	0.55 AC	0.67 %
	CATTLE PEN	37,552 SF	0.86 AC	1.05 %
	ANAEROBIC LAGOON	251,214 SF	5.77 AC	7.03 %
	BRINE LAGOON	82,788 SF	1.90 AC	2.32 %
	TOTAL COVERAGE AREA	722,246 SF	16.58 AC	20.21 %
	TOTAL SITE	3,572,791 SF	82.02 AC	

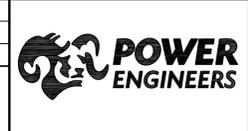
Received
By Ada County Development Services April 14, 2015



VAR-1.0.DWG
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REV	ISSUED FOR VAR	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
A	ISSUED FOR VAR			JAS	JAS	JL		

DSGN	JAS	03/25/15
DRN	JAS	03/25/15
CKD	JL	03/31/15
SCALE:	1" = 100'-0"	
FOR 22x34 DWG ONLY		

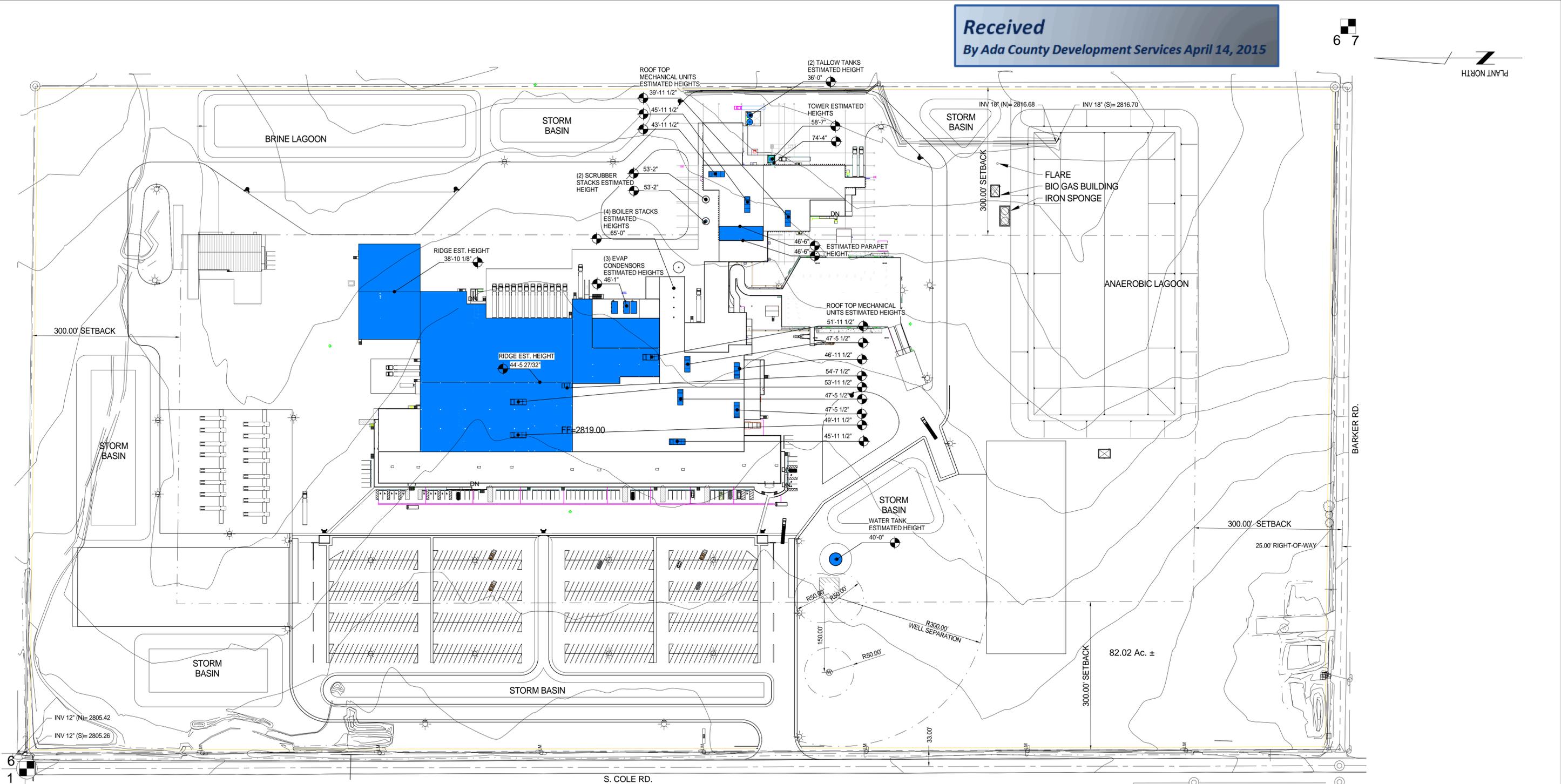


CS BEEF PACKERS, LLC.		JOB NUMBER	REV
CS BEEF PACKERS KUNA, ID		137358	A
SITE COVERAGE PLAN		DRAWING NUMBER	VAR-1.0

Received
By Ada County Development Services April 14, 2015

6 7

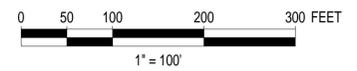
PLANT NORTH



STRUCTURES EXCEEDING 35'-0"
SCALE 1" = 100'-0"

LEGEND

= INDICATES STRUCTURES EXCEEDING 35'-0"



4/14/2015 8:45:55 AM
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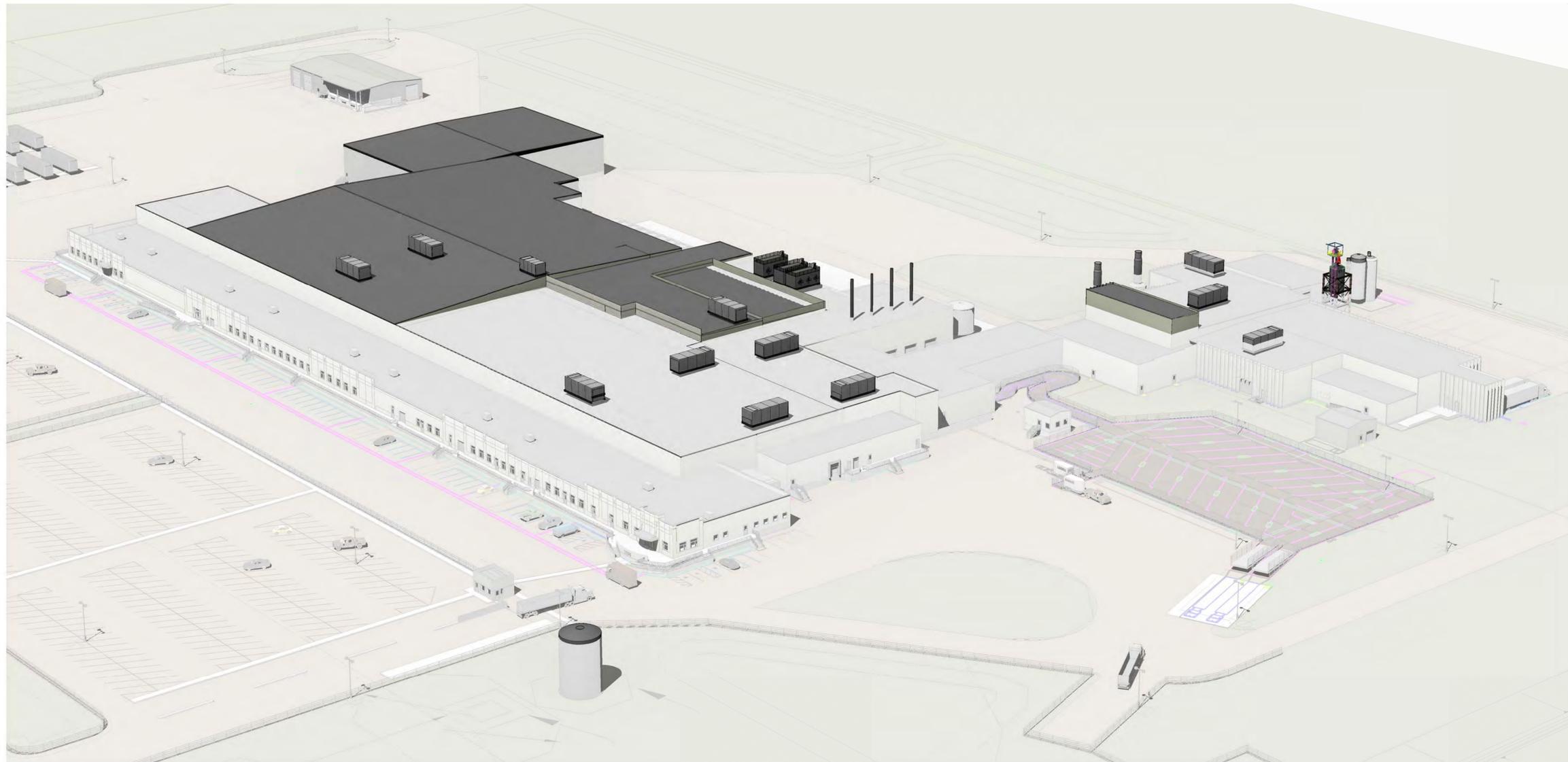
REV	ISSUED FOR CONDITIONAL USE PERMIT	DATE	DRN	DSGN	CKD	APPD
A	ISSUED FOR CONDITIONAL USE PERMIT	04/14/15	SAC	SAC	MJP	
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD

DSGN	SAC	03/31/15
DRN	SAC	04/06/15
CKD	MJP	
SCALE:	As indicated	
<small>FOR 22-34 DWG ONLY</small>		



CS BEEF PACKERS, LLC.
CS BEEF PACKERS,
KUNA, ID
STRUCTURES EXCEEDING 35'-0"

JOB NUMBER	REV
137358	A
DRAWING NUMBER	
VAR-2.0	



3-D STRUCTURES
EXCEEDING 35'-0"

 = INDICATES STRUCTURES EXCEEDING 35'-0"

Received
By Ada County Development Services April 14, 2015

4/14/2015 8:45:05 AM

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A	ISSUED FOR CONDITIONAL USE PERMIT	04/14/15	SAC	SAC	MJP	
	REVISIONS	DATE	DRN	DSGN	CKD	APPD

DSGN	SAC	04/09/15
DRN	SAC	03/31/15
CKD	MJP	
SCALE:		1/2" = 1'-0"
FOR 22:34 DWG ONLY		



CS BEEF PACKERS, LLC.	
CS BEEF PACKERS, KUNA, ID	
35'-0" 3-D STRUCTURES EXCEEDING 35'-0"	

JOB NUMBER	REV
137358	A
DRAWING NUMBER	
VAR-2.1	

Received
By Ada County Development Services April 14, 2015



FRONT ENTRY PERSPECTIVE



NORTH EAST PERSPECTIVE

4/13/2015 2:21:44 PM

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A	ISSUED FOR CONDITIONAL USE PERMIT	04/14/15	SAC	SAC	MJP	
	REVISIONS	DATE	DRN	DSGN	CKD	APPD

DSGN	SAC	04/06/15
DRN	SAC	03/31/15
CKD	MJP	
SCALE:		
FOR 22x34 DWG ONLY		



CS BEEF PACKERS, LLC.		JOB NUMBER	REV
CS BEEF PACKERS KUNA, ID		137358	A
3-D PERSPECTIVES		DRAWING NUMBER	CUP-4.4



ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Order Number: 14243732

WARRANTY DEED

For Value Received,

Edmond Hennis, a married man as his sole and separate property and Mary Elizabeth Hennis Kessinger, an unmarried woman, the Grantor, does hereby grant, bargain sell and convey unto, J.R. Simplot Company, a Nevada corporation, whose current address is PO Box 27, Boise, ID 83707, the Grantee, the following described premises, in Ada County, Idaho, To Wit:

Parcel I: *who acquired title as Mary Elizabeth Hennis

Lots 6 and 7 in Section 6, Township 1 North, Range 2 East, Boise Meridian, in Ada County, Idaho.

Excepting the East 8 Feet of the West 33 feet of the Southwest quarter of Section 6, Township 1 North, Range 2 East, Boise Meridian.

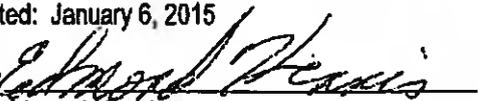
Parcel II:

The South 295 feet of the East 295 feet of the Southeast quarter Southeast quarter of Section 1, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

Excepting therefrom the Easterly 8 feet of the two acre tract located in the Southeast corner of Section 1, Township 1 North, Range 1 East, Boise Meridian, said 8 foot strip of land being the 8 foot adjacent to the existing Cole Road right of way.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Together with any water rights, water right permits, pending applications or ditch rights appurtenant to the premises described above and any shares of stock of any ditch company or irrigation district that deliver water for the benefit of and use on the above described premises. Whenever the context so requires, the singular number includes the plural.

Dated: January 6, 2015

By: 
Edmond Hennis

Warranty Deed
Page 1 of 2

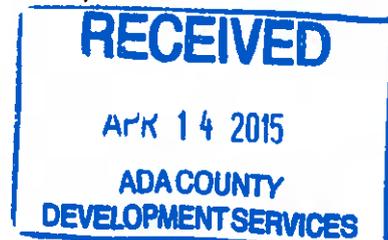


EXHIBIT 10
201500634 CU-CU-MSP-V
SIMPLOT



TitleOne
a title & escrow co.

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 LISA BATT
TITLEONE BOISE
2015-001399
01/07/2015 04:53 PM
\$13.00

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 CHE FOWLER
TITLEONE BOISE
2015-005196
01/22/2015 09:58 AM
\$16.00

*being re-recorded to correct
grantor line

Order Number: 14243732

WARRANTY DEED

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TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Together with any water rights, water right permits, pending applications or ditch rights appurtenant to the premises described above and any shares of stock of any ditch company or irrigation district that deliver water for the benefit of and use on the above described premises. Whenever the context so requires, the singular number includes the plural.

Dated: January 6, 2015

By: Edmond Hennis
Edmond Hennis

By: Mary Elizabeth Hennis Kessinger
Mary Elizabeth Hennis Kessinger

State of Idaho, County of ID, ss.

On this 6th day of January in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Edmond Hennis, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same.

Debbie Plant

Notary Public

My Commission Expires:

COMM. EXPIRES: 11-26-2020
RESIDE: MERIDIAN, ID



State of Idaho, County of ID, ss.

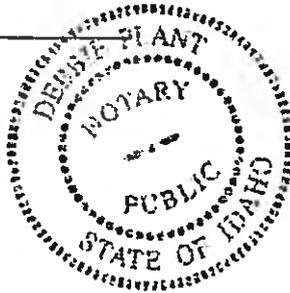
On this 7th day of January in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Elizabeth Hennis Kessinger known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Debbie Plant

Notary Public

My Commission Expires:

COMM. EXPIRES: 11-26-2020
RESIDE: MERIDIAN, ID

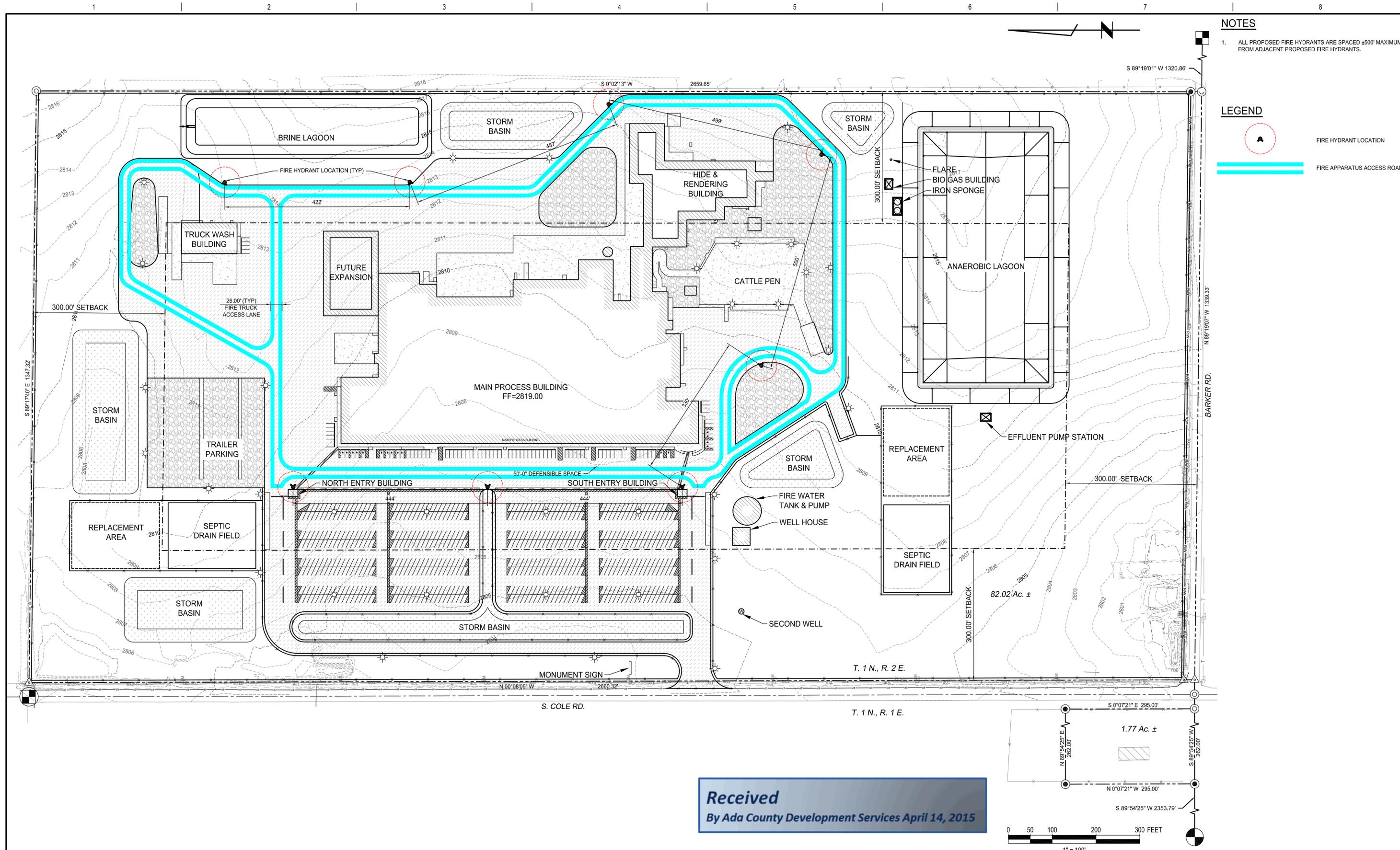


NOTES

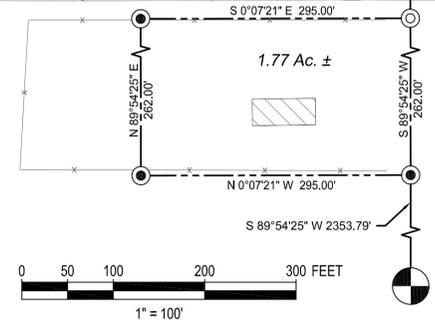
- ALL PROPOSED FIRE HYDRANTS ARE SPACED ±500' MAXIMUM FROM ADJACENT PROPOSED FIRE HYDRANTS.

