



TO: BOARD OF ADA COUNTY COMMISSIONERS

HEARING DATE: September 9, 2015

STAFF: Brent Danielson, AICP, Associate Planner

PROJECT NO.: 201501224 V-AC

APPLICANT: Richard Lawton

INTRODUCTION

An accessory use application to construct a 3,500 square foot accessory structure. Also, a request for a variance for the accessory structure to encroach five (5) feet into the 25 foot side yard setback and ten (10) feet into the 25 foot rear yard setback. The property contains 3.913 acres and is located at 3145 N. Osprey Road in Section 32, T. 5N, R. 1E.

EXECUTIVE SUMMARY

The applicant is requesting a variance to construct a 3,500 square foot accessory structure that encroaches five (5) feet into the 25 foot side yard setback and ten (10) feet into the 25 foot rear yard setback.

The variance relieves an undue hardship due to characteristics of the site because the location of the existing structures on the property, the location of the septic leach field, and a natural dip in the property. The site plan (Exhibit #6) shows that there is an existing accessory structure at the northwest corner of the property, the single-family dwelling is in the rear central portion of the property, and the septic leach field is in the southern portion of the property. An accessory structure greater than 1,500 square feet is not allowed to be in the front plane of the single-family dwelling. Therefore, because of the placement of the existing structures on the property as well as the location of the septic leach field the only available place to build an accessory structure on the property would be in the proposed location. It should also be noted that the Board back on September 1, 1994 approved another variance on property for the other accessory structure on the property to encroach into the setbacks.

At the time this staff report was written the following agencies have provided comments on this application. The Ada County Building Official responded in Exhibit #15 that the building division has no objection to the proposed construction; however, the applicant should be aware a building permit will be required. The applicant should be further aware based on the elevation provided with the application the proposed structure will not be constructed using the prescriptive requirements of the International Residential Code and will require review and stamped design by a licensed Idaho Engineer. The Eagle Fire District replied in Exhibit #16 that

STAFF REPORT

Project #201501224 V-AC
Richard Lawton

they have no specific comments or concerns regarding this application and they support its approval. In Exhibit #17, the Ada County Highway District stated that they have no conditions of approval. The Central District Health Department responded in Exhibit #18 that an accessory use application must be submitted with a site map of all structures, exact location of septic tank and drainfield, new structure, setbacks from septic system, and floor plans of new structure.

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.

EXHIBIT LIST – PROJECT NO.: 201501224 V-AC

- 1 Preapplication Conference Notes. 2 pages.
- 2 Master Application Form. 2 pages.
- 3 Variance Checklist. 1 page.
- 4 Accessory Use Checklist. 2 pages.
- 5 Detailed Letter. 1 page.
- 6 Site Plan. 1 page.
- 7 Building Elevation Drawing. 1 page.
- 8 Picture of the Principal Permitted Dwelling. 1 page.
- 9 Deeds. 2 pages.
- 10 Neighborhood Meeting Certification Form. 1 page.
- 11 Vicinity Map. 1 page.
- 12 Aerial Map. 1 page.
- 13 Agency Transmittal. 1 page.
- 14 Submittal Letter dated July 16, 2015. 1 page.
- 15 Memorandum from the Ada County Building Official dated July 16, 2015. 1 page.
- 16 Agency Response from the Eagle Fire District dated July 16, 2015. 2 pages.
- 17 Agency Response from the Ada County Highway District dated July 17, 2015. 2 pages.
- 18 Agency Response from the Central District Health Department dated July 24, 2015. 1 page.
- 19 Radius Map. 1 page.

- 20 Mailing List. 1 page.
- 21 Radius Notice. 1 page.
- 22 Legal Notice of Public Hearing published on July 25, 2015. 1 page.
- 23 Sign Posting Certification Form and Photos dated August 28, 2015. 2 pages.



ADA COUNTY
DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201400086 - PREAP - A

Status: Active

Date Received: 7/29/2014

Date Closed:

Meeting Date: 8/5/2014

Date Assigned: 7/29/2014

Project Description:

Applicant's Name:

LAWTON RICHARD

Would like to discuss a variance for a proposed Detached Accessory Structure. Has has prior Variance File 94030-V

No. of Lots/Units: 0

Total Acres: 1.523

Development Services Staff Assigned To Meeting:

Staff Name:

Attended Meeting?

BRENT DANIELSON



BRENT MOORE



Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

Parcel Info:

Parcel Num:

R2024210625

Street Address:

3145 N OSPREY RD

City/State/Zip:

Eagle, ID 83616-0000

Zone Info:

Zone Type:

Existing Zone

Zone:

RUT

TwN / Rng / Sec Info:

TwN: Rng: Sec: Qtr:

5N 1E 32

Overlay Areas Info:

Overlay Area:

Impact Area

Overlay Value:

Eagle

Code Ref:

Comments:

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:

Accessory structure

Required Applications:

App Type:

V

Descriptive Name:

VARIANCE

8/5/2014

EXHIBIT 1
Page 1 of 2
Project # 20150024 V-Ac



ADA COUNTY DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

Notes:

The property is presently located within the Rural Urban Transition (RUT) District which has a minimum side-yard setback requirement of 25', a minimum rear-yard setback requirement of 25' and a minimum front-yard setback of 25'. A variance will need to be approved to allow a structure to be built within the setbacks.

The property is located in the Eagle Area of Impact.

An Accessory Use application will need to be made if the Accessory Structure will be over 1,500 square feet in size.

A variance was previously approved for a 1,740 square foot accessory structure on this property in 1994 (File 94-30-V) and a 1,250 square foot addition was approved for the accessory structure in 2012 (File 201200112-AC).