LEGEND

-  FIRE HYDRANT LOCATION
-  FIRE APPARATUS ACCESS ROADS



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CUP-3.0.DWG
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DSGN	JAS	03/25/15							
DRN	JAS	03/25/15							
CKD	JL	03/31/15							
SCALE:	1" = 100'-0"								
FOR 22x34 DWG ONLY									
A	ISSUED FOR CONDITIONAL USE PERMIT	04/14/15	JAS	JAS	JL	APPD			
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD			

CS BEEF PACKERS, LLC.	JOB NUMBER	REV
CS BEEF PACKERS KUNA, ID	137358	A
SITE FIRE PLAN	DRAWING NUMBER	CUP-3.0



CS BEEF PACKERS, LLC.	JOB NUMBER	REV
CS BEEF PACKERS KUNA, ID	137358	A
SITE FIRE PLAN	DRAWING NUMBER	CUP-3.0

PROJECT INFORMATION:

SITE INFORMATION:

SITE: LOCATION: S COLE RD & BARKER RD, KUNA, ID
 ASSESSOR'S PARCEL NO.: ##
 ZONE CODE: (RURAL)
 TOTAL PROPERTY AREA: 85ACRES
 PROJECT AREA: 12.75 ACRES
 PERIMETER: 8006 LF
 USDA HARDINESS ZONE: ZONE 4 CLIMATE

LANDSCAPE REQUIREMENTS:

(PER ADA COUNTY CODE 8-4F)

SCREENING & BUFFERING: (8-4F-6)

PERIMETER LANDSCAPING:

PROPERTY PERIMETER (LF) /	LANDSCAPE BUFFER DEPTH REQ'D /	PTS PER 10 LF REQ'D /	TOTAL PTS (PROVIDED/REQUIRED)
S COLE RD: (2660LF)	20' WIDE	12	3193 /3192
BARKER RD: (1339 LF)	20' WIDE	12	1609 /1607
NORTH: (1347LF)	10' WIDE	8	1078 /1078
EAST: (2660LF)	10' WIDE	8	2132 /2128

POINT ALLOCATION & DISTRIBUTION

PROPERTY PERIMETER (LF) /	SHADE TREE / (10 PTS EA)	EVERGREEN TREES / (5 PTS EA)	ORNAMENTAL TREES / (7 PTS EA)	ADAPTIVE TURF / (1PT / 100SF)
S COLE RD: (2660LF)	43 (430PTS)	419 (2095PTS)	23 (161PTS)	50,723SF (507PTS)
BARKER RD: (1339 LF)	24 (240PTS)	205 (1025PTS)	12 (84PTS)	26,0773SF (260PTS)
NORTH: (1347LF)	12 (120PTS)	165 (825PTS)		13,345SF (133PTS)
EAST: (2660LF)	41 (410PTS)	292 (1460PTS)		26,252 (262PTS)

PARKING LOT LANDSCAPING:

N/A (not within commercial district)

PLANT SIZING MINIMUM REQUIREMENTS: (8-4F-1)

TREE SIZING:

CANOPY TREES: MIN 2" CAL, B&B
 CONIFER TREES: MIN 7.5' H
 TREES ON PLAN SHOWN @ 75% MATURE GROWTH SPREAD

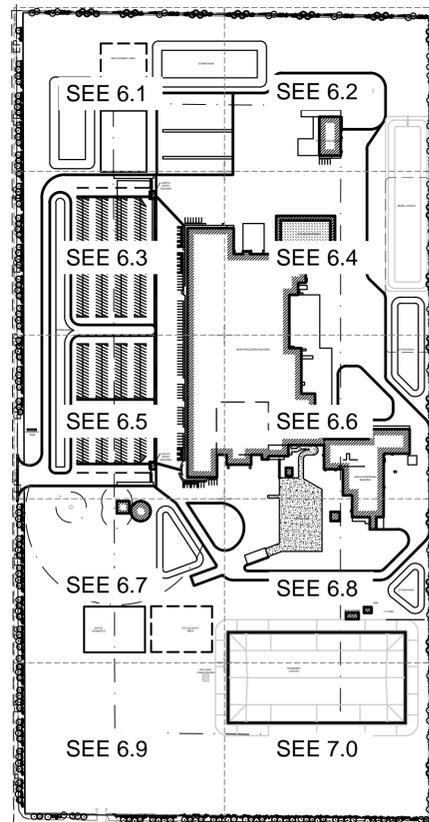
ADDITIONAL INFORMATION:

EXISTING LANDSCAPING:
 NO VEGETATION ON SITE TO BE PRESERVED & PROTECTED

ADDITIONAL SCREENING:

NO EXISTING OR PROPOSED SIDEWALK, NO BERMS WALLS & ADDITIONAL VERTICAL ELEMENTS REQUIRED OR PROVIDED

SHEET MATCH REFERENCE:



PLANT SCHEDULE

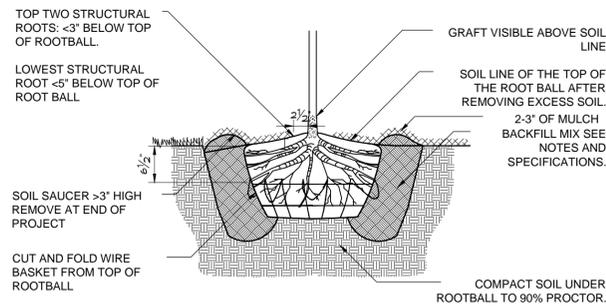
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer negundo / Box Elder Shade tree, 10 Pts per Ada ACC	B & B	2"Cal		122
	Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn Ornamental Tree, 7 Pts per Ada ACC	B & B	2"Cal		35
	Juniperus chinensis 'Blue Point' / Blue Point Juniper Evergreen Tree, 5 Pts per Ada ACC	B & B		7.5' H	426
	Juniperus chinensis 'Spartan' / Spartan Juniper	B & B		7.5' H	557
	Pinus nigra / Austrian Black Pine Evergreen Tree, 5 Pts per Ada ACC	B & B		7.5' H	98

NOTES

- All contractor work to be conducted in accordance with ISPPWC (Idaho standard public works construction), 2015; and Ada County Code, ID, standards and state and local regulations.
- All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
- The site may contain existing improvements such as underground utilities, curb and gutter, light poles and sidewalks. See engineers plans for information about existing features.
 - Refer to civil plans for all drainage pipes and locations. Protect and retain drainage at all times.
- Remove rocks and other materials over 2".
- All planter beds to receive a minimum of 18" depth of screened topsoil. Spread, compact, and fine grade topsoil to a smooth and uniform grade 2" below adjacent surfaces.
- All lawn areas to receive a minimum of 12" depth of screened topsoil. Spread, compact, and fine grade topsoil to a smooth uniform grade .1" below adjacent surfaces.
- Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And
 - Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
 - Topsoil should have a ph of 5.5 to 7.0.
 - If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the Landscape Architect.
- If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter.
- Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
- All plant material shall be installed per industry standards.
- All Ball and Burlap trees to be installed per detail 1/L1.01.
- Provide 4" DIA mulch ring around each tree.
- Seeded lawn areas:
 - All areas within landscape buffer
 - 20' buffer along S Cole Rd & Barker Rd; 10' buffer along North & East Property Lines
 - All seeded lawn to be seeded with:
 - 55% Vavilov II Siberian Wheatgrass
 - 25% Boziasky Russian Wildrye
 - 5% perennial Galliardia
 - 13% Blue Flax
 - 2% Yarrow
 - Application:
 - Seed at 10 lbs per acre.
 - Seeded areas can be ordered from Clearwater Seed Company (509) 343-3108.
 - Seed Prep
 - Irrigate area for two weeks prior.
 - Spray with round-up (adhere to county weed control regulations)
 - Mow or remove weeds
 - Hydroseed with mulch at recommended rates.
 - Set irrigation to grow in seeded areas.
- All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
- Trees shall not be planted within the 10' clear zone of all storm drain pipe, structures, or facilities.
- Trees shall not be planted within 40' clear vision triangles at all ingress/egress locations on site.
- Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
- Irrigation System Shall be built to the following specifications:
 - All irrigation material to be new with manufacturer's warranty fully intact.
 - Irrigation system piping to be class 200 pvc at a minimum.
 - All mainline pipe and wires to be buried a minimum of 18" and all lateral piping to be buried a minimum of 12" below grade.
 - All wires to be 14 gauge direct bury wire at a minimum. Size wire for correct voltage loss.
 - Supply a minimum of two (2) spare wires to furthest valves from controller in all directions.
 - Connect mainline to pressurized system in approximate location shown. Contractor is responsible for complying with all codes and paying all permits necessary.
 - Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
 - Install indoor rated controller in specified location within building. Coordinate with general contractor and site electrician on exact location.
 - Provide a 1/2" winterization port in location near the POC. Winterization port to be located inside of its own standard valve box.
- Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
- All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
- Contractor is responsible for 1 year of maintenance starting at the final date of acceptance by owner.**
- Coordinate date and time of tree planting with Landscape Architect.
- Contractor is responsible for all permits and fees to applicable agencies associated with their work.
- In the event of a discrepancy, notify the Landscape Architect immediately.

NOTES:

- DO NOT DAMAGE OR CUT LEADER
- DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
- TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
- WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
- REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/3 OF THE ROOTBALL.
- 5" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2' OF TRUNK OF TREE.



BALL AND BURLAP TREE PLANTING

3/4" = 1'-0"

329343.33-05

LEGEND

- LAWN - SEEDED (SEE NOTES)
- 40' x 40' CLEAR VISION TRIANGLE
NO TREES TO BE PLANTED WITHIN



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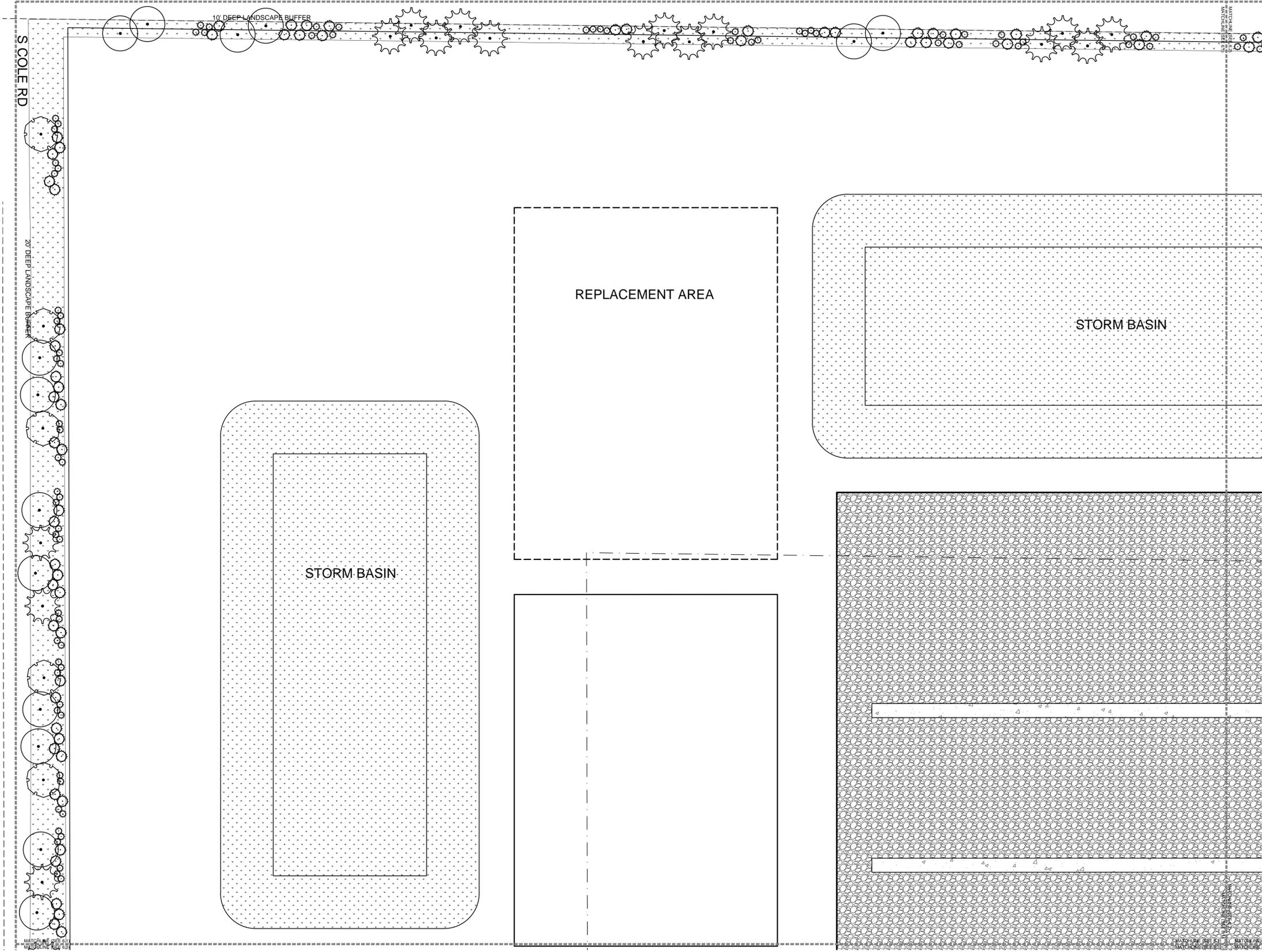
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CS BEEF PACKERS KUNA, ID	137358	△
LANDSCAPE OVERVIEW 6.0	DRAWING NUMBER	
	CUP-6.0	



TREES	BOTANICAL NAME / COMMON NAME
	Acer negundo / Box Elder Shade tree, 10 Pts per Ada ACC
	Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn Ornamental Tree, 7 Pts per Ada ACC
	Juniperus chinensis 'Blue Point' / Blue Point Juniper Evergreen Tree, 5 Pts per Ada ACC
	Juniperus chinensis 'Spartan' / Spartan Juniper
	Pinus nigra / Austrian Black Pine Evergreen Tree, 5 Pts per Ada ACC
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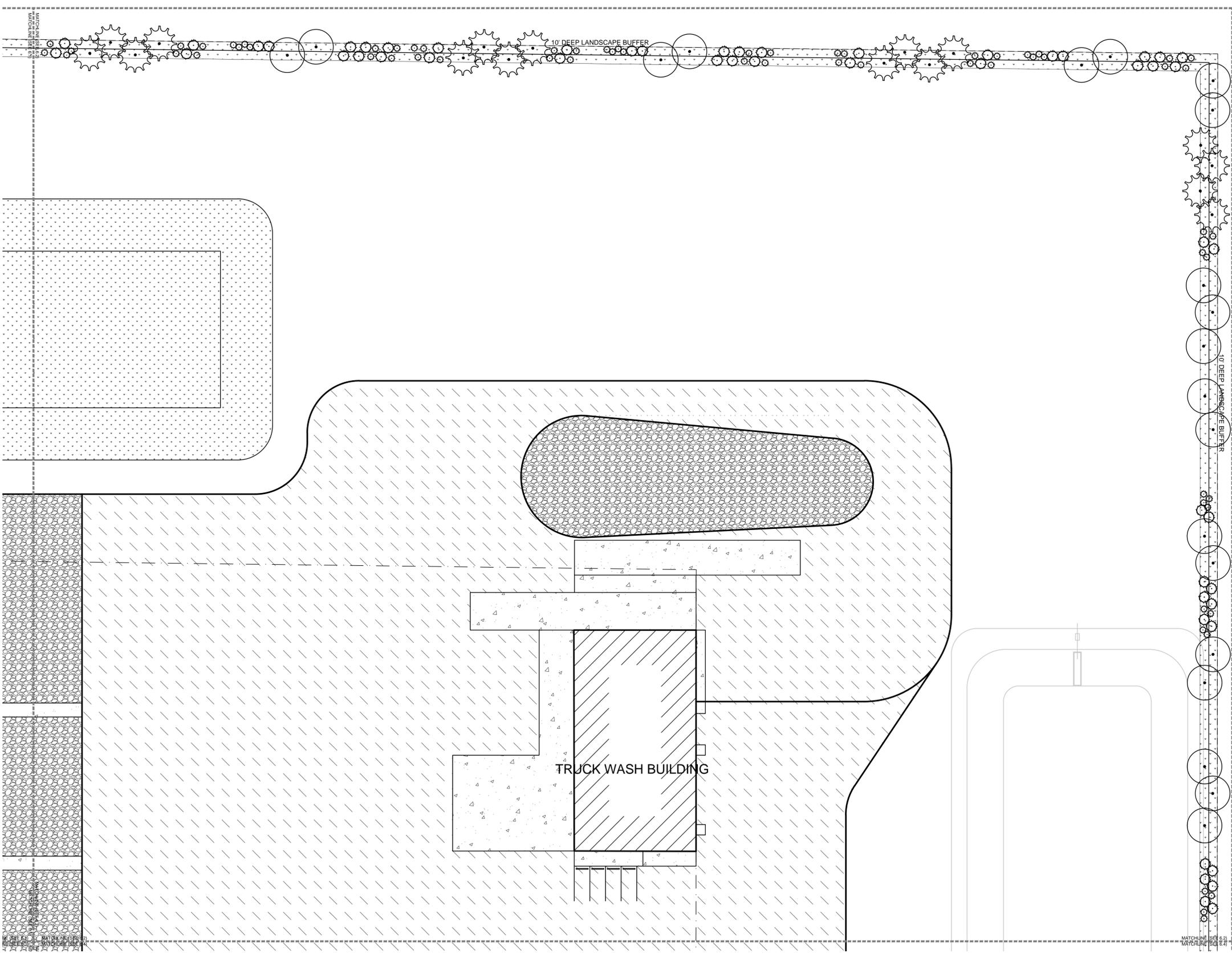
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DRN	JB	04/14/15
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CS BEEF PACKERS KUNA, ID	137358	△
LANDSCAPE PLANTING PLAN MATCH 6.1	DRAWING NUMBER	CUP-6.1



PLANT SCHEDULE	
TREES	BOTANICAL NAME / COMMON NAME
	Acer negundo / Box Elder Shade tree, 10 Pts per Ada ACC
	Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn Ornamental Tree, 7 Pts per Ada ACC
	Juniperus chinensis 'Blue Point' / Blue Point Juniper Evergreen Tree, 5 Pts per Ada ACC
	Juniperus chinensis 'Spartan' / Spartan Juniper
	Pinus nigra / Austrian Black Pine Evergreen Tree, 5 Pts per Ada ACC
	SEEDED LAWN (see notes)

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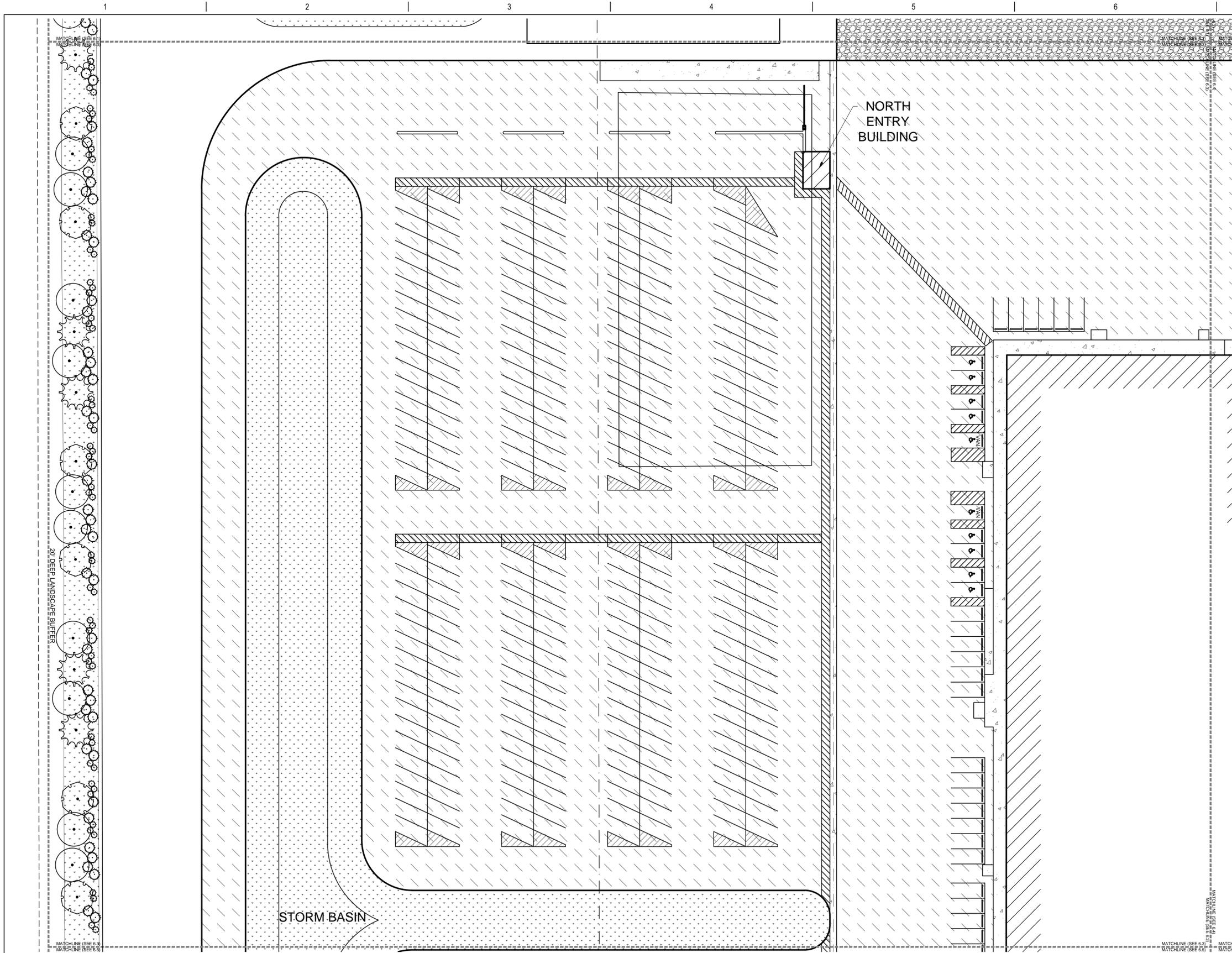
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LANDSCAPE PLANTING PLAN MATCH 6.2	DRAWING NUMBER	
	CUP-6.2	

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PLANT SCHEDULE	
TREES	BOTANICAL NAME / COMMON NAME
	Acer negundo / Box Elder Shade tree, 10 Pts per Ada ACC
	Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn Ornamental Tree, 7 Pts per Ada ACC
	Juniperus chinensis 'Blue Point' / Blue Point Juniper Evergreen Tree, 5 Pts per Ada ACC
	Juniperus chinensis 'Spartan' / Spartan Juniper
	Pinus nigra / Austrian Black Pine Evergreen Tree, 5 Pts per Ada ACC
	SEEDED LAWN (see notes)

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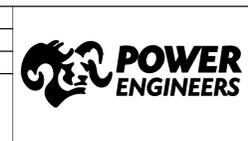
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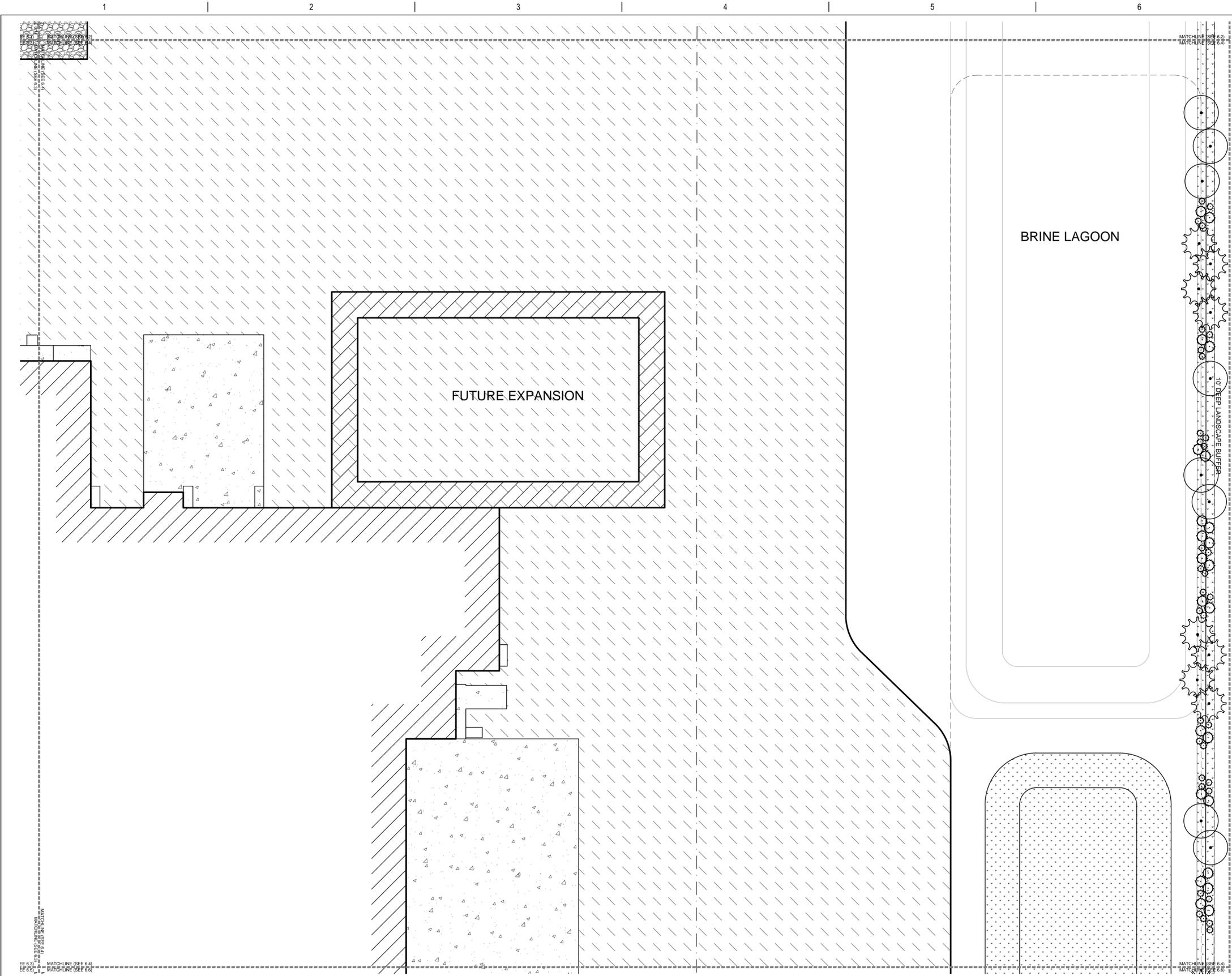
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CKD	WH	04/14/15
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LANDSCAPE PLANTING PLAN MATCH 6.3	DRAWING NUMBER	
	CUP-6.3	

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PLANT SCHEDULE	
TREES	BOTANICAL NAME / COMMON NAME
	Acer negundo / Box Elder Shade tree, 10 Pts per Ada ACC
	Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn Ornamental Tree, 7 Pts per Ada ACC
	Juniperus chinensis 'Blue Point' / Blue Point Juniper Evergreen Tree, 5 Pts per Ada ACC
	Juniperus chinensis 'Spartan' / Spartan Juniper
	Pinus nigra / Austrian Black Pine Evergreen Tree, 5 Pts per Ada ACC
	SEEDED LAWN (see notes)

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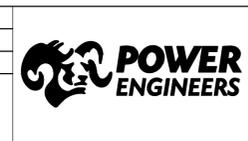
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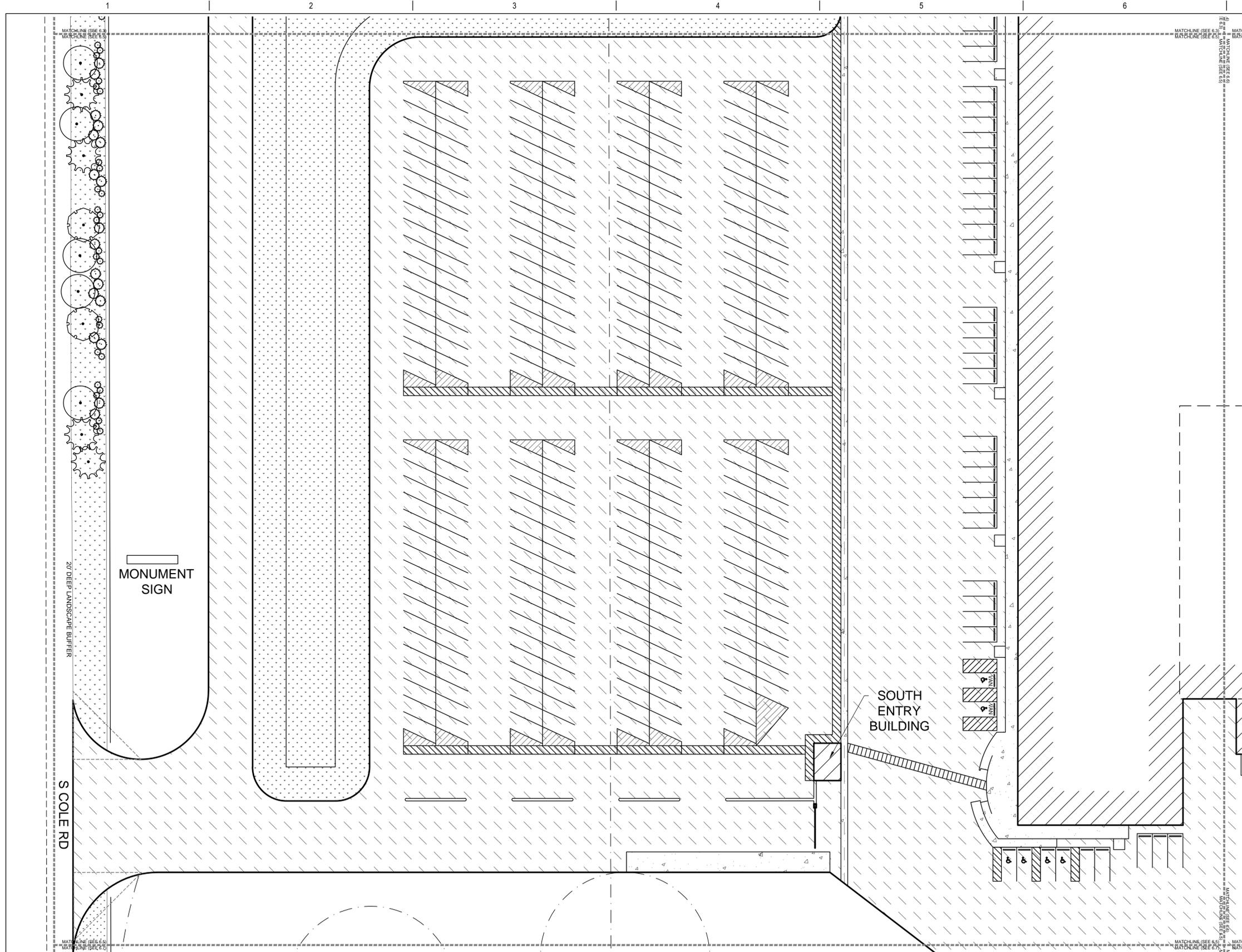
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KUNA, ID
LANDSCAPE PLANTING PLAN MATCH 6.4

JOB NUMBER	REV
137358	
DRAWING NUMBER	
CUP-6.4	

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PLANT SCHEDULE	
TREES	BOTANICAL NAME / COMMON NAME
	Acer negundo / Box Elder Shade tree, 10 Pts per Ada ACC
	Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn Ornamental Tree, 7 Pts per Ada ACC
	Juniperus chinensis 'Blue Point' / Blue Point Juniper Evergreen Tree, 5 Pts per Ada ACC
	Juniperus chinensis 'Spartan' / Spartan Juniper
	Pinus nigra / Austrian Black Pine Evergreen Tree, 5 Pts per Ada ACC
	SEEDED LAWN (see notes)

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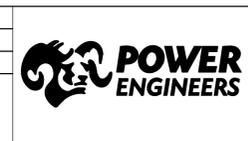
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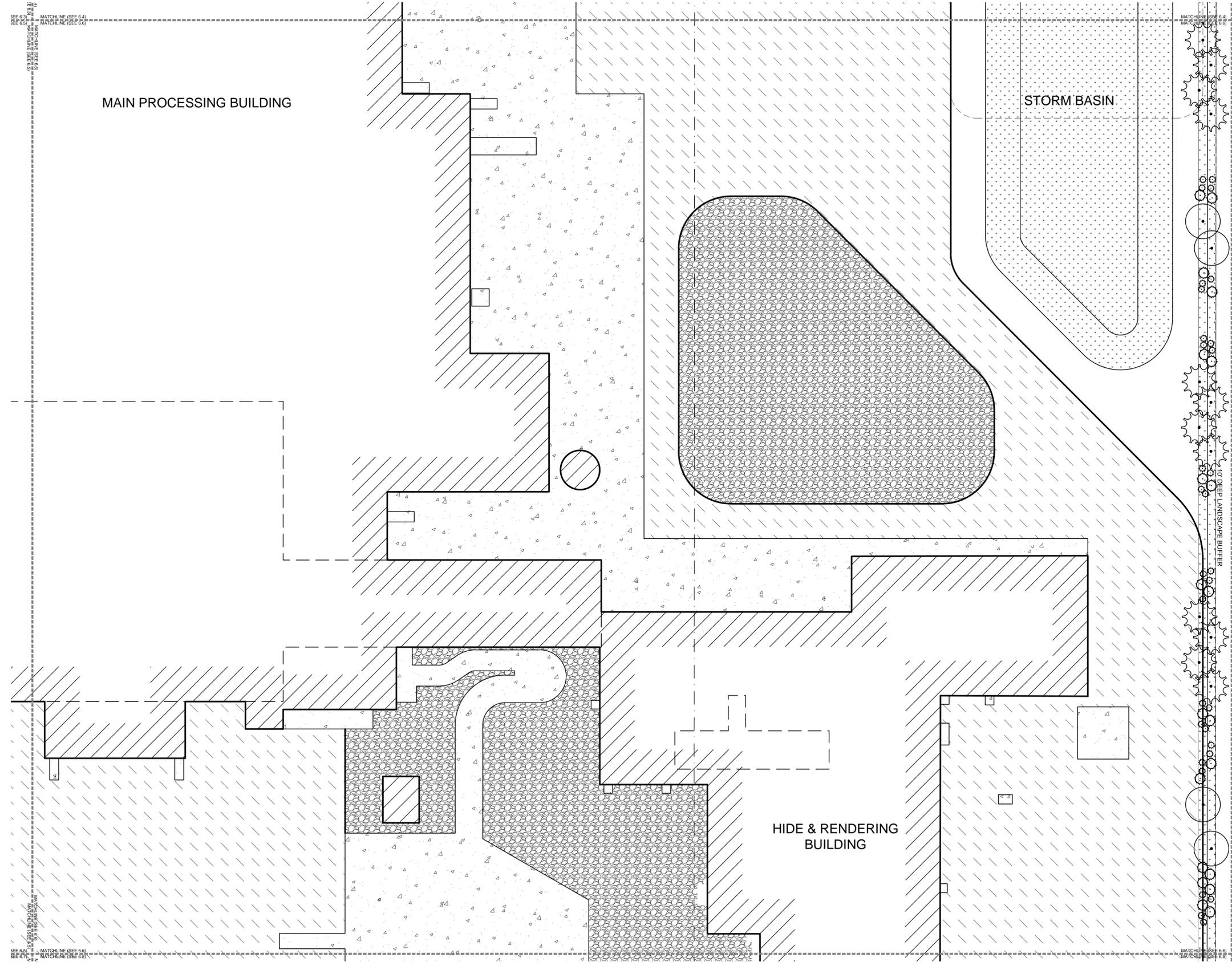
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CKD	WH	04/14/15
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CS BEEF PACKERS
KUNA, ID
LANDSCAPE PLANTING PLAN MATCH 6.5

JOB NUMBER	REV
137358	
DRAWING NUMBER	
CUP-6.5	

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PLANT SCHEDULE	
TREES	BOTANICAL NAME / COMMON NAME
	Acer negundo / Box Elder Shade tree, 10 Pts per Ada ACC
	Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn Ornamental Tree, 7 Pts per Ada ACC
	Juniperus chinensis 'Blue Point' / Blue Point Juniper Evergreen Tree, 5 Pts per Ada ACC
	Juniperus chinensis 'Spartan' / Spartan Juniper
	Pinus nigra / Austrian Black Pine Evergreen Tree, 5 Pts per Ada ACC
	SEEDED LAWN (see notes)

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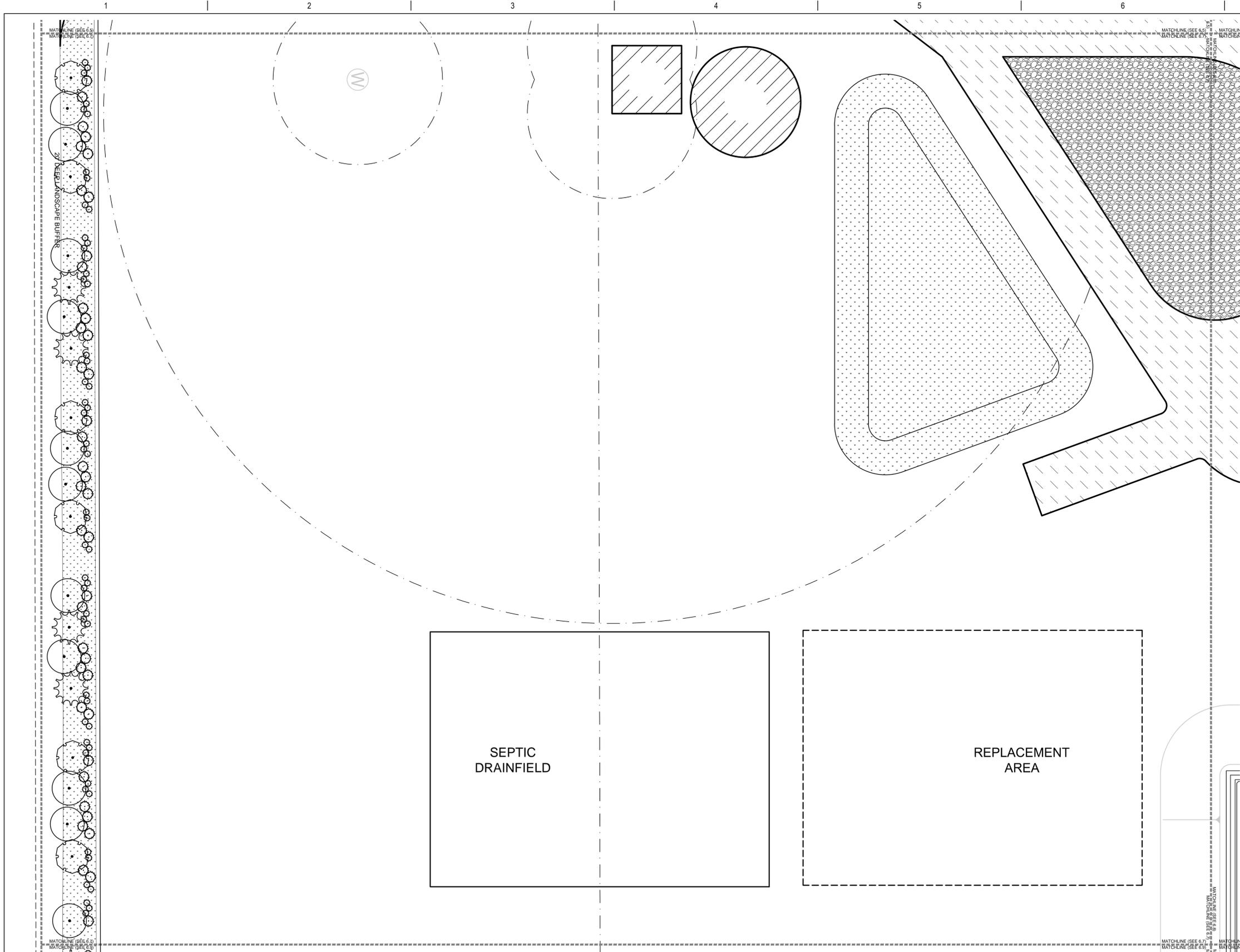
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LANDSCAPE PLANTING PLAN MATCH 6.6	DRAWING NUMBER	
	CUP-6.6	