Variations are governed by Ada County Code 8-7-4. A master application and variance checklist are required. The Board of Ada County Commissioners will review the variance request. The variance cannot grant a special right or privilege that is not otherwise allowed in the base district. It must relieve an undue hardship due to characteristics of the site. The variance shall not be detrimental to the public health, safety and welfare, and must comply with Idaho Code 67-6516.

An applicant is required to hold and conduct a neighborhood meeting before the application may be submitted. Property owners within 300 feet of the boundary of the site must be notified and invited to the meeting.

All application fees are due when you submit the application. A fee schedule can be found on the Development Services website. You can call the Development Services Department at 287-7900 before you submit your application to confirm the appropriate fee amount.

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

CODES:

- See ACC 8-7-4 for Variance standards
- See ACC 8-7A-3 for neighborhood meeting requirements
- See ACC 8-7A-5.F for Sign Posting Requirements
- See ACC 8-5A for Accessory Uses
- See ACC 8-5-3-1 for Accessory Structures

Meeting Notes:

Replace the small lean-to shed with a bigger accessory structure. The accessory structure will likely exceed 1,500 square feet.

An accessory structure greater than 1,500 square feet will require an accessory use application.

The septic system leach goes south of the single-family dwelling (in the south central portion of the property). There is a gully in the southwest portion of the property.

Additional Preap Conference: Not Recommended

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:

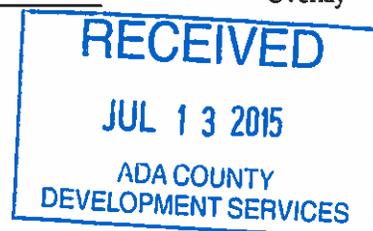
- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

REQUIRED SUBMITTALS:

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

SITE INFORMATION:

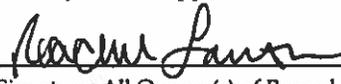
Section: 32 Township: 5N Range: 1E Total Acres: 1.523
 Subdivision Name: EAGLE PINES Lot: 5 Block: 2
 Site Address: 3145 OSPREY RD City: EAGLE
 Tax Parcel Number(s): R2024210625
 Existing Zoning: RUT Proposed Zoning: _____ Area of City Impact: EAGLE Overlay _____
 District(s) _____



OFFICE USE ONLY

Project #: <u>201501224-V-AC</u>	Planning Fees/GIS: <u>550.00</u>	Engineering Fees:
Received By: <u>DA</u> Date: <u>7/13/15</u> Stamped <input checked="" type="checkbox"/>	<u>280.00</u>	

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: <u>Richard Lawton</u>	Name: _____
Address: <u>3145 OSPREY Rd</u>	Address: _____
City: <u>EAGLE</u> State: <u>ID</u> Zip: <u>83616</u>	City: _____ State: _____ Zip: _____
Telephone: <u>208-921-2926</u> Fax: _____	Telephone: _____ Fax: _____
Email: <u>r.lawton81@gmail.com</u>	Email: _____
I certify this information is correct to the best of my knowledge.	ENGINEER/SURVEYOR if applicable: (Please Print)
	Name: _____
<u>7/6/15</u>	Address: _____
	City: _____ State: _____ Zip: _____
	Telephone: _____ Fax: _____
	Email: _____
Signature: (Applicant)	Date

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: <u>RICHARD LAWTON</u>	Name: <u>RACHEL LAWTON</u>
Address: <u>3145 OSPREY Rd</u>	Address: <u>3145 OSPREY Rd</u>
City: <u>EAGLE</u> State: <u>ID</u> Zip: <u>83616</u>	City: <u>EAGLE</u> State: <u>ID</u> Zip: <u>83616</u>
Telephone: <u>208-921-2926</u>	Telephone: <u>208-860-4450</u>
Fax: _____	Fax: _____
Email: <u>r.lawton81@gmail.com</u>	Email: <u>lynderachel@wwdb.org</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.	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.
	
<u>7/6/15</u>	<u>7/6/15</u>
Signature: All Owner (s) of Record	Signature: All Owner (s) of Record
Date	Date

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

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

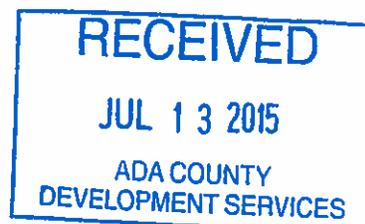


EXHIBIT 2
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ADA COUNTY DEVELOPMENT SERVICES

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



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.	
X	Completed and signed Master Application	✓
X	DETAILED LETTER by the applicant fully describing the request or project and address the following:	✓
X	Reason for the variance. Be specific.	✓
X	Explain how the variance does not grant a right or special privilege that is not otherwise allowed in the base district.	✓
X	Explain how the variance relieves an undue hardship due to the characteristics of the site.	✓
X	Explain how the variance is not detrimental to the public health, safety, and welfare.	✓
X	What is the hardship if the variance is denied?	✓
X	Are there characteristics of the property that are unusual and make it necessary to obtain the variance?	✓
X	Were you aware of this hardship prior to purchasing or developing your property?	✓
X	How does the request comply with Idaho Code 67-6516?	✓
X	CURRENT SITE PLAN One reduced copy to 8 1/2 X 11.	✓
X	DEED or evidence of proprietary interest.	✓
X	NEIGHBORHOOD MEETING CERTIFICATION	✓
X	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	

EXHIBIT 3
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APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.