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PLANT SCHEDULE	
TREES	BOTANICAL NAME / COMMON NAME
	Acer negundo / Box Elder Shade tree, 10 Pts per Ada ACC
	Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn Ornamental Tree, 7 Pts per Ada ACC
	Juniperus chinensis 'Blue Point' / Blue Point Juniper Evergreen Tree, 5 Pts per Ada ACC
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	Pinus nigra / Austrian Black Pine Evergreen Tree, 5 Pts per Ada ACC
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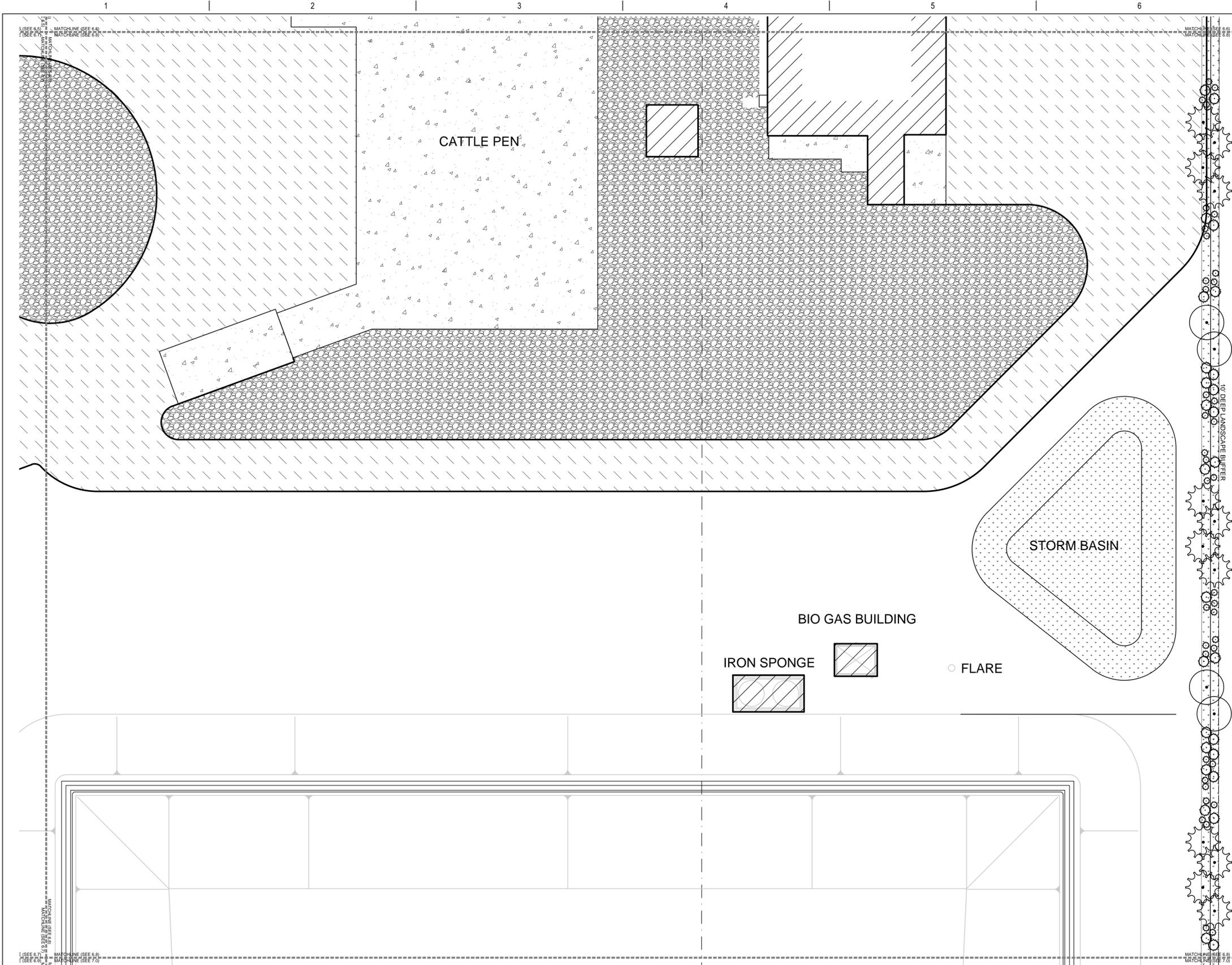
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LANDSCAPE PLANTING PLAN MATCH 6.7		DRAWING NUMBER	CUP-6.7

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PLANT SCHEDULE	
TREES	BOTANICAL NAME / COMMON NAME
	Acer negundo / Box Elder Shade tree, 10 Pts per Ada ACC
	Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn Ornamental Tree, 7 Pts per Ada ACC
	Juniperus chinensis 'Blue Point' / Blue Point Juniper Evergreen Tree, 5 Pts per Ada ACC
	Juniperus chinensis 'Spartan' / Spartan Juniper
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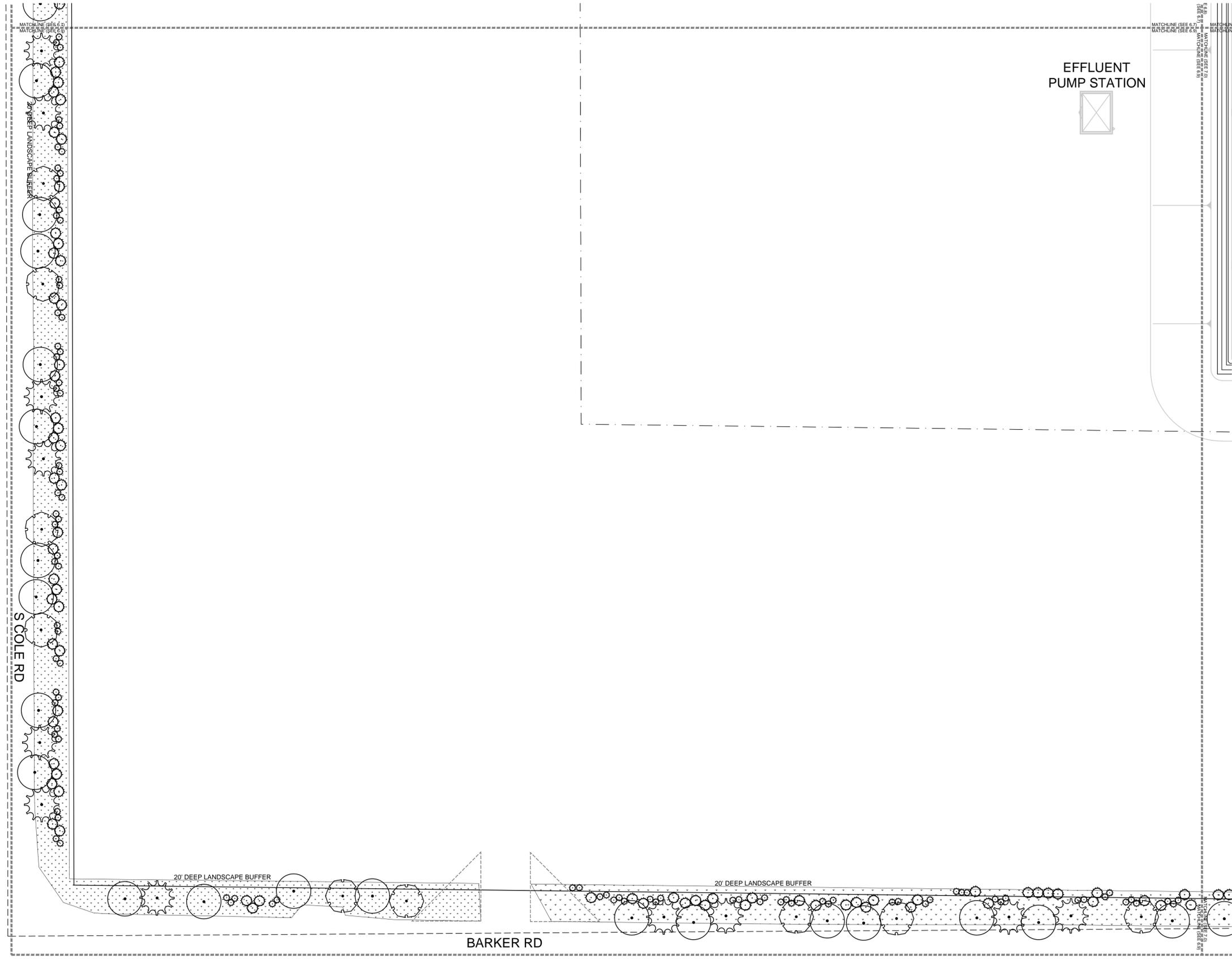
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CS BEEF PACKERS KUNA, ID	137358	
LANDSCAPE PLANTING PLAN MATCH 6.8	DRAWING NUMBER	
	CUP-6.8	



PLANT SCHEDULE	
TREES	BOTANICAL NAME / COMMON NAME
	Acer negundo / Box Elder Shade tree, 10 Pts per Ada ACC
	Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn Ornamental Tree, 7 Pts per Ada ACC
	Juniperus chinensis 'Blue Point' / Blue Point Juniper Evergreen Tree, 5 Pts per Ada ACC
	Juniperus chinensis 'Spartan' / Spartan Juniper
	Pinus nigra / Austrian Black Pine Evergreen Tree, 5 Pts per Ada ACC
	SEEDED LAWN (see notes)

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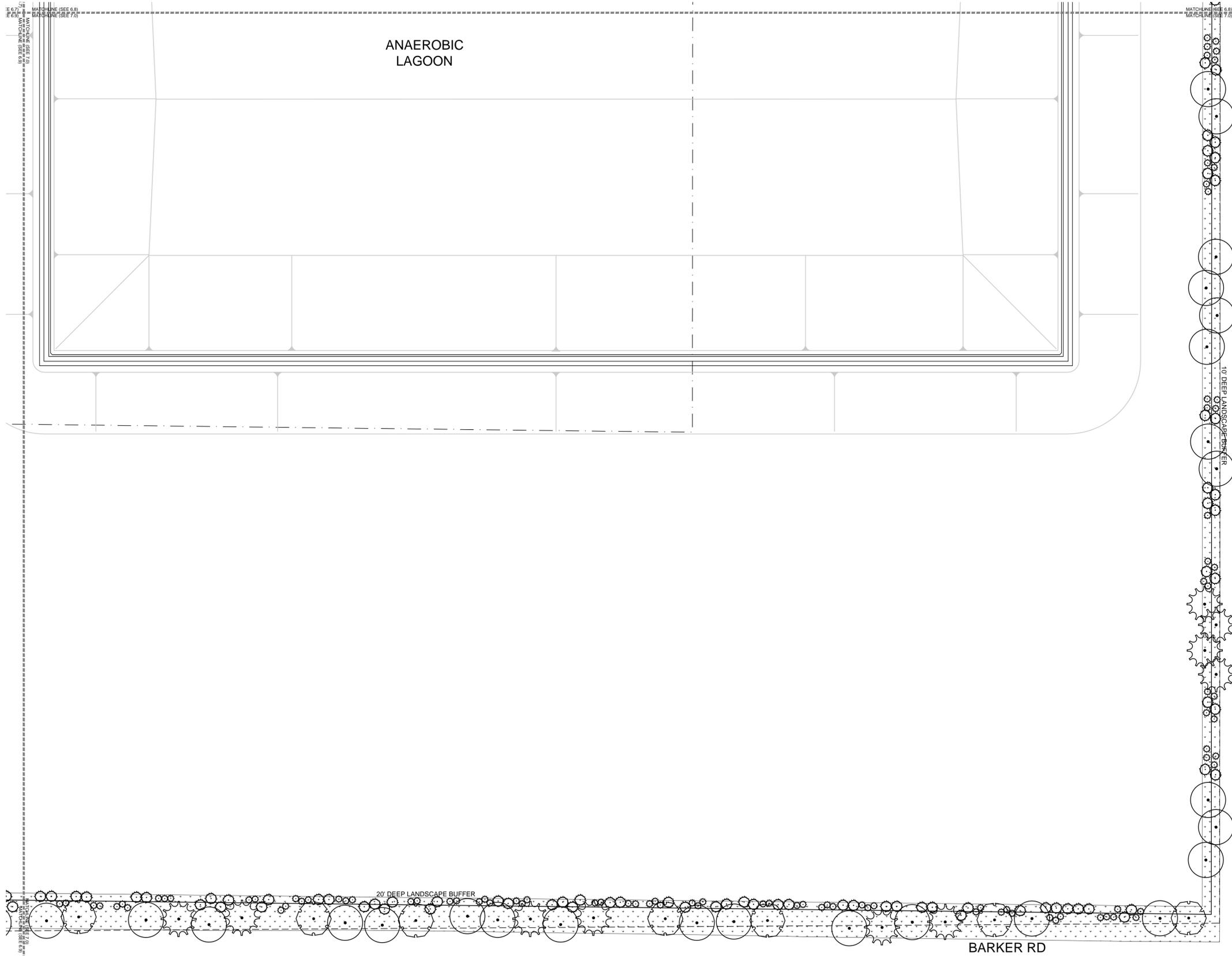
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CKD	WH	04/14/15
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CS BEEF PACKERS KUNA, ID	137358	
LANDSCAPE PLANTING PLAN MATCH 6.9	DRAWING NUMBER	CUP-6.9

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PLANT SCHEDULE	
TREES	BOTANICAL NAME / COMMON NAME
	Acer negundo / Box Elder Shade tree, 10 Pts per Ada ACC
	Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn Ornamental Tree, 7 Pts per Ada ACC
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MASTER PLANNING

WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

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REV	ISSUED FOR CONDITIONAL USE PERMIT	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
A	ISSUED FOR CONDITIONAL USE PERMIT	04/14/15					

DSGN	JB	04/14/15
DRN	JB	04/14/15
CKD	WH	04/14/15
SCALE:	1" = 20'	
FOR 22/34 DWG ONLY		



CS BEEF PACKERS, LLC.	JOB NUMBER	REV
CS BEEF PACKERS KUNA, ID	137358	
LANDSCAPE PLANTING PLAN MATCH 7.0	DRAWING NUMBER	
	CUP-7.0	

CS BEEF PACKERS - Luminaire Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	12	CSX1 LED 2 30B700/40K SR2 MVOLT	CSX1 LED FIXTURE WITH 2 LIGHT ENGINES, 700mA DRIVER, 4000K COLOR TEMP, TYPE 2 OPTIC	LED	1	11207.13	0.95	146
	B	3	CSX1 LED 2 30B700/40K SR5 MVOLT	CSX1 LED FIXTURE WITH 2 LIGHT ENGINES, 700mA DRIVER, 4000K COLOR TEMP, TYPE 5 OPTIC	LED	1	12282.86	0.95	146
	C	35	WST LED 2 10A700/40K SR4 MVOLT	WST LED WITH 2 MODULES, 20 LED's, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS	Outdoor Wall Pack Luminaire to IES LM-79-08. LUMINAIRE OUTPUT: 3851 Lms.	1	3838.514	0.95	47
	E	18	CSX1 LED 2 30B700/40K FT MVOLT	CSX1 LED FIXTURE WITH 2 LIGHT ENGINES, 700mA DRIVER, 4000K COLOR TEMP, TYPE FT OPTIC	LED	1	11683.29	0.96	146
	D	4	OLBF 8 50K DDB	OUTDOOR LED BULLET FLOOD W/ 5000K	219A LED	1	-1	0.95	11.3
	F	8	CSX1 LED 2 30B700/40K FT MVOLT	CSX1 LED FIXTURE WITH 2 LIGHT ENGINES, 700mA DRIVER, 4000K COLOR TEMP, TYPE FT OPTIC	LED	1	11683.29	0.95	292
	G	9	CSX1 LED 2 30B700/40K FT MVOLT	CSX1 LED FIXTURE WITH 2 LIGHT ENGINES, 700mA DRIVER, 4000K COLOR TEMP, TYPE FT OPTIC	LED	1	11683.29	0.95	146

ATTACHMENT "A"

Received
By Ada County Development Services April 14, 2015

Received
By Ada County Development Services April 14, 2015

PARKING CALCULATIONS
ADA COUNTY CODE SECTION 8-4G-6

PARKING STALLS REQUIRED BY ACTUAL OCCUPANT COUNT

TOTAL EMPLOYEES DURING LARGEST SHIFT =	576 EMPLOYEES
TOTAL NUMBER OF PATRONS =	10 PATRONS
TOTAL NUMBER OF OCCUPANTS =	586 OCCUPANTS
TOTAL NUMBER OF PARKING STALLS REQUIRED =	586 STALLS

PARKING STALLS REQUIRED BY OCCUPANCY
TABLE 8-4G-2 REQUIRED PARKING SPACE BY USE

OFFICE AREAS	1 PARKING STALL X EVERY 500 SF
MANUFACTURING AREAS	1 PARKING STALL X EVERY 1000 SF
OFFICE AREAS =	54,248 / 500 = 109
MANUFACTURING AREAS =	345,005 / 1000 = 335
TOTAL PARKING STALLS REQUIRED BY OCCUPANCY =	464 STALLS

ADA PARKING STALL REQUIRED
2 PERCENT OF 616 STALLS = 13 ADA PARKING REQUIRED
(TABLE 208.2 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN)

PARKING STALLS PROVIDED

STANDARD PARKING STALLS =	602
ADA COMPLIANT PARKING STALLS =	16
TOTAL PARKING STALLS PROVIDED =	618 STALLS

PARKING STALLS STANDARD DIMENSIONS

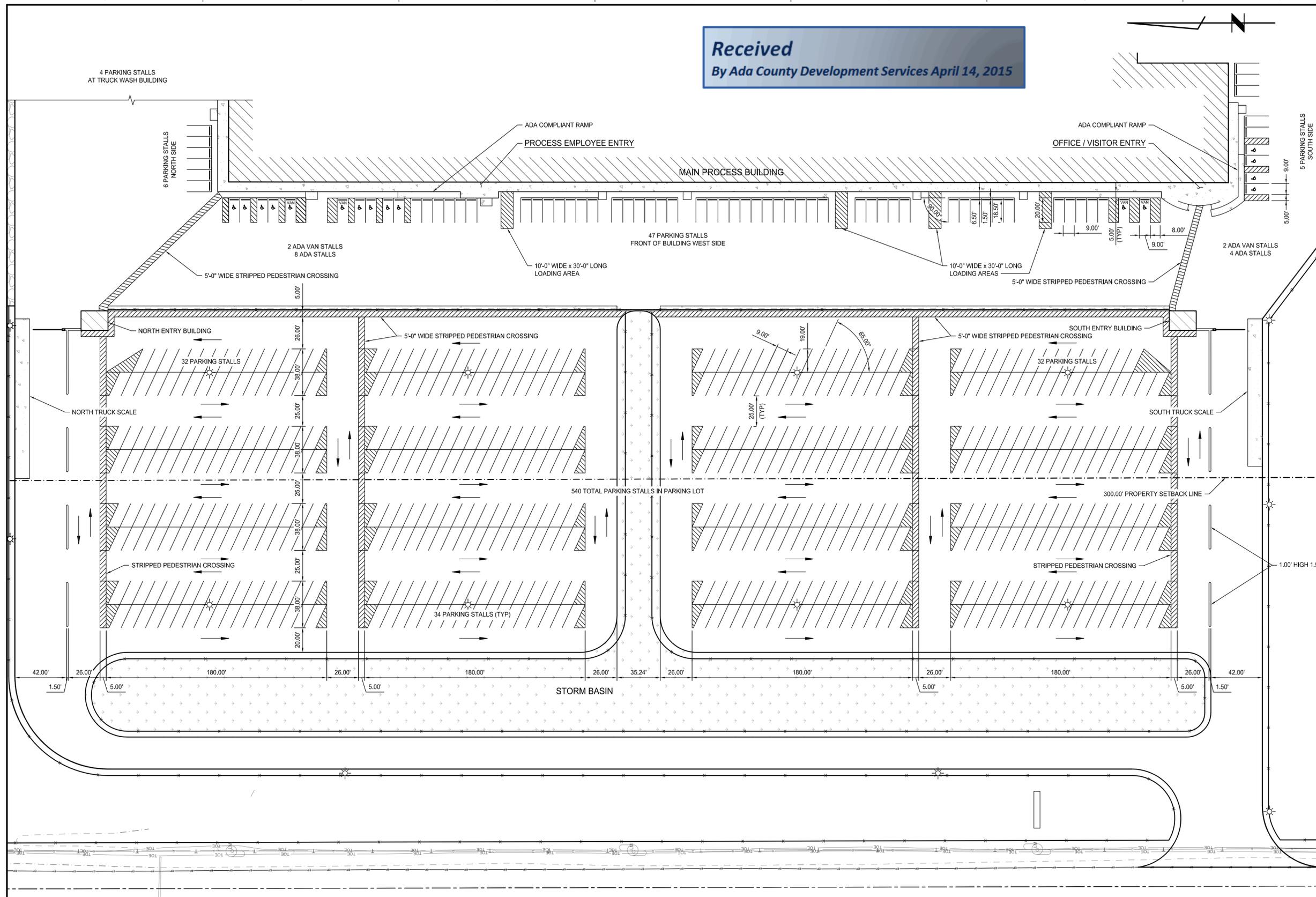
STANDARD 90° PARKING STALLS	9 FEET BY 20 FEET
STANDARD 65° PARKING STALLS	9 FEET BY 19 FEET

OFF STREET LOADING SPACE DIMENSIONS

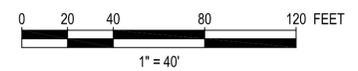
MINIMUM SIZE = 10 FEET WIDE 30 FEET LONG X 14 FEET VERTICAL CLEARANCE (8-4Q-7 PARAGRAPH B)

GENERAL NOTES

- REFER TO SHEET CUP-2.1 FOR ADDITIONAL LOADING AREAS.
- REFER TO SHEET CUP-2.1 FOR PARKING SPACES AT THE TRUCK WASH BUILDING.



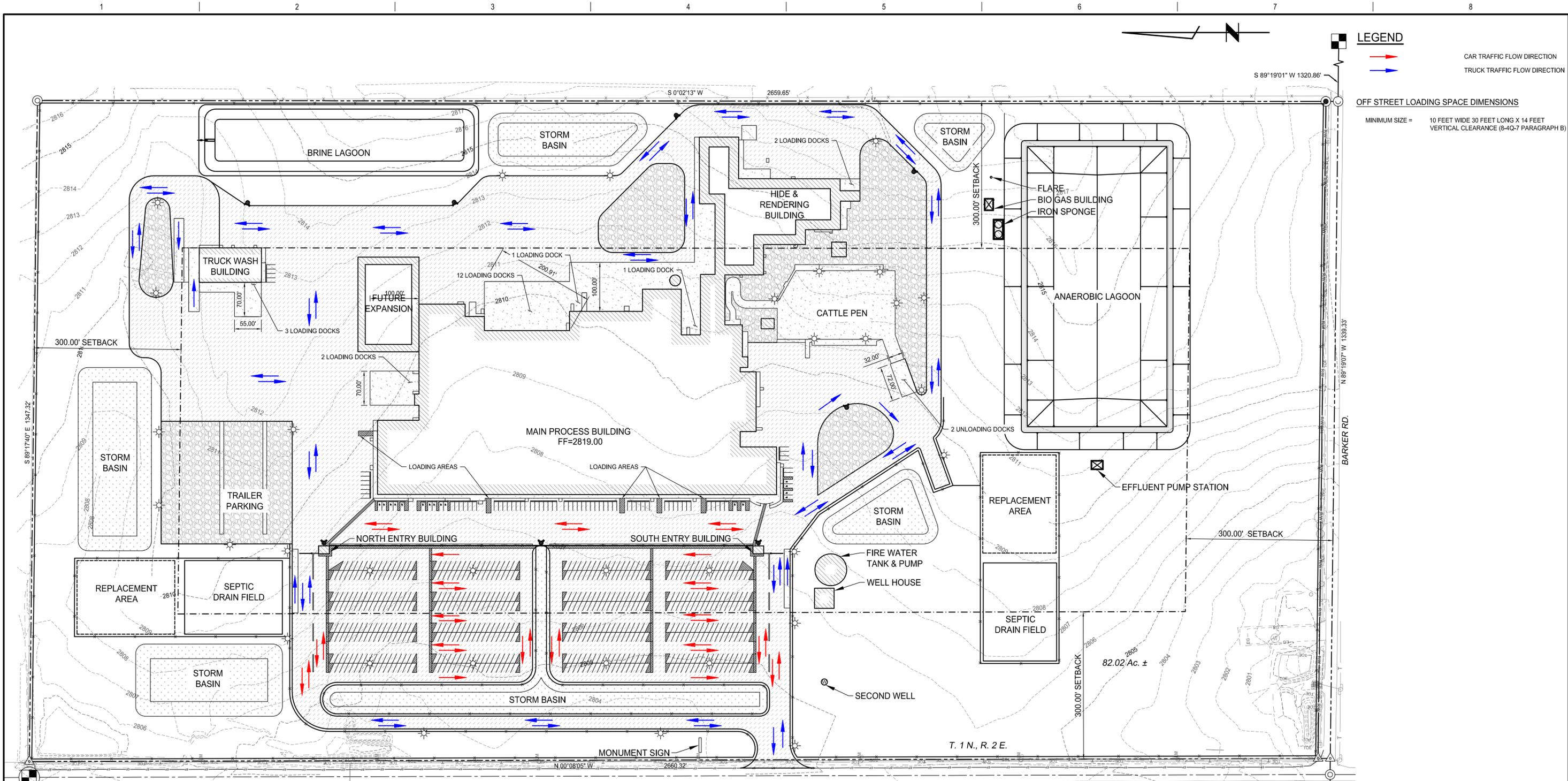
S. COLE RD.



CUP-2.0.DWG
THIS DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT. MAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT, REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH POWER AND POWER'S CLIENT IS GRANTED.

DSGN	JAS	03/25/15					
DRN	JAS	03/25/15					
CKD	JL	03/31/15					
SCALE:	1" = 40'-0"						
FOR 22x34 DWG ONLY							
A	ISSUED FOR CONDITIONAL USE PERMIT	04/14/15	JAS	JAS	JL		
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS

CS BEEF PACKERS, LLC.		JOB NUMBER	REV
CS BEEF PACKERS KUNA, ID		137358	A
ENLARGED PARKING PLAN		DRAWING NUMBER	CUP-2.0

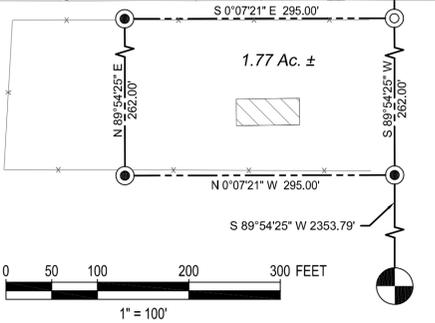


LEGEND

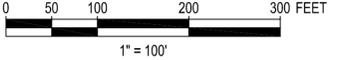
CAR TRAFFIC FLOW DIRECTION
 TRUCK TRAFFIC FLOW DIRECTION

OFF STREET LOADING SPACE DIMENSIONS

MINIMUM SIZE = 10 FEET WIDE 30 FEET LONG X 14 FEET
 VERTICAL CLEARANCE (8-4Q-7 PARAGRAPH B)



Received
 By Ada County Development Services April 14, 2015



CUP-2.1.DWG
 THIS DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT. TAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT, REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH POWER AND POWER'S CLIENT IS GRANTED.

REV	ISSUED FOR CONDITIONAL USE PERMIT	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
A	ISSUED FOR CONDITIONAL USE PERMIT	04/14/15	JAS	JAS	JL		
	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS

DSGN	JAS	03/25/15
DRN	JAS	03/25/15
CKD	JL	03/31/15
SCALE:	1" = 100'-0"	
FOR 22x34 DWG ONLY		



CS BEEF PACKERS, LLC.		JOB NUMBER	REV
CS BEEF PACKERS KUNA, ID		137358	A
TRAFFIC CIRCULATION PLAN		DRAWING NUMBER	CUP-2.1

ATTACHMENT "B"



It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com



PROJECT TITLE: CS PROCESSING LLC	LOCATION: 17365 S. Cole Rd. Kuna, ID. 83634
--	--

REQUESTED BY: Dan Cobb
DRAWN BY: S.Carico
COMPUTER FILE INCLUDING DATE: CSP- 032515-C

UNDERWRITERS LABORATORIES ELECTRIC SIGN
NAMPA PLANT - UL #433195-001
U.S. & CAN. - All signs conform to UL-40 (70) (labeled accordingly) & must comply with UL-41 install procedures. Canada - all signs must be CAS compliant.
This sign is intended to be installed in accordance with the requirements of Article 610 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

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

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

March 12, 2015



CS Beef Packers, LLC
c/o J. R. Simplot Company
Attn: Corporate Secretary
P. O. Box 27
Boise, ID 83707

RE: Ada County Conditional Use Permit Application – CS Beef Packers

To whom it may concern,

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 300,000 square foot beef packing complex. The plant will harvest and process up to 1,700 head/day of beef and dairy cows and bulls. Wastewater from the plant will be treated on-site through a series of aerobic and anaerobic lagoons. After being treated, this water will be applied to the company's adjacent farmland for the production of farm crops. The site is generally located in Section 6, T1N, R2E, Boise Meridian.

The Department posed several questions to the applicant to gain a better understanding of the project and potential implications for wildlife. The Department understands the brine lagoon will not be fenced. The Department is of the opinion that leaving the brine lagoon unfenced will help avoid potential attraction of nesting birds that may then become a nuisance to plant operations and a hazard to drivers on nearby South Cole Road. We also understand no animal parts or toxic substances from plant operations will be exposed to the outside environment where wildlife may be attracted to them.

The Department recommends the berm surrounding the brine lagoon be constructed as low as possible and sloped gradually from the surrounding ground. Burrowing rodents are attracted to mounds and a distinct berm is more likely to attract them, resulting in burrowing activity within the berm. Additionally, burrowing rodents will attract predators such as badgers, which will exacerbate the burrowing problem.

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. Localized impacts to wildlife are expected, such as displacement of burrowing rodents and associated loss of foraging opportunity for species that prey on them, as well as additional wildlife mortality resulting from increased traffic

Keeping Idaho's Wildlife Heritage

Equal Opportunity Employer • 208-465-8465 • Fax: 208-465-8467 • Idaho Relay (TDD) Service: 1-800-377-3529 • <http://fishandgame.idaho.gov/>

EXHIBIT 16
201500634 CU-CU-MSP-V
SIMPLOT

accessing the site. However, given the relatively small size of the parcel and history of ground-disturbing activities there, population-level effects to wildlife are not expected.

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

Keeping Idaho's Wildlife Heritage

Equal Opportunity Employer • 208-465-8465 • Fax: 208-465-8467 • Idaho Relay (TDD) Service: 1-800-377-3529 • <http://fishandgame.idaho.gov/>

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: Meat Processing Plant/Slaughter House 201500005-PREAP-A

Date and time of neighborhood meeting: January 26, 2015, 6:00 p.m.

Location of neighborhood meeting: Kuna City Hall, 763 W. Avalon Street, Kuna Idaho

SITE INFORMATION:

Location: Quarter: _____ Section: 6 Township: 1N Range: 1E Total Acres: 1484+/-
Subdivision Name: _____ Lot: _____ Block: _____

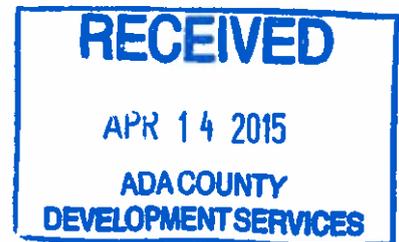
Site Address: 17365 S. Cole Road, Kuna Idaho Tax Parcel Number(s): see attached

APPLICANT:

Name: J.R. Simplot Company
Address: P.O. Box 27
City: Boise State: ID Zip: 83707
Telephone: 208-389-7326 Fax: 208-389-7333
Email: connie.hendricks@simplot.com

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

[Signature] 1/27/2015
Signature: (Applicant) Date



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

8/4/11

EXHIBIT 17
201500634 CU-CU-MSP-V
SIMPLOT

Simplot Beef Packing Plant Parcels

S2006324810

S2006324810

S2112212500

S2112212500

S2112231100

S2112231100

S2112310000

S2112310000

S2112449000

S2112449990

S2113110000

S2113110000

S2113120000

S2113140000

S2113210000

S2113210000

S2113221100

S2114110000

S2114130000

S2114310000

S2111430000

NAME	ADDRESS OR EMAIL	COMMENTS
Tom Bevan	tme083@gmail.com	
Travis Montgomery	6200 W. Barker rd 83634	
Joahn Maglieri	15925 S Curtiss	
Kenneth & Norma Plym	13675 S. Cloverdale	
Bob & Carol Berham	5341 E Kuna Mesa Rd	
CARL DORSEY	3897 N LAKEGROVE RD	
Bill Edwards	17500 S Pleasant Valley Rd Kuna	
E. Edwards	17568 S Pleasant Valley Rd Kuna	
D Edwards	MERIDIAN	
Jan & Ronda Nicholson	18100 S. Cloverdale Rd.	
Arla, Daina & Jacob Drake	7400 W. Kuna Mesa Rd dainabenson@yahoo	
Chris Bevan	murphcb@aol.com	
Carole Bevan	carolebevan@yahoo.com	
Brett & Marzi Hatfield	jbretthat@gmail.com	
Joe & Kymber Jenkins	kymber@cf.com	
DAVID GARDNER	1470 E KAKAUA	
Ann Pardew-Peck & Bryant Peck	P.O. BOX 130 Eagle, Id. 83616	(you had our address at 180)
Jennifer Clark	jenny.clark@gmail.com	
Ralph Mellin	rmellin10@msn.com	
Anthony & Terry Miller	ahmiller@windermere.com	



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

ADA COUNTY Development Services Department

April 17, 2015

Vic Conrad
J.R.Simplot Company
PO Box 27
Boise, ID 83707

RE: File #201500634 CU-CU-MSP-V, JR Simplot

Dear Mr. Conrad;

This is to notify you that your application has been scheduled to be heard by the Board of Ada County Commissioners on **June 17, 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 black ink.

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

cc: Michael Porter, Power Engineers, 1295 Eagle Flight Way, Boise, ID 83709

Megan Basham

From: Megan Basham
Sent: Friday, April 24, 2015 12:11 PM
To: chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; Amy Aaron; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; cmiller@compassidaho.org; tlaws@compassidaho.org; Tim Sanders; danielle.robbins@deq.idaho.gov; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; jim.morrison@itd.idaho.gov; jim.morrison@itd.idaho.gov; mark.wasdahl@itd.idaho.gov; jtillman@kunafire.com; fromm.carla@epa.gov; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; tonym222@msn.com; 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: 201500634-CU / MSP / V	X-Reference: NONE
Description: A request for two conditional uses and a master site plan for a slaughterhouse and remediation facility. The site will consist of a 408,253 sq. ft. facility, including a future expansion area. Meatpacking and rendering will be done on-site. The second conditional use is for a water remediation facility. The facility will utilize a Dissolved Air Flootation (DAF) system and anaerobic lagoons. The treated water will be stored and land applied. The facility will process up to 1,700 cattle per day and will be open 7 days a week, 24 hours a day. The request also includes a variance for building height, setbacks, and lot coverage.	
Reviewing Body: BOCC	Hearing Date: 6/17/2015
Applicant: J R SIMPLOT COMPANY	P&Z Recommendation:
Property: The property contains 1121.552 acres and is located at 17365 S COLE RD KUNA 83634, Section 1 1N 1E / 6 1N 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 5/9/2015. 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
200 W Front Street
Boise ID 83702
mbasham@adaweb.net
(208) 287-7944



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

(208) 334-8300
itd.idaho.gov

RECEIVED

By Ada County Development Services at 11:06 am, Apr 29, 2015

April 28, 2015

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

EMAIL

RE: 201500634-CU/MSP/V CS BEEF PACKERS, LLC

The Idaho Transportation Department (ITD) has reviewed the referenced commercial use, multi sector, and variance application for CS Beef Packers, LLC located at 17365 South Cole Road in Kuna southeast of SH-69.

ITD has the following comments:

1. ITD has no objection to the proposed project and requires no mitigation. No access to SH-69 is requested and none is approved with this application.

If you have any questions, you may contact me at 332-7191.

Sincerely,

A handwritten signature in blue ink that reads "James K. Morrison".

James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov



STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
BOISE REGIONAL OFFICE
1445 North Orchard Street • Boise, ID 83706-2239 • (208) 378-3000

RECEIVED

By Ada County Development Services at 11:43 am, May 06, 2015

DEQ Response to Request for Environmental Comment

Date: 05/06/2015
Agency Requesting Comments: Ada County Development Services
Date Request Received: 04/24/2015
Applicant/Description: 201500634-CU / MSP / V. Two CUPs and a Master Site Plan.

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at <http://www.deq.idaho.gov/ieg/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. Air Quality

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. Wastewater and Recycled Water

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.

3. Drinking Water

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

All projects for construction or modification of public drinking water systems require preconstruction approval.

- *DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*
- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

For questions, contact Todd Crutcher, Engineering Manager at 373-0550.

4. Surface Water

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*

- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*
- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*
- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at:
<http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** *The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*
- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*
- **Water Quality Standards.** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Aaron Scheff, Waste & Remediation Manager, at 373-0550.

6. **Additional Notes**

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.

Sincerely,

Danielle Robbins

Danielle Robbins
danielle.robbs@deq.idaho.gov
Boise Regional Office
Idaho Department of Environmental Quality

C: File # 2043

Megan Basham

From: Olson, Robert <ROlson@republicservices.com>
Sent: Wednesday, May 06, 2015 2:01 PM
To: Megan Basham
Subject: 201500634-CU /MSP/V

Follow Up Flag: Follow up
Flag Status: Completed

Simplot lot 17365 S Cole rd, I see no mention of how the trash will be removed from this site or where in the site the roll-offs or containers will be serviced at. I also do not know if they plan on recycling at this site. Any ideas?



We'll handle it from here.™

Robert Olson Operations Supervisor

11101 W Executive Drive
Boise, ID. 83713

e ROlson@republicservices.com

o 208-685-7729 c 208-371-1745

f 208-658-0509 w republicservices.com

Megan Basham

From: Olson, Robert <ROlson@republicservices.com>
Sent: Monday, May 11, 2015 8:42 AM
To: Megan Basham
Subject: RE: Trash Removal RE: Simplot Processing Plant

It looks to be a roll off container backed up to the bay doors by the wash bay but it does not say.



We'll handle it from here.™

Robert Olson Operations Supervisor

11101 W Executive Drive
Boise, ID. 83713
e ROlson@republicservices.com
o 208-685-7729 c 208-371-1745
f 208-658-0509 w republicservices.com

From: Megan Basham [<mailto:mbasham@adaweb.net>]
Sent: Monday, May 11, 2015 8:16 AM
To: Olson, Robert
Subject: FW: Trash Removal RE: Simplot Processing Plant

Hi Robert-

Here is the information regarding dumpster location for the Simplot plant. Let me know if you need additional information. 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

From: Michael Porter [<mailto:michael.porter@powereng.com>]
Sent: Monday, May 11, 2015 7:50 AM
To: Megan Basham
Cc: Alisha Koeplin; Scott Drayton
Subject: Trash Removal RE: Simplot Processing Plant

Megan

Attached is a site plan showing the current proposed locations for the trash compactor and trash dumpsters. The trash compactor is located on the north side of the building off the process floor and the trash dumpsters are located over at the truck wash building.

We are planning for recycling but nothing has been set at this time.

Regards,

Michael Porter, AIA, NCARB, LEED AP, CCM
Architectural Department Manager
Licensed to practice in: ID, FL, GA, LA, MO, KS, KY, NV, PA, SC, TX, UT, WA
michael.porter@powereng.com
208-288-6519
208-891-2843 cell

POWER Engineers, Inc.

Energy • Facilities • Communications • Environmental
www.powereng.com

 Go Green! Please print this email only when necessary. Thank you for helping POWER Engineers be environmentally responsible.

From: Megan Basham [<mailto:mbasham@adaweb.net>]
Sent: Wednesday, May 06, 2015 3:29 PM
To: Michael Porter 6519
Subject: Simplot Processing Plant

Hello Michael-

We have transmitted the application to outside agencies and I received a response from Robert Olson with Republic Services in regards to trash removal and recycling. I have copied his email below. Can you address where the dumpsters will be located and if there will be any recycling ? Thanks,

Megan

I see no mention of how the trash will be removed from this site or where in the site the roll-offs or containers will be serviced at. I also do not know if they plan on recycling at this site. Any ideas?



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

RECEIVED

By Ada County Development Services at 8:06 am, May 12, 2015

Kuna Rural Fire District



From the Desk of
Jon Tillman
Fire Chief

Ph. 922-1144
Fax 922-1135
P.O. Box 607
Kuna, ID. 83634

TO: Megan Basham

DATE: May 8, 2015

RE: 201500634-cu/msp/v JR Simplot Co.

The Kuna Rural Fire District has the following comments on the above proposed application.

- The above project does not lie within the boundaries of the Kuna Rural Fire District and would not generate a response for fire protection, although a petition for annexation could be submitted for review as we would be the closest provider of Fire Prevention services. Currently this project is in what is referred to as "no man's land" and is regulated by the Sheriff's Department.
- The Kuna Rural Fire District was approached by the Engineers on this project for comment on water supply and road access requirements. I made comment referring to the 2012 version of the International Fire Code which the District has adopted.
- The fire plan in the application does not reflect the final plan for hydrant addition and placement.