B 280

ADA COUNTY DEVELOPMENT SERVICES

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



ACCESSORY USE CHECKLIST (ACC 8-5A)

An Accessory Use request is a staff level application.

GENERAL INFORMATION:

Check all boxes that apply

Applicant	DESCRIPTION	Staff
	One paper copy and one electronic copy of all required submittals. (if applicable)	
X	Completed and signed Master Application	✓
	Completed Supplemental Information	
X	DEED or evidence of proprietary interest.	✓
X	SITE PLAN showing all existing and proposed easements, property lines, setbacks, and proposed and existing structures (including sq. ft) drawn to scale on 8 1/2" X 11" paper.	✓
	DETAILED LETTER by the applicant fully describing the request or project and addressing specific uses in ACC 8-5 and the following:	✓
	Proposed Use(s). STORAGE	✓
	Total square feet of proposed use: 3500 sq'	✓
	Outdoor speaker system? YES () NO (X)	✓
	Outdoor storage? YES () NO (X)	✓
	Check appropriate accessory use:	
X	ACCESSORY STRUCTURE >1,500 SQ. FT. (ACC 8-5-3-1)	✓
	GROUP DAYCARE FACILITY (ACC 8-5-3-33)	
	DWELLING, CARETAKER (ACC 8-5-3-39)	
	DWELLING, ADDITIONAL FARM (ACC 8-5-3-38)	
	DWELLING, SECONDARY ATTACHED OR DETACHED (ACC 8-5-3-40)	
	HOME OCCUPATION (ACC 8-5-3-54)	
	KENNEL, HOBBY (ACC 8-5-3-59)	
	PIT, MINE, OR QUARRY (ACC 8-5-3-81, 8-4L-4I, 8-5B, 8-7-2 A5)	
	PORTABLE CLASSROOM (ACC 8-5-3-82)	
	PUBLIC OR QUASI-PUBLIC USE, SUBTRANSMISSION LINES (ACC 8-5-3-86, 8-4E, 8-7-2 A5, 8-5B)	
	SIGN, ADMINISTRATIVE APPROVAL	
	TOWER OR ANTENNA STRUCTURE, PRIVATE (ACC 8-5-3-115)	
	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)	
	BOISE RIVER GREENWAY (ACC 8-3G)	
	BOISE AIR TERMINAL AIRPORT INFLUENCE Areas (ACC 8-3A)	
APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net		

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.



ACCESSORY USE SUPPLEMENTAL INFORMATION		
(to be completed by the applicant)		
ACCESSORY STRUCTURE ≥1,500 SQ. FT. (ACC 8-5-3-1)		✓
X	Square footage of structure: <u>3500</u>	✓
K	Height of structure: <u>20 FT</u>	✓
X	Submit picture of the principal permitted dwelling.	✓
X	Submit an elevation drawing of the proposed accessory structure.	
GROUP DAYCARE FACILITY (ACC 8-5-3-33)		
	Property fenced: YES () NO ()	
	Type of fencing:	
	# of Staff:	
	# of Children:	
	Ages of Children: 18 months and under () 18 months and older + ()	
	Net interior floor area regularly used by clients, excluding halls, bathrooms, and kitchens:	
	Area in sq. ft. of outdoor play area:	
	Outdoor Lighting YES () NO ()	
	Days of Operation:	
	Hours of operation:	
	Height and location of proposed play equipment for group daycare:	
DWELLING, ADDITIONAL FARM (ACC 8-5-3-38)		
	Provide documentation of ag exemption from the Ada County Assessor's Office.	
	Provide documentation that this is the only permanent additional dwelling.	
	Provide documentation that the dwelling is occupied by an individual receiving not less than 75% of their annual income from the work on the farm.	
	Demonstrate the need for the additional farm dwelling based on characteristics of the farm and/or farm operation. (8-5-3-38 E)	
DWELLING, CARETAKER (ACC 8-5-3-39)		
	Explain how the caretaker dwelling is needed to house the employee. Provide documentation that this is the only permanent additional dwelling.	
DWELLING, SECONDARY ATTACHED OR DETACHED (ACC 8-5-3-40)		
	Provide the square footage of the footprint of the principal permitted dwelling and the secondary dwelling.	
	Describe how proposed parking complies with ACC8-4G-6.	
	Indicate who will occupy the secondary dwelling: Property owner, member of owner's immediate family, or Owner's employee.	
	Indicate how the proposed secondary dwelling will be architecturally compatible with the principal permitted dwelling.	
	Indicate if the detached dwelling is two stories.	
HOME OCCUPATION (ACC 8-5-3-54)		
	Sq. Ft. of proposed area of Home Occ.	
	Total Floor area of the principal permitted dwelling.	
	# of Non-resident Employees:	
	Retail Sales YES () (Explain) NO ()	
	Days of Operation:	

RECEIVED
JUL 13 2015
 ADA COUNTY
 DEVELOPMENT SERVICES

To: Ada County Development Services

Regarding the request for a variance for the property at address at 3145 Osprey Rd. Eagle, ID 83616.

Seeking a variance to build a 3,500 sq ft storage building on the Southwest corner of the property. The variance would be for 20' on the south property line and 15' on the west property line.

The buildable lot at 3145 Osprey is 1.523 acres. The house is set towards the back of the property, which can be seen in the site plan, due to the building restrictions no building is permitted in front of the house, where no variance would be needed. Second, due to the location of the leech field for the septic system and the natural topography of the property; there is a dip in the property to the east of the leech field, the site of the proposed structure is the only available place to build on the property.

The variance would not grant a right or special privilege that is not otherwise allowed in the base district. The proposed building is for storage purposes only, not to be used as a secondary residence or a business.

The variance would relieve an undue hardship due to the characteristics of the site due to the placement of the house on the property and not being able to build in front of the house. Also, due to the location of the leech field and the dip in the property that is described in a previous paragraph.

The variance would not be detrimental to the public health, safety, and welfare of the neighborhood and area. The building would increase the safety of the neighborhood by having items that are currently stored outside, moved inside. Decreasing the probability of snooping and having items currently stored outside being stolen.

The hardship if the variance is not granted would be having to move the leech field and existing garden to a different location on the property, which is made very difficult by the dip in the property just to the east of the existing leech field.

The unusual characteristic of the property to make it necessary to obtain the variance is the location and placement of the house on the property, the placement of the leech field and the natural dip in the property.

We were aware of the hardships when the property was purchased in 1994. There have been variances applied for in the past that have been granted due to the same reasons this variance is being applied for now.

This request complies with Idaho Code 67-6516 by proving that there is an undue hardship due to the characteristics of the property; such as the placement of the house, the placement of the existing leech field and the dip in the property. The variance is not in conflict with the public interest or those of the immediate neighbors. The proposed structure would not be an aviation hazard and is consistent with the requirements established in the code.

Thank you,
Richard Lawton
3145 Osprey Rd
Eagle, ID 83616
208-921-2926
Rlawton81@gmail.com

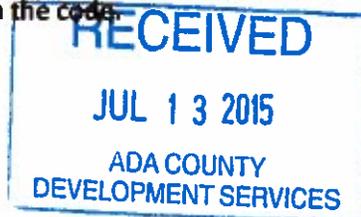


EXHIBIT 5
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Project # 201501224 V-AC

RECEIVED
 JUL 13 2015
 HIGHLAND COUNTY
 DEVELOPMENT SERVICES



GENERAL NOTES
 1. LEGAL DESCRIPTION:
 PARCEL: R2024210625
 LOT 5, BLOCK 2 OF EAGLE PINES
 TOWNSHIP/RANGE/SECTION: 5N1E32

LAWTON GARAGE
SCHEMATIC PLANS - NOT FOR CONSTRUCTION
 3145 N. OSBERRY RD.
 EAGLE, ID

DATE _____ JOB # _____

SITE PLAN

SCALE: 1:40



A1

EXHIBIT 6
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 Project # 201501224 V-AC



RECEIVED
JUL 13 2015
HVA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 8
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Exhibit A

Lot 5 in Block 2 of THE AMENDED PLAT OF EAGLE PINES SUBDIVISION, according to the official plat thereof, filed in Book 33 of Plats at Page 1999, Official Records of Ada County, Idaho.

EXCEPT that portion of Lot 5 in Block 2 of THE AMENDED PLAT OF EAGLE PINES SUBDIVISION, lying North of the Following line;

Beginning at the Southwest 1/16 corner of Section 32 in Township 5 North, Range 1 East of the Boise Meridian, in Ada County, Idaho; which is the Northwest corner of Lot 5; thence North 88°20'05" East, a distance of 345.14 feet to the Westerly edge of road.

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: 3500 SQ FT STORAGE BUILDING ON SW SIDE OF PROPERTY
Date and time of neighborhood meeting: 6:30 PM ON JUNE 29TH 2015
Location of neighborhood meeting: 3145 OSPREY RD. EAGLE, ID 83616

SITE INFORMATION:

Location: Quarter: _____ Section: 32 Township: 5N Range: 1E Total Acres: 1.523
Subdivision Name: EAGLE PINES Lot: 5 Block: 2

Site Address: 3145 OSPREY RD, EAGLE, ID 83616

Tax Parcel Number(s):
R2024210625

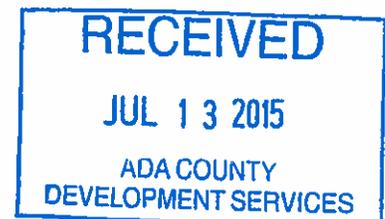
APPLICANT:

Name: Richard Lawton
Address: 3145 OSPREY Rd.
City: EAGLE State: ID Zip: 83616
Telephone: 2089212926 Fax: _____
Email: rlawton81@gmail.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.

Richard Lawton
Signature: (Applicant)