Please feel free to contact me at the District office should you have any questions or concerns.

Respectfully,

Jon Tillman



EXHIBIT 23
201500634 CU-CU-MSP-V
SIMPLOT

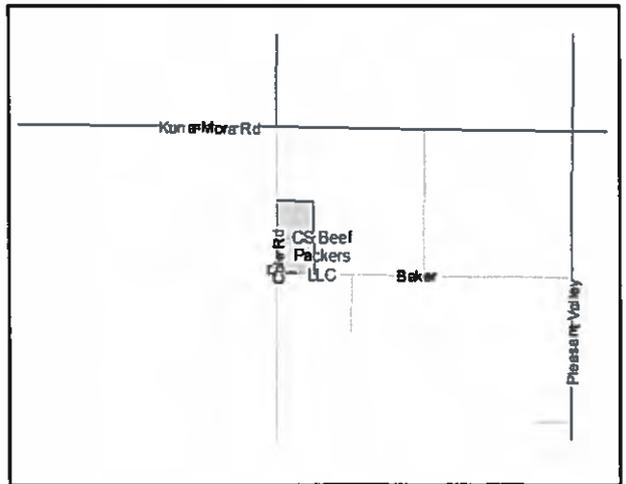
RECEIVED

By Ada County Development Services at 8:08 am, May 11, 2015

Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014**.

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).



[Click here for detailed map.](#)

Name of Development: Simplot - CS Beef Packers - 408,253 sq. ft. facility with approximately 600 employees.

Summary: Located near Cole and Kuna-Mora Roads, the Simplot - CS Beef Packers location has no major developments nearby. The proposal supports 2 CIM 2040 checklist items and does not support 3 CIM 2040 checklist items. Due to the remote location, a complete streets level of service evaluation was not conducted.

Land Use

In which of the [CIM 2040 Vision Areas](#) is the proposed development? (**Goal 2.1**)?

- Downtown
- Future Neighborhood
- Small Town
- Employment Center
- Mixed Use
- Transit Oriented Development
- Existing Neighborhood
- Prime Farmland
- Foothills
- Rural

Yes No N/A The proposal is within a CIM 2040 Major Activity Center. (**Goal 2.3**)

Neighborhood (Transportation Analysis Zone) Demographics

TAZ: 1296, 1291

Existing		Existi			
Households	Jobs	Households	Jobs	Households	Jobs
5	30	5	630	7	30

Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (**Goal 2.1**)

Area (Adjacent Transportation Analysis Zone) Demographics

TAZs: 309, 1295, 1293, 1292, 1288, 1298, 1290, 316, 313, 1296, 1291

Existing		Existi			
Households	Jobs	Households	Jobs	Households	Jobs
119	89	119	689	169	91

Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (**Goal 2.1**)



More information on COMPASS and *Communities in Motion 2040* can be found at:

www.compassidaho.org

Email: info@compassidaho.org

Telephone: (208) 475-2239



COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

EXHIBIT 24
201500634 CU-CU-MSP-V
SIMPLOT

Communities in Motion 2040 Development Checklist

Transportation

- Attached N/A An Area of Influence Travel Demand Model Run is attached.
 Yes No N/A There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.

Comments:

- Yes No N/A The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).

Comments: Cole Road is classified as a local street south of Kuna-Mora Road.

- Yes No N/A This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.

Comments: No future public transportation services are proposed near the development.

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet (**Goals 1.1, 1.2, 1.3, 1.4, 2.4**):

- Attached N/A Complete Streets LOS scorecard is attached.
 Yes No N/A The proposal maintains or improves current automobile LOS.
 Yes No N/A The proposal maintains or improves current bicycle LOS.
 Yes No N/A The proposal maintains or improves current pedestrian LOS.
 Yes No N/A The proposal maintains or improves current transit LOS.

 Yes No N/A The proposal is in an area with a [Walkscore](#) over 50.

Housing

- Yes No N/A The proposal adds [compact housing](#) over seven residential units per acre. (**Goal 2.3**)
 Yes No N/A The proposal is a mixed-use development or in a mixed-use area. (**Goal 3.1**)
 Yes No N/A The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (**Goal 3.1**)
 Yes No N/A The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (**Goal 3.1**)

Community Infrastructure

- Yes No N/A The proposal is infill development. (**Goals 4.1, 4.2**)
 Yes No N/A The proposal is within or adjacent to city limits. (**Goals 4.1, 4.2**)
 Yes No N/A The proposal is within a city area of impact. (**Goals 4.1, 4.2**)

Health

- Yes No N/A The proposal is within 1/4 mile of a transit stop. (**Goal 5.1**)
 Yes No N/A The proposal is within 1/4 mile of a public school. (**Goal 5.1**)
 Yes No N/A The proposal is within 1/4 mile of a grocery store. (**Goal 5.1**)
 Yes No N/A The proposal is within 1 mile of a park and ride location. (**Goal 5.1**)

Economic Development

- Yes No N/A The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (**Goal 3.1**)
 Yes No N/A The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (**Goal 6.1**)

Open Space

- Yes No N/A The proposal is within a 1/4 mile of a public park. (**Goal 7.1**)
 Yes No N/A The proposal provides at least 1 acre of parks for every 35 housing units. (**Goal 7.1**)

Farmland

- Yes No N/A The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (**Goals 4.1, 8.2**)
 Yes No N/A The proposal is outside prime farmland. (**Goal 8.2**)

Communities in Motion 2040 Checklist User Guide

Community Planning Association of Southwest Idaho (COMPASS) is a forum for regional collaboration that helps maintain a healthy and economically vibrant region, offering people choices in how and where they live, work, play, and travel. COMPASS serves as the metropolitan planning organization (MPO) for Ada and Canyon Counties, Idaho. More information about COMPASS can be found [here](#).

CIM 2040 describes the current transportation system, outlines what is needed to accommodate future growth, explores how to fund future transportation needs, discusses how to maintain a safe and secure transportation system, and examines the environmental issues that have the potential to impact, or be impacted by, transportation investments. More information about the CIM 2040 can be found [here](#).

Highlighted text indicates that there is a hyperlink to a document on the internet that further explains the background, topic, or methodology used to develop the information.

Yes and no answers to each of the 8 CIM 2040 elements have been developed to indicate how well a development aligns with the goals and vision of CIM. More information about the eight CIM 2040 goals, objectives, and tasks can be found [here](#).

QR Codes (or Quick Response Codes) can be scanned with a personal electronic device, such as a cell phone or tablet, to open a web page. The QR code on the CIM 2040 land development checklist will take the user to the COMPASS home page (www.compassidaho.org).

Communities in Motion 2040 Development Checklist



Location map highlights the location of the proposed development and the nearby 2040 functionally classified roadways. Functional street classification groups roads into classes according to the character of service they are intended to provide. More information on functional classification can be found [here](#).

CIM 2040 Vision Areas highlight the general vision for how the region will grow. Each typology describes different uses and densities as well as approaches to promoting housing, economic development, open space, farmland, health, and community infrastructure. More information about the CIM 2040 Vision is found [here](#).

Major Activity Centers (MACs) are important trip generators and are logical destinations for public transit service. MACs tend to increase productivity and support economic development, reduce land consumption and sprawl, and provide options for those that are carless. More information about Major Activity Centers can be found [here](#).

Traffic Analysis Zones (or TAZs) are designated areas used for travel demand modeling. CIM 2040 was developed using TAZs at the core unit of geography. "Neighborhood demographics" to the exact TAZs where the development will occur, while "area demographics" refer to the neighborhood TAZs plus TAZs adjacent to the development area to provide an overview of the impact to the broader area. More information about the regional travel demand model can be found [here](#).

COMPASS staff welcome the opportunity to discuss *Communities in Motion*, the checklist, or specific development proposals with stakeholders. Please feel free to contact us at to schedule an appointment using the phone number/email address to the left. More information on the COMPASS member service can be found [here](#).

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land development is consistent with the goals of *Communities in Motion 2040* (CIM 2040). The regional long-range transportation plan, *Communities in Motion 2040*, was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on July 31, 2014.

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#) and more information about the CIM 2040 goals can be found [here](#) and information on the CIM 2040 Vision can be found [here](#).

Name of Development: _____

Summary: _____

- Land Use in which of the CIM 2040 Vision Areas is the development located? (Circle 2, 3, 4, 5)
- Downtown
 - Future Neighborhood
 - Small Town
 - Existing Neighborhood
 - Mixed Use
 - Prime Farmland
 - Transit Oriented Development
 - Foothills
 - Rural

Yes No N/A The proposal is within a CIM 2040 Major Activity Center. (Circle 2, 3, 4, 5)

Neighborhood (Transportation Analysis Zone) Demographics

Existing + Proposed	Existing	Proposed
Jobs	Jobs	Jobs
Households	Households	Households

Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (Circle 2, 3, 4, 5)

Area (Adjacent Transportation Analysis Zone) Demographics

Existing + Proposed	Existing	Proposed
Jobs	Jobs	Jobs
Households	Households	Households

Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (Circle 2, 3, 4, 5)



More information on COMPASS and *Communities in Motion 2040* can be found at www.compassidaho.org
 Email: info@compassidaho.org
 Telephone: (208) 475-2239



Communities in Motion 2040 Vision

The *Communities in Motion 2040 Vision* illustrates a preferred growth scenario for the Treasure Valley, specifically Ada and Canyon Counties. Defined by local stakeholders, including the public, the Vision will help guide development of the *Communities in Motion 2040* regional long-range transportation plan.

Vision Statement

The *Communities in Motion 2040 Vision* provides new housing and jobs along transit corridors and in major activity centers with a focus on maintaining the region's recreation and open space assets. New growth would be composed of a variety of housing types, served by infrastructure, nearby services, and mixtures of prime farmland or commercial centers zones.

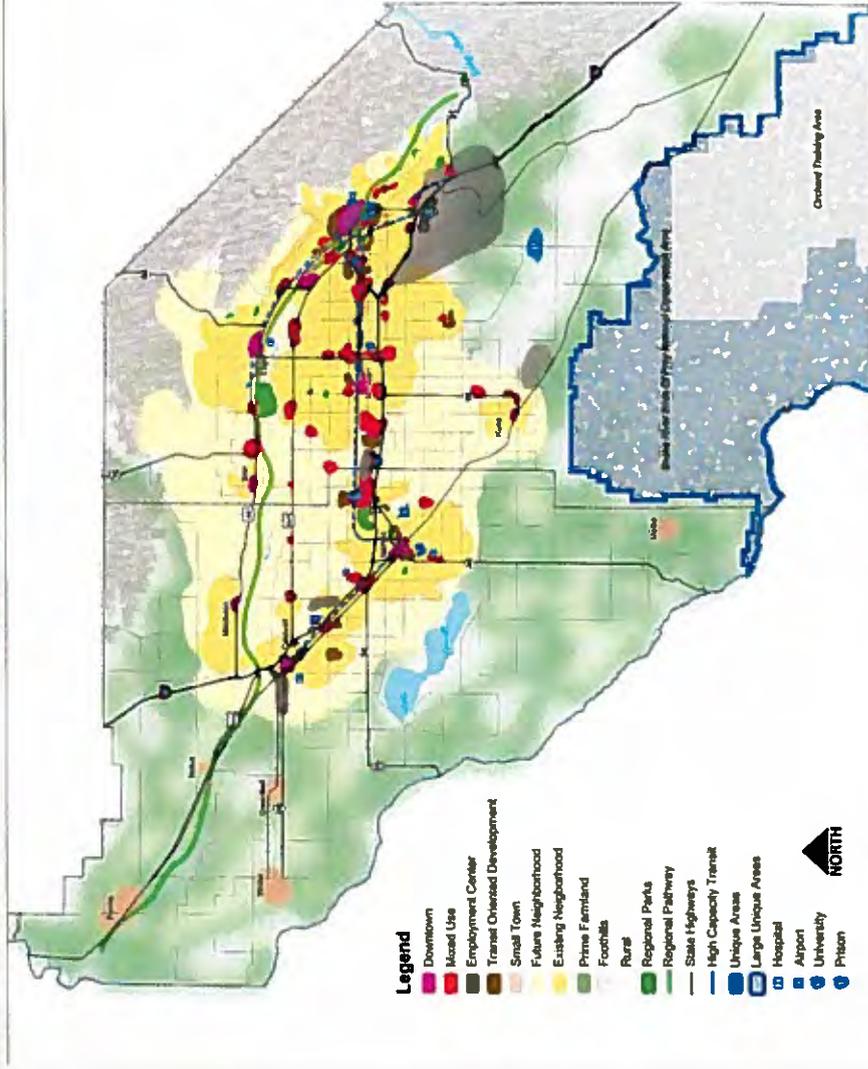
This scenario supports local comprehensive plan goals and priorities, and includes needed developments as of July 2022. These scenarios would support high-capacity transit for State Street (Highway 42) and routes parallel to Interstate 84, as well as multimodal infrastructure and services throughout the region.

Key goals include: maintaining, protecting, and enhancing scenic resources; increasing transportation options; improving job-housing balance; better access to park, and maintaining environmental resources.

Land Use Density and Diversity



Vision Map



Please note: The Vision Map reflects the preferred growth scenario approved by the COMPASS Board. It is not a plan and has no regulatory authority.

The *Communities in Motion 2040 Vision* (COMPASS) is an outcome of local governments working together to plan for the future of the region. COMPASS members consider factors that affect quality of life for area residents when making decisions about transportation and setting priorities for spending local transportation dollars over the next 25 years.

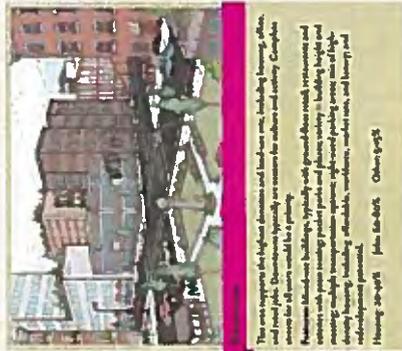


COMPASS

COMMUNITIES IN MOTION

Vision Areas

Below are possible interpretations of how the land use types included in *Communities in Motion 2040* would look.



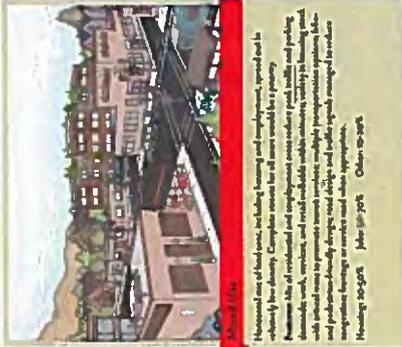
This area supports the highest densities and land uses, including housing, offices, and retail jobs. Development typically occurs near transit and activity. Complete streets for all forms of transit are a priority. Numerous mid-rise buildings, typically with ground-floor retail, restaurants and services, are located near transit stations. Housing is located in high-density, multi-story, multi-unit apartment buildings, townhomes, and row houses. High-density housing, including affordable, market-rate, and luxury, and redevelopment projects.

Housing: 20-40% Jobs: 60-80% Other: 5-15%



A center for transit employment-related business. Higher and mid-rise office buildings are typical for this area. Transit-oriented development is a key feature. Transit-oriented development is a key feature. Transit-oriented development is a key feature.

Housing: 10-20% Jobs: 80-90% Other: 5-15%



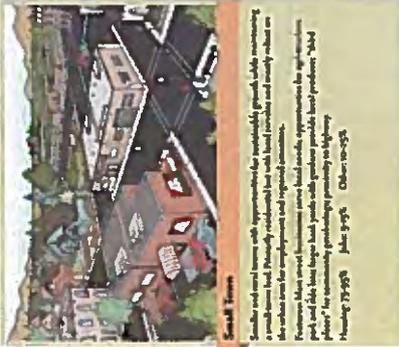
Mid-rise office buildings, including housing and employment, spread out in blocks. Transit-oriented development is a key feature. Transit-oriented development is a key feature. Transit-oriented development is a key feature.

Housing: 30-50% Jobs: 30-70% Other: 10-20%



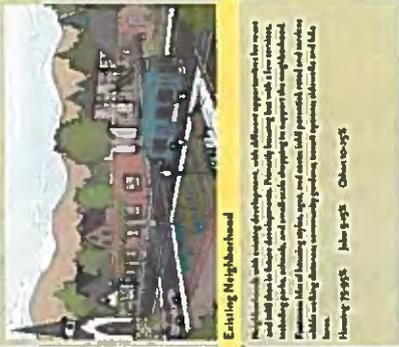
Mid-rise office buildings, including housing and employment, spread out in blocks. Transit-oriented development is a key feature. Transit-oriented development is a key feature. Transit-oriented development is a key feature.

Housing: 20-40% Jobs: 30-60% Other: 10-20%



Small and mid-rise homes with approximately the same density as a small town. Transit-oriented development is a key feature. Transit-oriented development is a key feature. Transit-oriented development is a key feature.

Housing: 70-95% Jobs: 5-15% Other: 10-15%



Neighborhoods with existing development, with different opportunities for new development than in other development. Transit-oriented development is a key feature. Transit-oriented development is a key feature. Transit-oriented development is a key feature.

Housing: 70-95% Jobs: 5-15% Other: 10-15%



Neighborhoods proposed to be built, with different opportunities for planned development than in existing development. Transit-oriented development is a key feature. Transit-oriented development is a key feature. Transit-oriented development is a key feature.

Housing: 70-95% Jobs: 5-15% Other: 10-15%

- Employment Center**
- Boise State University
 - College of Idaho
 - Idaho State University
 - Idaho State University
 - College of Western Idaho
- Future Employment Center**
- S. Alphonse Medical Center (Boise, Eagle, and Nampa)
 - Idaho State University (Boise, Idaho Falls, and Nampa)
 - Boise International Airport
 - Nampa Airport, Caldwell Airport

Communities in Motion is the regional long-range transportation plan for Ada and Canyon Counties. It offers a vision that addresses:

- How land use affects transportation
- How investments in transportation influence growth
- What the transportation system is supposed to achieve
- How transportation projects are selected
- How transportation projects serve regional needs

It is based on:

Communities: Providing options for safe access and expanded mobility choices in a cost-effective manner in the region.

Coordination: Achieving better inter-jurisdictional coordination of transportation and land use planning.

Environment: Minimizing transportation impacts to people, cultural resources, and the environment.

Information: Coordinating data gathering and dispersing better information.

The complete **Communities in Motion 2040** plan is available online at www.compassidaho.org

Vision Benefits

Economic Development: A 61% increase in composite population near downtowns and other activity centers. Growth in these areas is typically more sustainable than other locations due to the proximity of features.

Housing: Growth in areas with transportation and other infrastructure improve overall affordability by locating housing near transit routes, employment centers, and basic services.

Land Use: Better job-housing balance reduces traffic, improves air quality, and increases discretionary time.

Transportation: Strong transportation infrastructure and services promote economic development and quality of life.

Open Space: Access to parks and open space enables citizens to enjoy the natural beauty of the region.

Health: More transportation options and development near services enables physical activity and improves air quality.

Foreword: Almost 80% of farmland can be preserved by developing infill sites and other non-farm areas. This will increase agricultural economic value in the area and preserve food security.

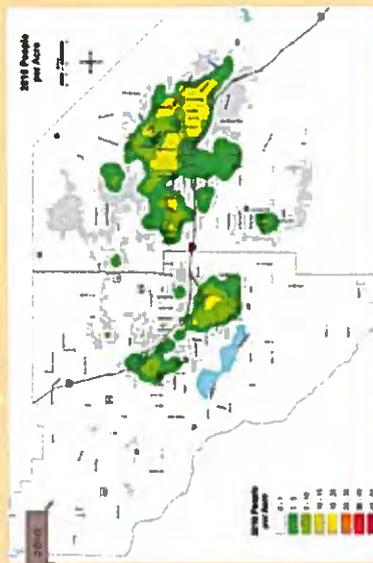
Community Infrastructure: Development in nearby areas served by infrastructure reduces infrastructure costs and can save municipalities millions of maintenance and operations costs.