7/5/15
Date

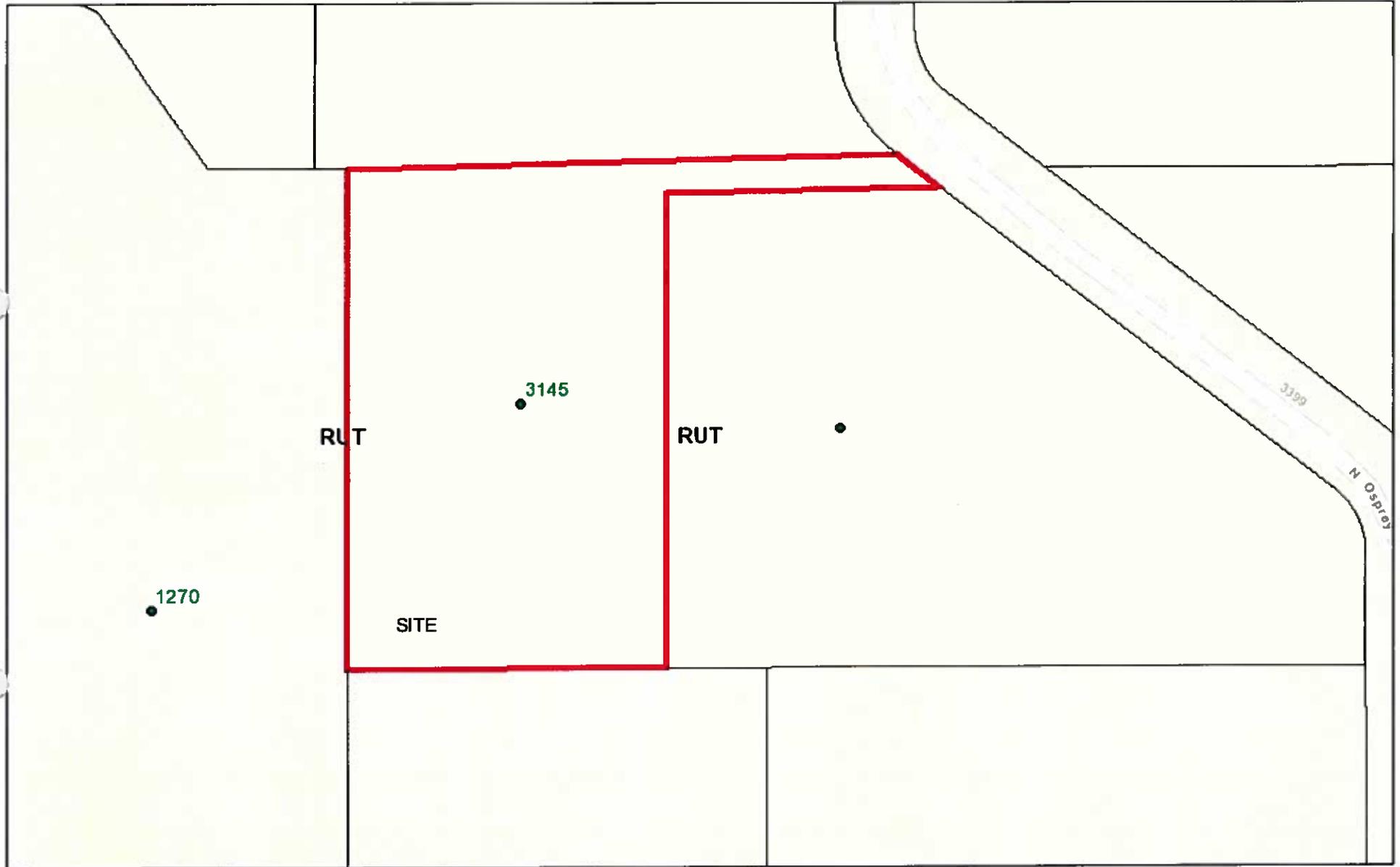


OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

8/4/11

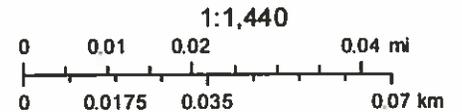
EXHIBIT 10
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Project # 201501204 V-AC

Ada County Development Services



July 15, 2015

- | | | | | |
|-------------------------|-------------|---------------|------------|---------|
| Search Results: Parcels | ● Addresses | ■ EAGLE | ■ MERIDIAN | ■ Parks |
| ▭ Sections | City Limits | ■ GARDEN CITY | ■ STAR | |
| ▭ Parcels | ■ BOISE | ■ KUNA | ▭ Zoning | |



Sources: Esri, HERE, DeLorme, USGS, Intermap, Increment P. Corp., NRCAN, Esri Japan, METI, E

EXHIBIT 11
 Page 1 of 1
 Project # 201501204 V-AC

Ada County Development Services



July 15, 2015

- | | | | | |
|-------------------------|-------------|-------------|----------|-------|
| Search Results: Parcels | Addresses | EAGLE | MERIDIAN | Parks |
| Sections | City Limits | GARDEN CITY | STAR | |
| Parcels | BOISE | KUNA | Zoning | |

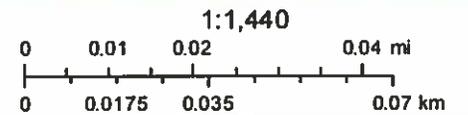


EXHIBIT 12
Page 1 of 1
Project # 20150024 V-AC

Brent Danielson

From: Brent Danielson
Sent: Wednesday, July 15, 2015 4:54 PM
To: chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; carla.bernardi@cableone.biz; newts@q.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; mwilliams@cityofeagle.org; kmccclenny@eaglefire.org; sbuck@eaglefire.org; lisa.harm@outlook.com; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; msinglet@intgas.com; clittle@achdidaho.org; syarrington@achdidaho.org; Mark Ferm; Angela Gilman; Jean Schaffer; Dale Ann Barton; Jerry Servatius; rkinney@republicservices.com; Brent Danielson
Cc: Brent Danielson
Subject: Ada County Application Transmittal Notice.

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

File Number: 201501224-AC / V	X-Reference: NONE
Description: An accessory use application to construct a 3,500 square foot accessory structure. Also, a request for a variance for the accessory structure to encroach five (5) feet into the 25 foot side yard setback and ten (10) feet into the 25 foot rear yard setback.	
Reviewing Body: BOCC	Hearing Date: 9/9/2015
Applicant: LAWTON RICHARD	P&Z Recommendation:
Property: The property contains 3.913 acres and is located at 3145 N OSPREY RD EAGLE 83616, Section 32 5N 1E.	

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

We request that you submit your comments or recommendations by 7/30/2015. When responding, please reference the file number identified above. If responding by email, please send comments to bdanielson@adaweb.net.

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

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



ADA COUNTY
Development Services Department

July 16, 2015

Richard Lawton
3145 Osprey Road
Eagle, ID 83616

RE: PROJECT #201501224 V-AC; LAWTON

Dear Mr. Lawton;

This is to notify you that your application has been scheduled to be heard by the Board of Ada County Commissioners on **September 9, 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 287-7913 or via e-mail at bdanielson@adaweb.net.

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

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

Sincerely,

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

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

MEMORANDUM



DATE: 7/16/2015

RE: 201501224-AC/V 3500 Osprey

TO: Brent Danielson, Associate Planner

FROM: Mark Ferm, Ada County Building Official



Summary of Project:

An accessory use application to construct a 3,500 square foot accessory structure. Also, a request for a variance for the accessory structure to encroach five (5) feet into the 25 foot side yard setback and ten (10) feet into the 25 foot rear yard setback located at 3145 N Osprey.

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. The applicant should be further aware based on the elevation provided with the application the proposed structure will not be constructed using the prescriptive requirements of the International Residential Code and will require review and stamped design by a licenced Idaho Engineer.

Conclusion:

Approved with conditions listed above.

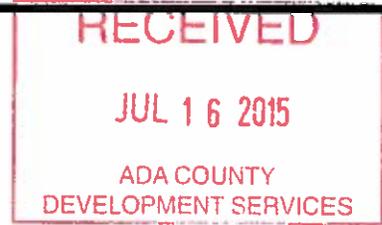
Mark Ferm
Ada County Building Official
200 W Front Suite 2125
Boise Idaho 83702
Phone 287-7910

markf@adaweb.net

EXHIBIT 15
Page 1 of 1
Project # 201501224 V-AC

Brent Danielson

From: Kurt McClenny <kmccleddy@eaglefire.org>
Sent: Thursday, July 16, 2015 8:10 AM
To: Brent Danielson
Subject: RE: Ada County Application Transmittal Notice.



Brent,
The Eagle Fire Department has no specific comments or concerns regarding this application and we support its approval. If you have any questions please give me a call.
Sincerely,

From: Brent Danielson [<mailto:bdanielson@adaweb.net>]
Sent: Wednesday, July 15, 2015 4:54 PM
To: chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; carla.bernardi@cableone.biz; newts@q.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; mwilliams@cityofeagle.org; Kurt McClenny; Scott Buck; lisa.harm@outlook.com; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; msinglet@intgas.com; clittle@achdidaho.org; syarrington@achdidaho.org; Mark Ferm; Angela Gilman; Jean Schaffer; Dale Ann Barton; Jerry Servatius; rkinney@republicservices.com; Brent Danielson
Cc: Brent Danielson
Subject: Ada County Application Transmittal Notice.

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

File Number: 201501224-AC/V	X-Reference: NONE
Description: An accessory use application to construct a 3,500 square foot accessory structure. Also, a request for a variance for the accessory structure to encroach five (5) feet into the 25 foot side yard setback and ten (10) feet into the 25 foot rear yard setback.	
Reviewing Body: BOCC	Hearing Date: 9/9/2015
Applicant: LAWTON RICHARD	P&Z Recommendation:
Property: The property contains 3.913 acres and is located at 3145 N OSPREY RD EAGLE 83616, Section 32 5N 1E.	

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

We request that you submit your comments or recommendations by 7/30/2015. When responding, please reference the file number identified above. If responding by email, please send comments to bdanielson@adaweb.net.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please

call me at the number listed below.

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

EXHIBIT 16
Page 2 of 2
Project # 201501204 V-A-C

Brent Danielson

From: Christy Little <Clittle@achdidaho.org>
Sent: Friday, July 17, 2015 1:27 PM
To: Brent Danielson
Subject: RE: Ada County Application Transmittal Notice.

Brent,
ACHD has no conditions of approval, no impact fees due, and no inspection required.
Thanks,
Christy

From: Brent Danielson [<mailto:bdanielson@adaweb.net>]
Sent: Wednesday, July 15, 2015 4:54 PM
To: chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; carla.bernardi@cableone.biz; newts@g.com; mreno@cdhd.idaho.gov; lbadiqia@cdhd.idaho.gov; mwilliams@cityofeagle.org; kmccleenny@eaglefire.org; sbuck@eaglefire.org; lisa.harm@outlook.com; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; msinglet@intgas.com; Christy Little; Stacey Yarrington; Mark Ferm; Angela Gilman; Jean Schaffer; Dale Ann Barton; Jerry Servatius; rkinney@republicservices.com; Brent Danielson
Cc: Brent Danielson
Subject: Ada County Application Transmittal Notice.

	<p>Ada County Development Services Planning & Zoning Division Transmittal</p>
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File Number: 201501224-AC / V	X-Reference: NONE
Description: An accessory use application to construct a 3,500 square foot accessory structure. Also, a request for a variance for the accessory structure to encroach five (5) feet into the 25 foot side yard setback and ten (10) feet into the 25 foot rear yard setback.	
Reviewing Body: BOCC	Hearing Date: 9/9/2015
Applicant: LAWTON RICHARD	P&Z Recommendation:
Property: The property contains 3.913 acres and is located at 3145 N OSPREY RD EAGLE 83616, Section 32 5N 1E.	

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

We request that you submit your comments or recommendations by 7/30/2015. When responding, please reference the file number identified above. If responding by email, please send comments to bdanielson@adaweb.net.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County’s Development Services ATS, please

call me at the number listed below.