Vision Demographics

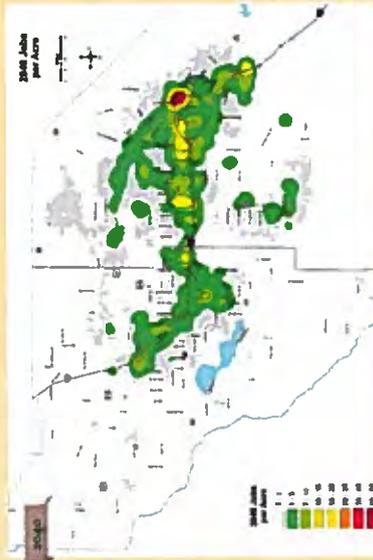
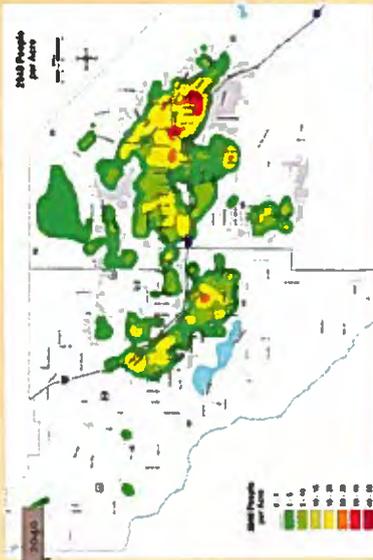
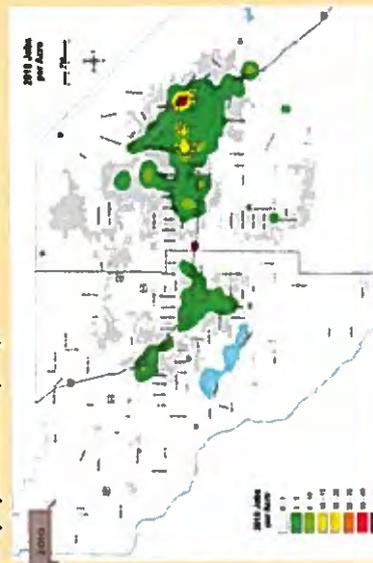
City Area of Impact	2000	2040	2040	2040	2040	
	Population	Households	Jobs	Population	Households	
Boise	377,249	98,654	143,448	478,464	171,375	646,795
Leghi	32,123	8,397	5,071	42,428	11,498	6,845
Garfield City	8,100	4,144	2,499	10,390	4,928	3,079
Idaho	15,179	4,281	2,599	19,770	5,420	3,370
Madison	8,496	28,398	30,772	15,470	54,444	59,477
Star	4,472	3,277	3,844	7,934	5,845	6,079
Ada County (outside area of impact)	17,416	3,393	3,646	22,333	4,669	5,195
Ada County Total	324,965	148,448	198,324	478,464	171,375	646,795
Collierville	38,672	6,640	13,444	49,324	9,252	18,549
Goodland	4,348	953	440	5,847	1,245	614
Malba	845	279	103	1,109	369	136
Malden	10,548	5,044	2,875	14,275	6,646	3,675
Merger	98,175	34,879	19,398	130,886	59,886	33,879
Perma	964	332	154	1,294	461	213
Perma	2,146	693	348	2,848	947	471
Wilda	1,970	643	283	2,660	879	410
Comps Canyon (outside area of impact)	22,634	3,634	4,729	34,333	5,452	7,274
Comps Canyon Total	148,875	24,844	30,446	193,375	31,363	40,772
Total Region	613,840	202,448	249,248	848,468	298,497	1,072,464

Note: Totals may not sum due to overlapping areas of impact.

Population Density Maps



Employment Density Maps



The 2040 maps show the location conditions used in developing the **Communities in Motion 2040** Vision. These maps are based on the 2000 census counts and 2040 jobs Department of Labor employment data.

The above maps show the projected densities when the **Communities in Motion 2040** Vision is implemented.

Population is the quantification of local land use (average density) plans. It enables COMPASS to simulate long-range land use projections and is not intended to be used for the 2040 population forecast adopted by the COMPASS Board. It is not an official forecast for any quality community.



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

RECEIVED
MAY 11 2015
ADA COUNTY
DEVELOPMENT SERVICES

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

Rezone # _____
 Conditional Use # 201500634-CU/MSP-V
 Preliminary / Final / Short Plat _____
 _____ Sect. 1

- 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
 - 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. Septic permit will be required Reviewed By: [Signature]
 Date: 4/30/15

EXHIBIT 25
 201500634 CU-CU-MSP-V
 SIMPLOT

Review Shee



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

ADA COUNTY Development Services Department

May 15, 2015

Dear Property Owner,

LEGAL NOTICE IS HEREBY GIVEN THAT the Board of Ada County Commissioners will hold a public hearing on **June 17, 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 the following:

201500634 CU-CU-MSP-V, JR Simplot: A request for two conditional uses and a master site plan for a slaughterhouse and remediation facility. The site will consist of a 408,253 sq. ft. facility, including a future expansion area. Meatpacking and rendering will be done on-site. The second conditional use is for a water remediation facility. The facility will utilize a Dissolved Air Flootation (DAF) system and anaerobic lagoons. The treated water will be stored and land applied. The facility will process up to 1,700 cattle per day and will be open 7 days a week, 24 hours a day. The request also includes a variance for building height, setbacks, and lot coverage. The property contains 1121 acres and is located at 17365 South Cole Road in Section 01, T. 1N, R. 1E and Section 06, T1N, R 1E, Kuna, ID.

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

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within **5300'** of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed by completing the following:

- 1 Type gis2x.adaweb.net/acdsv2/
- 2 Enter "**201500634-CU**" in search application by file number.
- 3 Hover over the pushpin that appears on the map with your mouse.
- 4 Select 'Additional Info' from the pop-up box.
- 5 Review documents by clicking on 'Supporting Documents.'

5 days prior to the hearing you can go to www.adaweb.net to view the agenda or staff report.

NOTES:

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



RECEIVED

By Ada County Development Services at 10:32 am, May 18, 2015

Project/File: CS Beef Packers, LLC/ ADA15-0030 / 2015000634-CU/MSP/V
 The applicant is requesting conditional use, and master site plan approval for a slaughterhouse and remediation facility on 83 acres located at 17365 S. Cole Road.

Lead Agency: Ada County

Site address: 17365 S. Cole Rd.

Staff Approval: May 18, 2015

Applicant: Vic Conrad
 P.O. Box 27
 Boise, ID 83707

Representative: Michael Porter
 Power Engineers
 1295 Eagle Flight Way
 Boise, ID 83709

Staff Contact: David Rader
 Phone: 387-6218
 E-mail: drader@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting conditional use, and master site plan approval for a slaughterhouse and remediation facility on 83 acres located at 17365 S. Cole Road. The site will consist of a 408,253 square foot facility and a water remediation facility. The facility will process up to 1,700 cattle per day and will be open 7 days a week, 24 hours a day.

The parcel is zoned as a Rural Preservation (RP) area and the proposed use is consistent with the land use agencies comprehensive plan.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Undeveloped	Rural Preservation
South	Undeveloped	Rural Preservation
East	Undeveloped	Rural Preservation
West	Undeveloped	Rural Preservation

- Site History:** ACHD has not previously reviewed this site for a development application.
- Transit:** Transit services are not available to serve this site.

5. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.

6. **Capital Improvements Plan/ Integrated Five Year Work Plan:**

There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 1,244 additional vehicle trips per day (0 existing); 263 additional vehicle trips per hour in the PM peak hour (0 existing), based on the traffic impact study.

2. **Traffic Impact Study**

Six Mile Engineering, PA prepared a traffic impact study for the proposed *Kuna Meat Processing Plant*. Below is an executive summary of the findings as presented by Six Mile Engineering. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

Report Summary:

This study was prepared in compliance with the Ada County Highway District's (ACHD's) requirements for Traffic Impact Studies listed in 7106 of the current ACHD Policy Manual. It evaluates the Traffic Impact generated by the proposed Kuna Meat Processing Plant. An Initial Meeting was not held with ACHD for this study; however, the study area, scope and analysis requirements were verified with ACHD staff- see *Study Approach* (TIS pg. 4). The study's principal findings and recommendations are summarized below.

Proposed Development

1. The Kuna Meat Processing Plant is proposed on an 80-Acre site located on the East side of Cole Road approximately half mile south of Kuna Mora Road in Ada County, Idaho (see Figure 1 on page 3 of TIS). The plant is estimated to employ approximately 600 employees at full build out in 2016
2. One Full Access approach is proposed for the development on Cole Road.
 - This approach is located approximately ¾ of a mile South of Kuna Mora Rd
 - This approach meets ACHD's minimum required distance from an un-signalized or signalized intersection on an arterial or collector street.

Proposed Mitigation for Existing Traffic

3. For the existing traffic conditions analyzed with the existing roadway lane configurations, all study area intersections meet ACHD's minimum operational thresholds. As a result, no roadway improvements are needed to mitigate existing traffic.
4. For the existing traffic conditions analyzed with the existing intersection control and lane configurations, all study area intersections meet ACHD's minimum operational thresholds. As a result, no intersection improvements are needed to mitigate existing traffic.

Proposed Mitigation for 2016 (Build Out) Background Traffic

5. For the 2016 background traffic conditions analyzed with the existing roadway lane configurations, all study area improvements are needed to mitigate the 2016 background traffic.
6. For the 2016 background traffic conditions analyzed with the existing intersection control and lane configurations, all study area intersections meet ACHD's minimum operational thresholds. No intersection improvements are needed to mitigate the 2016 background traffic.

Proposed Mitigation for 2016 (Build Out) Site Plus Background Traffic

7. For the 2016 site plus background traffic conditions analyzed with the existing roadway lane configurations, all study area roadways meet ACHD's minimum operational thresholds. As a result no roadway improvements are needed to mitigate. The 2016 site plus background traffic.
8. For the 2016 site plus background traffic conditions analyzed with the existing intersection and lane configurations, one study area intersection is expected to warrant a turn lane to mitigate the 2016 site plus background traffic:
 - Kuna Mora Road and Cole Road Intersections
 - a. Eastbound right-turn lane
9. With 2016 site plus background traffic conditions, turn lane warrants are not satisfied at the proposed site access intersection on Cole Rd.

Staff Comments/Recommendations: ACHD staff has completed a review of the traffic impact study and has found it to be in compliance with ACHD policies.

Consistent with the Traffic Impact Study, ACHD staff is recommending the applicant construct and dedicate an eastbound right turn lane on Kuna Mora Road at the intersection Kuna Mora Road and Cole Road. Coordinate the design of the dedicated turn lane with ACHD Development Review Staff.

3. 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	Existing Plus Project
Cole Rd	2,649-feet	Local Industrial	20	N/A	N/A
Barker Rd	1,370-feet	Local Industrial	N/A	N/A	N/A
Kuna Mora	N/A	Principal Arterial	176	Better than "E"	Better than "E"

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

4. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for of Cole Rd south of Kuna Mora Rd was 255 on 6/2/2010.

C. Findings for Consideration

1. Cole Road

a. Existing Conditions: Cole Road is improved with 2-travel lanes (28-feet of pavement with 5-foot wide shoulders) and no curb, gutter or sidewalk abutting the site. There is 66-feet of right-of-way for Cole Road (14-feet from centerline to east, 52-feet from centerline to the west). Cole Road is not centered within the existing right-of way.

b. Policy:

Industrial Roadway Policy: District Policy 7209.2.1 states that the developer is responsible for improving all commercial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7209.5 states that right-of-way widths for new industrial roadways shall be 50-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 52-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and on-street parking.

Off-Site Streets Policy: District Policy 7209.2.3 states that if the proposed development is not served by a public street, the developer shall pave the street or widen the existing pavement to provide a 30-foot wide (minimum) paved street with 3-foot gravel shoulders from the proposed development to the public street specified by the District. Wider street widths may be required depending on the magnitude of the development and other factors, including the potential for bicycle, bus and pedestrian traffic.

If the proposed development is served by a paved public road less than 30-feet wide, the developer shall widen the pavement to a minimum of 30-feet wide or add 3-feet of additional pavement plus 3-foot gravel shoulders to the existing road, whichever is greater. The road shall be widened from the site to the public street specified by the District. All utility relocation costs associated with the off-site street widening shall be borne by the developer.

Sidewalk Policy: District Policy 7209.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all industrial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

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

In some existing industrial developments or expansions of those developments, the District will allow deviations from the typical street standards by not requiring the construction of sidewalks. These developments include primary uses of storage facilities, trucking terminals, contractor shops, utility shops and selective heavy manufacturing facilities in which significant pedestrian movement is not anticipated.

Half Street Policy: District Policy 7209.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- c. **Applicant's Proposal:** The applicant is not proposing any improvements to Cole Road.
- d. **Staff Comments/Recommendations:**

Staff is not recommending the construction of sidewalk on Cole Road abutting the site. This area is zoned as a Rural Preservation and intended for agricultural use and will not encourage use of sidewalks. There are no residential or commercial developments in the vicinity of the site therefore pedestrian impacts are minimal.

Staff is not recommending the construction of vertical curb and gutter on Cole Road abutting the site. Cole Road is constructed with a centerline crown and borrow ditch providing adequate drainage of storm water. There are currently no existing drain inlets or catch basins in the vicinity of the site that will require vertical curb and gutter to collect storm water runoff.

2. **Barker Road**

- a. **Existing Conditions:** Barker Road is improved with 2-travel lanes (25-feet of pavement and 3-foot shoulders), and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Barker Road (12-feet from centerline to the north, 38-feet from centerline to the south). Barker Road is not centered within the existing right-of way.
- b. **Policy:**

Industrial Roadway Policy: District Policy 7209.2.1 states that the developer is responsible for improving all commercial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7209.5 states that right-of-way widths for new industrial roadways shall be 50-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 52-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and on-street parking.

Off-Site Streets Policy: District Policy 7209.2.3 states that if the proposed development is not served by a public street, the developer shall pave the street or widen the existing pavement to provide a 30-foot wide (minimum) paved street with 3-foot gravel shoulders from the proposed development to the public street specified by the District. Wider street widths may be required depending on the magnitude of the development and other factors, including the potential for bicycle, bus and pedestrian traffic.

If the proposed development is served by a paved public road less than 30-feet wide, the developer shall widen the pavement to a minimum of 30-feet wide or add 3-feet of additional pavement plus 3-foot gravel shoulders to the existing road, whichever is greater. The road shall be widened from the site to the public street specified by the District. All utility relocation costs associated with the off-site street widening shall be borne by the developer.

Sidewalk Policy: District Policy 7209.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all industrial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

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

In some existing industrial developments or expansions of those developments, the District will allow deviations from the typical street standards by not requiring the construction of sidewalks. These developments include primary uses of storage facilities, trucking terminals, contractor shops, utility shops and selective heavy manufacturing facilities in which significant pedestrian movement is not anticipated.

Half Street Policy: District Policy 7209.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

c. **Applicant's Proposal:** The applicant is not proposing improvements to Cole Road.

d. **Staff Comments/Recommendations:**

Staff is not recommending the construction of sidewalks on Barker Road abutting the site, this area is zoned as a Rural Preservation and intended for agricultural use and will not encourage use of sidewalks. There are no residential or commercial developments in these vicinity therefore pedestrian impacts are minimal.

Staff is not recommending the construction of vertical curb and gutter on Barker Road abutting the site. Cole Road is constructed with a centerline crown and borrow ditch providing adequate drainage of storm water. There are currently no existing drain inlets or catch basins in the vicinity of the site that will require vertical curb and gutter to collect storm water runoff.

3. Driveways

3.1 Barker and Cole Road

a. **Existing Conditions:** There are no existing driveways accessing this parcel.

b. **Policy:**

Driveway Location Policy: District policy 7209.4.1 requires driveways located near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest street intersection.

Successive Driveways: District Policy 7209.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7209.4.3 restricts industrial driveways to a maximum width of 40-feet. Most industrial driveways will be constructed as curb-cut type facilities.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7209.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

c. **Applicant's Proposal:** Applicant is proposing a curb return type drive way approximately ¾ of a mile south of Kuna Mora Road (measured from center line).

d. **Staff Comments/Recommendations:** The applicant should construct the driveway as a curb return type driveway with 15-foot radii. The driveway should be paved its full width (maximum width of 40-feet), and a minimum of 30-feet into the site beyond the edge of Cole Road.

4. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

D. Site Specific Conditions of Approval

1. Construct and dedicate an east bound right turn lane on Kuna Mora at the intersection of Cole Road and Kuna Mora Road. Coordinate the design of the eastbound right-turn lane on Kuna Mora with ACHD Development Review staff.

2. Construct the driveway as a curb return type driveway with 15-foot radii, paved its full width (40-foot maximum), and a minimum of 30-feet into the site beyond the edge of pavement on Cole Road, located approximately ¾ of mile south of Kuna Mora Road (measured from center line).
3. Payment of impacts fees are due prior to issuance of a building permit.
4. Comply with all Standard Conditions of Approval.

E. 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, 7203.3, 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.

F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

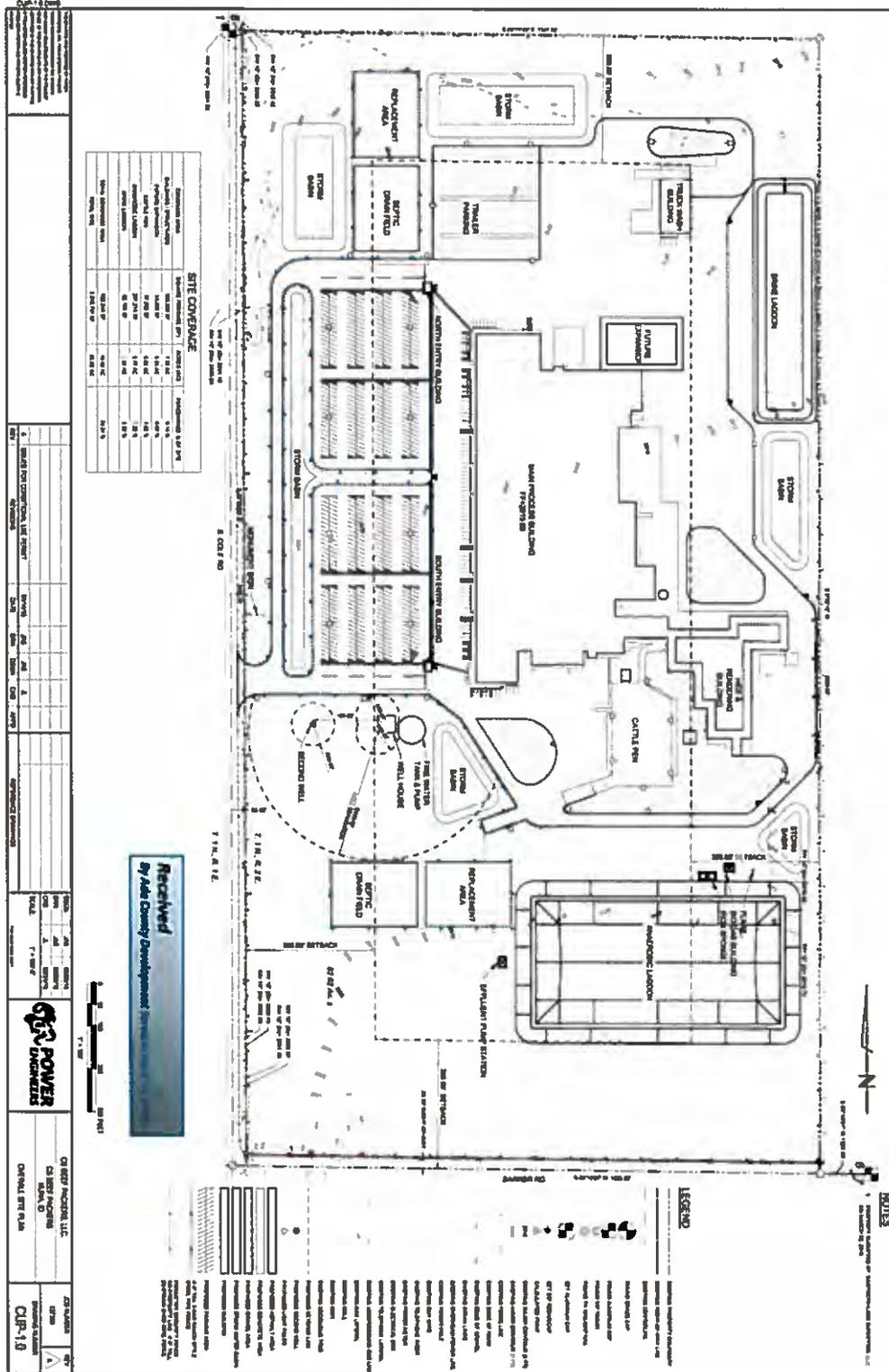
G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines

VICINITY MAP



SITE PLAN



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

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

Items to be completed by Applicant:

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

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

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

Working in the ACHD Right-of-Way

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

Construction (Subdivisions)

Sediment & Erosion Submittal

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

Idaho Power Company

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

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

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services 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 Development Services 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 Development Services 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.