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



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # _____
 Conditional Use # 201501224-Ac/V
 Preliminary / Final / Short Plat _____

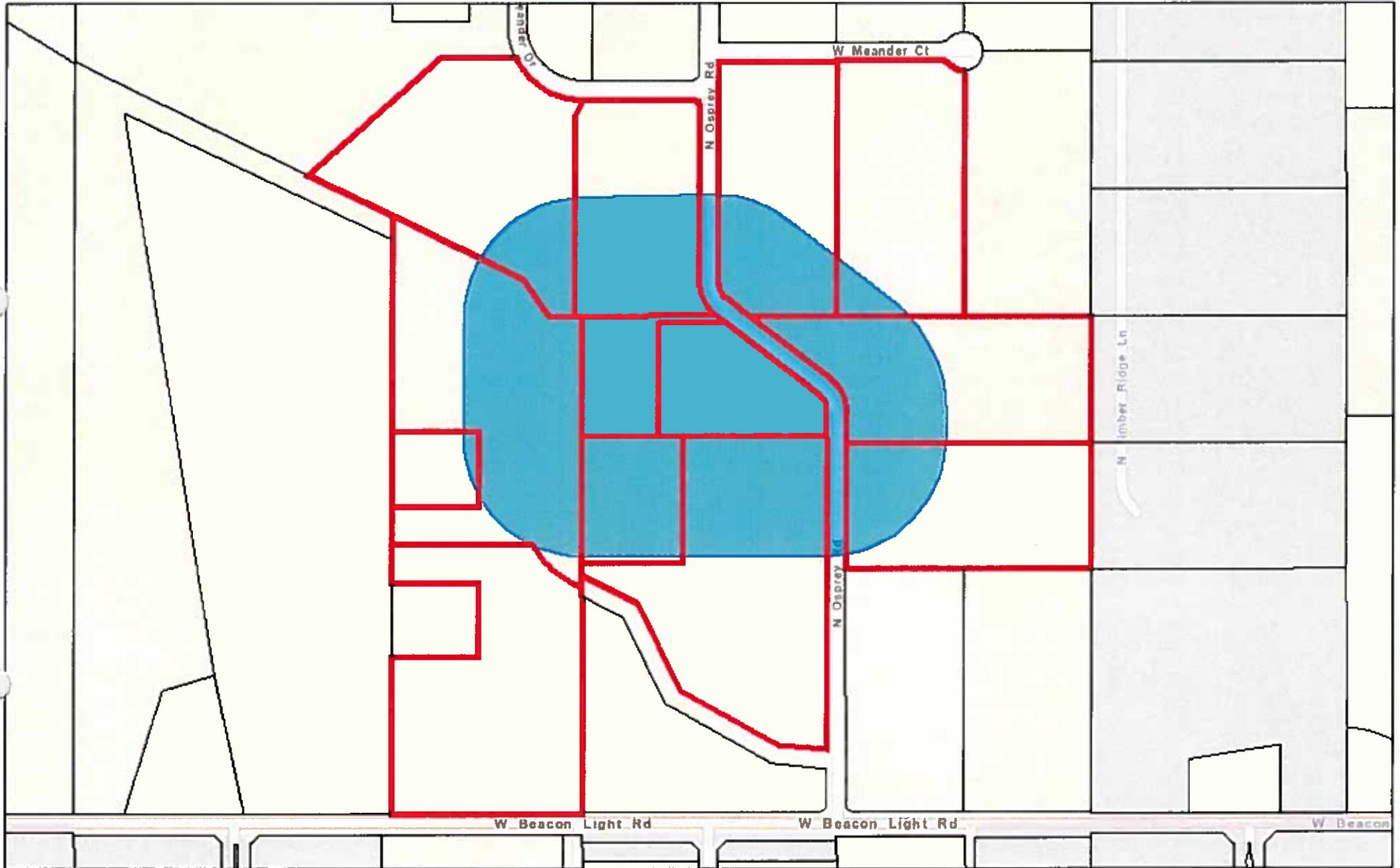
RECEIVED
 AUG 07 2015
 ADA COUNTY
 DEVELOPMENT SERVICES

Sect. 32

- 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.

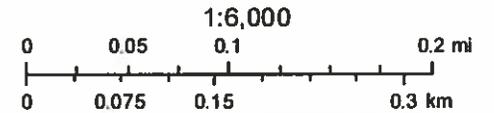
14. An accessory use app. must be submitted with a site map of all structures, exact location of septic tank & drainfield, new structure, set backs from septic system & floor plans of new structure Reviewed By: [Signature] Date: 7/24/15

201501224 V-AC Radius Map



August 12, 2015

- | | | | |
|---|---------|--|-------------|
| Search Results: Parcels | | City Limits | |
|  | Parcels |  | GARDEN CITY |
| | |  | BOISE |
| | |  | EAGLE |
| | |  | KUNA |
| | |  | MERIDIAN |
| | |  | STAR |
| | |  | Parks |



PRIMOWNER
BIVENS SHARON J
ERHART MILTON E JR
LAGERSTROM RICHARD A
LAWTON RICHARD A
MEYER CARROLL J & DARLENE A TRUST
RITTER FAMILY TRUST 2013
SMITH MARGARET
SPARKS DAVID H
WATSON LAURIE ANN
WILSON FREDERIC W

ADDCONCAT
7498 W LONG DR
1250 W MEANDER DR
1262 W BEACON LIGHT RD
3145 N OSPREY RD
975 W MEANDER CT
1270 W BEACON LIGHT RD
3135 N OSPREY RD
3120 N OSPREY RD
3357 N OSPREY RD
3140 OSPREY RD