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

- a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

- b. The request must be in writing and delivered to the Secretary of the Highway District no later than 3:00 p.m. on the day prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
- c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
- d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
- e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
- f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

RECEIVED

By Ada County Development Services at 12:29 pm, May 27, 2015



MEMORANDUM

DATE May 27, 2015

RE: Recommendation Regarding File 201500634 CU MSP V, 17365 S. Cole Road, Kuna, 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

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

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.

Megan Basham

From: Wendell Thompson <WendellPThompson@yahoo.com>
Sent: Tuesday, June 02, 2015 10:23 AM
To: Megan Basham
Subject: Case 201500634-CU Simplot/Caviness beef plant

Hello Megan,

Please see the below letter from our development team for Liberty Industrial Complex that has been working for the last year on developing a 1900 acre industrial complex that surrounds the 80 acres that the Simplot company wishes to build on. We have some serious concerns about how the Simplot building will affect our project.

6-1-2015

Dear Ada County variance board,

Please be advised that we are responding to the proposed variances as requested by the Simplot Corp. on request 201500634-CU. We believe that we have some serious concerns with the requested variances in respect to how they will impact our proposed 1900 acre Liberty Industrial Complex that surrounds the 80 acres that Simplot wishes to put their plant. We respectfully ask that you consider our needs and our proposals for the Simplot company to slightly change their plans to accommodate the needs of the industrial complex that will surround them. Please visit our website: www.libertyindustrialcomplex.com to more fully understand the scope and scale of the industrial complex we are proposing and to see how the Simplot plant would adversely affect our complex if located on their current 80 acre parcel on S. Cole Rd.

1. Variance 1- Request to allow for variance of the 5% coverage of building to property rule, we are asking be denied. The 740 acre property that is being referenced, to be included as one property, is just under a mile away from the southern most border of the proposed plant property. We feel very strongly that the Simplot company must be held to the same rules that we have been getting held to in our request for annexation of the 1900 acres surrounding the proposed Simplot plant on 3 sides. We have been told that we cannot annex the 1900 acres for our industrial complex unless we have contiguous parcels that reach out to current Kuna city boundaries. We have not been allowed to hop scotch over parcels. We have spent over a year, working with the surrounding land owners to get that contiguous land bridge to our 1900 acre industrial complex. Simplot must not be able to circumvent the spirit of the same rule. In order for them to use the 740 acres of land in their total calculations of building to land ratio's, we feel that their plant, MUST be built on that 740 acres. They must not be allowed to hopscotch over parcels not owned by them and still call it ONE operating piece. If this variance is allowed, we will cite that overreach of the zoning rules in our application for annexation and will insist that our annexation take place by hopscotching over other property and not be required to have contiguous boundaries touching to reach our Industrial Complex site.

We feel that the Simplot plant going in on the 80 acres that they have chosen IS a detriment to the public welfare, in that the Simplot company is intentionally placing this plant in the dead center of our proposed 1900 acre industrial complex. This will severely effect the number and types of businesses that will be attracted to the industrial complex. Very few companies would want to put their business right next to a kill plant and cattle lot. Our 1900 acre business complex has the potential of creating up to 10,000 jobs for the Boise valley. If this

Simplot plant is allowed in its current location, it will be devastating on the possibilities of our complex and the jobs that it would bring.

Simplot is also arguing that this is basically waste land that they are wanting to build on. Quite to the contrary, once our industrial complex goes in, it will be some of the most valuable industrial land in all of Idaho.

2. Variance #2

We cannot dispute the height variance request, as both the old Tyson plant and the Darling plant are already there and the precedence has been set for height. Also, many of the large scale industrial businesses that we have been courting to come to our industrial complex will be along the size and scale of the Simplot plant or larger. They will need to exceed the 35' height restriction as well. Any industrial area such as this should not have such a low height consideration.

3. Variance #3. We cannot understand how Simplot is seeing that they are not encroaching on the neighboring land. Our Industrial Complex will have buildings right up to their fence line to the North, East, and South. If Simplot does buy an additional 160 acres to the east, it would give them a buffer that is required to the East, but it would severely cut into our proposed industrial complex and cause a shoestring of land on the far east edge of their property and the proposed Liberty Industrial Complex. We must be allowed a wide enough piece of property to allow for the north end of the complex and the south end, to still be connected. If Simplot were to buy all 160 acres to the east, it would cut off the north section from the south and not allow for the traffic flow in a north/south direction through the industrial complex.

4. Variance #4 Having the 300 ft setback of docks and other equipment /ponds/brine pools is essential for the other businesses going in the area. No one will want to have a brine pool for a slaughter house sitting right outside the back door of their business. There really should be 300ft all around the perimeter of the property as a buffer. Not just 300 ft from the buildings, but from any of their structures that are causing loud noise, or especially bad odors. We do not see a 300ft buffer on their drawings except for to the west of the facility.

It is our opinion that the community as a whole, the industrial complex we are working to put in, and the general area would be much better served if the Simplot plant were located where they had originally chosen to place the plant, on their 740 acres to the south. It would give them the buffer zones that they need, and place them far enough away from our industrial complex that it would not affect the residents of the industrial complex. It would also take away the need for most of the variances that they are having to ask for, in order to place their facility on the current 80 Acre site. We do not want to discourage the Simplot Corporation from building in the area, as this caliber of business is exactly what we are working to bring to the valley. We just are asking that they move the location of the plant ¼ mile to the south and to the west side of S. Cole rd. It would make everything work much more smoothly for them in disposing of their land application water and would give them the room that they need.

Sincerely,

Liberty Industrial Complex Development Team.

RECEIVED

By Ada County Development Services at 8:29 am, Jun 02, 2015

C & G Farms
3811 Clement Road
Boise, Idaho 83704

June 2, 2015

Ms. Megan Basham, AICP
Associate Planner
ADA COUNTY DEVELOPMENT SERVICES DEPT.
200 West Front Street
Boise, ID 83702

RE: 2015000634-CU, JR Simplot

Dear Ms. Basham:

In regard to the proposed meat processing plant, we respectfully request that Development Services denies or at a minimum defers the variance approval until such time as the applicant designs the project in a manner that will minimize the industrial effects to the surrounding agricultural and residential uses.

Our family owns the land that is immediately north and east of the subject property listed in the application, and has so for approximately 100 years. This letter is our formal notice that we are in opposition of the requested variances requested for lot coverage, building height, and setback requirements.

We appreciate the effort made by the J.R. Simplot Company and Caviness Beef Packers to communicate the merits of their project, and we are not in opposition to the project itself. But we are strongly opposed to the variances requested because of the negative impacts that will result to our land and the rest of the immediate area.

The included map shows the parcel under application, as well as our neighboring farm. We have operated the land as a farm since the mid-1970s, and therefore have experience with the negative environmental impacts that can accompany the operation of a meat processing plant, as were seen with the historical problems of the Missouri Beef, then Iowa Beef, and finally Tyson-owned plant.

As stated within your May 15th notice to property owners, the applicant currently contains a total of 1,121 acres. This alone is sufficient to negate the requested variances. In virtually all land planning cases, variances are only approved when available land limits the applicants' ability to fulfill the zoning requirements. Not only is there sufficient land within the ownership to build within the current specifications, but the applicant has also indicated additional forthcoming purchases of adjacent land that would reduce or eliminate the degree of variances required to fit this plant on the 82-acre site.

Following is a review of the Variance Detailed letter:

Variance Item No. 01: Coverage Percentages

The requested variance is for an alarming amount. The current proposed facility exceeds the code requirement of 5 to 20.2% by 300%. This represents an extreme variance request for one of the most intensive industrial processing uses conducted in the State of Idaho.

Explain how the variance does not grant a right or special privilege that is not otherwise allowed in the base district.

Utilizing the additional 740 acres for calculations to lower the coverage to 2.2% has no merit. The land is not contiguous and is used for agricultural versus meat processing. We are not intimately familiar with Ada County Code but would submit that in most zoning or project submittals, the applicant cannot utilize parcels which are not contiguous to each other and in this case separated by a substantial distance.

We also contest their statement that this requested variance is not an extreme special privilege when considering 5% coverage is required for the benefit of the surrounding neighbors and land uses. The applicant is short of the required land by 167 acres based on the 722,246 square foot site coverage calculation submitted and this number might even be incorrect since the applicant has been allowed to not include elements of the project such as parking and septic drain fields in their calculations.

To summarize, a meat processing plant estimated to kill and process 1,700 cattle per day, with massive wastewater requirements, septic drain fields, live animals, and up to 700 employees is seeking approval to build a plant that would normally require 331 acres on 82 acres, while circled by raw land and a quarter of a mile away from its primary water dispersal field. Given the potential for unforeseen problems in that scenario, we humbly request that application gets appropriate review.

Explain how the variance relieves an undue hardship due to the characteristics of the site:

The applicant's statement that confinement to a smaller parcel reduces loss of adjacent land is without merit. The additional land required to meet the 5% Ada County requirement would involve an additional 331 acres, as described, which is available in all four directions.

Explain how the variance is not detrimental to the public health, safety and welfare:

The applicant's contention that protecting surrounding prime agricultural acreage to process waste water has no correlation to public health. The plant location and its proximity to residential homes with regard to public safety, health, and welfare have not been addressed in the applicant's response.

Furthermore, although we are not water engineers, preliminary due diligence indicates that the applicant does not have sufficient land to disperse of the estimated wastewater, which could compound the effects of the variances, were they approved. At a minimum, the applicant and Ada County Development Services should have concurrence from the state departments responsible for this portion of the application before a fast-track approval is granted.

What is the hardship if the variance is denied?

The applicant's response that the plant could not be built on this location is without merit. They currently own additional land and are purchasing still more land.

Were you aware of the hardship prior to purchasing or developing your property?

The applicants are large US-based companies with significant legal and financial resources. A claim that they did not know basic state and county requirements should not be ground for granting this request.

How does the request comply with Idaho Code 67-6516?

This variance, if granted, would exceed all code requirements for lot coverage, building height, and setback requirements by significant amounts. The approval of these requests is in conflict with the public interest by developing a major meat processing facility within an area that has agriculture and residential uses.

Variance Item No. 02: 35-foot Height Restrictions

Variance Item No. 0: 300-foot Setback Requirements

Variance Item No.04: Off-street Loading Requirements

Summary of Opposition to Variance Requests:

The responses by the applicant to all four variance requests are quite similar. Our objection to those responses would also be duplicative and we therefore submit our responses in Variance Item No. 01 for items 02, 03, and 04.

It is worth noting that most variances are requested when a project is attempting to meet the requirements of the prevailing codes but is landlocked or has significant hardship to meet the requirements. The applicant has forged forward with a project that dramatically exceeds the code guidelines. Granting one variance can often be mitigated by other merits of the project or by exceeding the variance requirements in other project specifications. Granting a coverage variance along with setback, height, and loading variances, would display complete disregard for local land planning rules. This would result in a hardship to all current surrounding agricultural and residential owners, as well as future industrial uses.

As of this date, the development has not met any of the required approvals by DEQ for air, water, or wastewater procedures. To grant these excessive variances without knowing the technical merits of the plant could easily result in a poorly conceived project that needs significant changes either prior to or during construction and endangers the surrounding neighbors.

Development Services is charged with the responsibility to protect the citizens through the implementation of established codes of development. A fast track approval of this application would be shortsighted for all parties involved.

Sincerely,

C & G Farms

Lily Collias and James J. Gatzolis

MEMORANDUM



DATE: 6/3/2015

RE: 201500634-CU/MSP/V Simplot

TO: Megan Basham, Associate Planner

FROM: Mark Ferm, Ada County Building Official

RECEIVED

By Ada County Development Services at 3:37 pm, Jun 03, 2015

Summary of Project:

A request for two conditional uses and a master site plan for a slaughterhouse and remediation facility. The site will consist of a 408,253sq. ft. facility, including a future expansion area. Meatpacking and rendering will be done onsite On South Cole Road.

Findings and Conditions:

The building division has no objection to the proposed construction however the applicant should be aware a building permit will be required for the buildings. The applicant should also be aware that the property is not located in a fire prevention district and as described in Idaho Statute 41-256 #1 the County Sheriff shall be assistant to the State Fire Marshal who will review the fire suppression system and fire flows required for these structures.

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

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Board of Ada County Commissioners will hold a public hearing on June 17, 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: 201500634 CU-MSP-V, Simplot: A request for two conditional uses and a master site plan for a slaughterhouse and remediation facility. The site will consist of a 408,253 sq. ft. facility, including a future expansion area. Meatpacking and rendering will be done on-site. The second conditional use is for a water remediation facility. The facility will utilize a Dissolved Air Flootation (DAF) system and anaerobic lagoons. The treated water will be stored and land applied. The facility will process up to 1,700 cattle per day and will be open 7 days a week, 24 hours a day. The request also includes a variance for building height, setbacks, and lot coverage. The property is located on south Cole Road, south of Kuna Mora Road and contains 1,121.55 acres; Section 1, T. 1N., R. 1E and Section 6, T. 1N 2E. 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. **BOARD OF ADA COUNTY COMMISSIONERS** _____ Mark Perfect Planning & Zoning Administrator Pub. June 2, 2015 **Publish Dates:** 6/2/2015 1-6/16/2015

RECEIVED

By Ada County Development Services at 8:20 am, Jun 08, 2015

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.

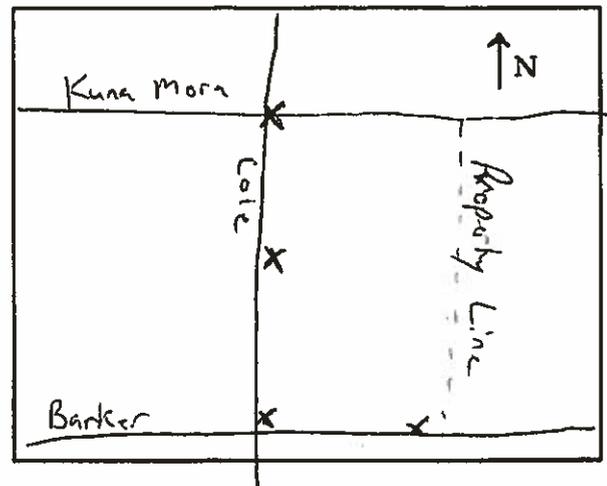
Please attach dated photographs of each sign with the certification.

PROJECT INFORMATION:

Location:	Quarter:	Section: <u>L, 6, 12</u>	Township: <u>T1N</u>	Range: <u>R1E</u>	Total Acres:
Project Name: <u>201500634 CU-CU-MSP-V CU-CU-MSP-V</u>			Lot:	Block:	
Site Address: <u>17365 South Cole Road</u>			Tax Parcel Number(s): _____		
File Number: <u>201500634 CU-CU-MSP-V</u>			Date Posted: <u>6/5/15</u>		

APPLICANT: <u>Simplot Company</u>		
Name:		
Address:		
City: <u>Boise</u>	State: <u>ID</u>	Zip:
Telephone: <u>208-389-7326</u>	Fax:	
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) <u>[Signature]</u>		Date: <u>6/5/15</u>

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



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

ADA COUNTY PUBLIC HEARING NOTICE

Board of Ada County Commissioners

ADA COUNTY: will hold a public hearing on June 17, 2014
at 2:00 pm in the Commissioners' Board Meeting Room 4101 N. 1st Street
200 W. 2nd St., Boise, ID.

PROJECT: A request for the Conditional Use and a Water Use Plan for a comprehensive
wastewater facility. The site will consist of 10,000 sq. ft. facility including a
wastewater treatment plant. Wastewater treatment will be done on-site. The project location is
in the water resource facility. The facility will also include 10,000 sq. ft. water
and sanitary storage. The treated water will be used for irrigation. The facility will process
up to 1,000,000 gallons per day and the water is recycled. The project also
includes a treatment of existing water, effluents and stormwater.

PROJECT LOCATION: The project location will be located on the Northwest Corner
of 10th Street and Center Road at 10th Street Old Road, Section 1, PM, PL and Section
1, PM, PL and Section 1, PM, PL.

APPLICANT: *Boise Company*
PROJECT IDENTIFICATION & ZONING: CO-CU-101-1 | Wayne Stewart
20-201-101

ADA COUNTY PUBLIC HEARING NOTICE

Board of Ada County Commissioners

ADA COUNTY will hold a public hearing on June 17, 2015
at 8:00 pm in the Commissioners' Main Hearing Room # 1230 (On 1st floor)
200 W. Front St., Boise, ID.

PURPOSE: A request for two Conditional Uses and a Water Use Permit for a slaughterhouse and rendering facility. The site will consist of a 40,000 sq. ft. facility including a large exterior area. Rendering and rendering will be done on-site. The second Conditional Use is for a water treatment facility. The facility will utilize a Standard Air Filtration/DMF system and ammonia liquor. The treated water will be stored and used on-site. The facility will process up to 1,700 cattle per day and will be open 7 days a week, 24 hours a day. The request also includes a variance for building height, setbacks, and lot coverage.

PROPERTY LOCATION: Slaughter house will be located on the Northeast Corner of Cole Road and Barker Road at 6785 South Cole Road, Sections 1, 719, 818 and Section 8, 719, 818 and Section 12, 719-818.

APPLICATION BY: Simplex Company

PROJECT & PLANNER PHONE #: 201-502-14 CU-CU-RSPV / Megan Stachurski
208-387-7100

ADA COUNTY PUBLIC HEARING NOTICE

Board of Ada County Commissioners

ADA COUNTY: will hold a public hearing on June 17, 2015
at 6:00 pm in the Commissioners Main Hearing RM # 1235 (On 1st floor)
200 W Front ST Boise, ID.

PURPOSE: A request for two Conditional Uses and a Master Site Plan for a slaughterhouse and rendering facility. The site will consist of a 400,250 sq. ft. facility, including a future expansion area. Meatpacking and rendering will be done on-site. The second Conditional Use is for a water reclamation facility. The facility will utilize a Dissolved Air Flotation (DAF) system and anaerobic lagoons. The treated water will be stored and land applied. The facility will process up to 1,700 cattle per day and will be open 7 days a week, 24 hours a day. The request also includes a variance for building height, setbacks, and lot coverage.

PROPERTY LOCATION: Slaughterhouse will be located on the Northeast Corner of Cole Road and Barker Road at 17365 South Cole Road, Section 1, T1N, R1E and Section 8, T1N, R2E and Section 12, T1N, R1E

APPLICATION BY: Simplot Company
PROJECT PLANNER, PHONE #: 201500634 CU-CU-MSP-V / Megan Basham
208-287-7900

ADA COUNTY PUBLIC HEARING NOTICE

Board of Ada County Commissioners

ADA COUNTY: will hold a public hearing on June 17, 2015
at 8:00 pm. in the Commissioners Main Hearing Room # 1235 (On 1st floor)
200 W. Front St Boise, ID.

PURPOSE: A request for two Conditional Uses and a Master Site Plan for a slaughterhouse and rendering facility. The Site will consist of a 400,253 sq. ft. facility, including a future expansion area. Meatpacking and rendering will be done on-site. The second Conditional Use is for a render remediation facility. The facility will utilize a Dissolved Air Flootation (DAF) system and anaerobic lagoons. The treated water will be stored and land applied. The facility will process up to 1,700 cattle per day and will be open 7 days a week, 24 hours a day. The request also includes a variance for building height, setbacks, and lot coverage.

PROPERTY LOCATION: Slaughter house will be located on the Northeast Corner of Cole Road and Barker Road at 17363 South Cole Road, Section 1, T1N, R1E and Section 12, T1N, R1E

APPLICATION BY: Simplot Company
PROJECT PLANNER/PHONE #: 201-506-6344 CU-CUMSR-V / Megan Basham
208-207-7500