STATCONCAT
BOISE, ID 83704-0000
EAGLE, ID 83616-0000
EAGLE, ID 83616-0000
EAGLE, ID 83616-0000
EAGLE, ID 83616-2601
EAGLE, ID 83616-0000
EAGLE, ID 83616-2725
EAGLE, ID 83616-0000
EAGLE, ID 83616-0000
EAGLE, ID 83616-2724

ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST BOISE ID 83702



August 13, 2015

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Board of Ada County Commissioner's will hold a public hearing on **September 9, 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:

201501224 AC-V, An accessory use application to construct a 3,500 square foot accessory structure. Also, a request for a variance for the accessory structure to encroach five (5) feet into the 25 foot side yard setback and ten (10) feet into the 25 foot rear yard setback. The property contains 3.913 acres and is located at 3145 N. Osprey Road in Section 32, T. 5N, R. 1E, Eagle, ID.

Contact, Brent Danielson, AICP, Associate Planner, at 287-7913 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 **300'** of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed by completing the following:

- 1 Type <http://gisx.adaweb.net/acdsv2>
- 2 Enter "**201501224-AC**" in search application by file number.
- 3 Click on 'Application Information'.
- 4 Review documents by clicking on 'Supporting Documents'.

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



NOTES:

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

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Board of Ada County Commissioners will hold a public hearing on September 9, 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: 201500930-ZC-DA-MSP, ALC ARCHITECTURE; Proposed development agreement, zoning ordinance amendment and master site plan to allow for an outdoor self-service storage facility. The applicant is requesting the property be rezoned from Rural Urban Transition (RUT) District to General Industrial (M2) District. The property is located at 782 S. McDermott Road; 3N 1W Sec. 16. Diana Sanders 287-7905 201501224 AC-V, Richard Lawton; An accessory use application to construct a 3,500 square foot accessory structure. Also, a request for a variance for the accessory structure to encroach five (5) feet into the 25 foot side yard setback and ten (10) feet into the 25 foot rear yard setback. The property is located at 3145 N. Osprey Road, Section 32, T.5N, R.1E. Brent Danielson 287-7913 201501245-CU-MSP-PR-V-FP, ID SOLAR 1 LLC; A Conditional use/Master site plan for a Centralized Power Facility , which consists of a 40 Mwac solar photovoltaic and a transmission line along with a floodplain application. A private road application to extend W. Chief's Farm Lane and add gates for security. A Variance for the facility to exceed 5% property coverage for the solar units. The property is located on W. Chiefs Farm Lane, east of Cloverdale Road; 1N 1E Sec. 10. Diana Sanders 287-7905 Staff Reports Available On-Line 5 Days before Hearing Date - adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. BOARD OF ADA COUNTY COMMISSIONERS Mark Perfect Planning & Zoning Administrator Pub. Aug. 25, 2015 **Publish Dates:** 8/25/2015 -9/8/2015 1

EXHIBIT 22
 Page 1 of 1
 Project # 201501224 V-AC

RECEIVED

AUG 28 2015

ADA COUNTY
DEVELOPMENT SERVICES

Sign Posting Certification

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

www.adacounty.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: 32	Township: 5N	Range: 1E	Total Acres: 1.513
Project Name: LAWN GARAGE				Lot: 5	Block: 2
Site Address: 3145 OSPREY RD EAGLE ID 83616				Tax Parcel Number(s): R3024210625	
File Number: 201501224 AC-V				Date Posted:	

APPLICANT:

Name: Richard Lawson		
Address: 3145 OSPREY RD		
City: Eagle	State: ID	Zip: 83616
Telephone: 208 921-2126	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.

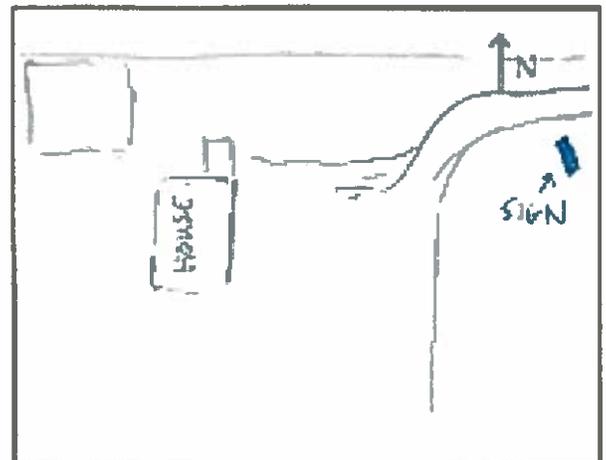
Richard Lawson

8/28/15

Signature: (Applicant)

Date

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



OFFICE USE ONLY

File No:	Received By:	Date:	Stamp:
----------	--------------	-------	--------

EXHIBIT 23
Page 1 of 2
Project # 201501224 V-Ac

RECEIVED

AUG 28 2015

ADA COUNTY
DEVELOPMENT SERVICES

Ada County Public Hearing Notice

BOARD OF COUNTY COMMISSIONERS will

hold a public hearing on September 9th, 2015
at 6:00 p.m. in the Commissioners Main Hearing Room
#1235, on the first floor, 200 W. Front St., Boise, ID.

PURPOSE: Application for variance & accessory use
permit for storage barn on SW corner of property

PROPERTY SIZE/LOCATION: Approx. 4.25 acres located at
3145 Osprey Rd. Eagle, ID 83616

APPLICATION BY: Richard Lawton - Project #201501224 V-AC

Planner/Phone# BRENT DANIELSON 287-7900

EXHIBIT 23

Page 2 of 2

Project # 201501224 V-AC