



TO: BOARD OF ADA COUNTY COMMISSIONERS

HEARING DATE: September 9, 2015

STAFF: Diana Sanders, Associate Planner

PROJECT NO.: 201500930 ZC-DA-MSP

APPLICANT: ALC Architecture

INTRODUCTION

A zoning ordinance map amendment to rezone approximately 5.923 acres from the Rural Urban Transition (RUT) District to the General Industrial (M2) District with a development agreement. Also, a master site plan for a self-serve outdoor storage facility. The property contains 5.923 acres and is located at 782 South McDermott Road, Nampa, ID; Section 16, T. 3N, R. 1W.

EXECUTIVE SUMMARY

The applicant is requesting the zoning ordinance map amendment with a development agreement to allow for a self-serve outdoor storage facility, which requires a master site plan within the M2 District. Meridian's future land use map indicates that the property is shown as industrial and is in compliance with the Meridian Comprehensive Plan. The City of Meridian has no objections to the proposal, given the fact that the proposed self-storage outdoor facility does not have a need for sewer and water. Sewer and water are not available to the site.

In order to rezone the property to industrial, the applicant will be required to submit an application for a caretaker unit to conform to the Ada County Code. Single-family residences are not an allowed use in the industrial district.

The days and hours of operation for the facility will be seven days a week between 8:00 a.m. and 8:00 p.m. The applicant submitted a revised site plan and indicated that they will construct a six foot vinyl fence along the perimeter of the outdoor storage facility. The submitted revised master site plan does not provide details for the dust free material for the area, indicate that the drive lane is outside of the 20' from the residential districts to the north and east of the property, or the parking spaces required, which will need to be addressed. The applicant also should provide details as to how each storage space will be identified.

It should be noted that the applicant and/or owner is required to submit a landscape and screening plan prepared and stamped by a licensed landscape design professional as the landscape plan, signage and lighting is a component of the master site that does not need to be submitted at the

STAFF REPORT

Project number 201500930 ZC-DA-MSP, ALC Architecture

time of application, but can be made a condition of approval for the master site plan (Section 8-4E-3D).

At the time this staff report was written the following agencies have provided comments: Ada County Building Division, Idaho Transportation Department, Ada County Highway District, Meridian Fire Department, City of Meridian, and the Ada County Engineer.

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 Planning & Zoning Commission is recommending approval of the application.

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.: 201500930 ZC-DA-MSP

1. Master Application and checklists (7 pages)
2. Detailed Letter (3 pages)
3. Vicinity Map (2 page)
4. Revised site plan (1 page)
5. Natural Features Analysis (1 page)
6. Fish & Game letter (1 page)
7. Meridian City comment letter received June 2, 2015 (1 page)
8. Meridian Fire comment letter received June 2, 2015 (2 page)
9. Ada County Building Division comment received on April 10, 2015 (1 page)
10. Meridian Fire Department comment received on June 9, 2015 (1 page)
11. ITD comment received June 11, 2015 (1 page)
12. CDHD comment received June 16, 2015 and August 7, 2015 (2 pages)
13. ACHD comment received June 19, 2015 (5 pages)
14. Ada County Engineer comment received on June 22, 2015 (1 page)
15. Sign Posting Certification received on July 7, 2015 (2 pages)
16. Nampa & Meridian Irrigation District received on July 2, 2015 (2 pages)



MASTER APPLICATION/PETITION REQUEST

ADA COUNTY DEVELOPMENT SERVICES

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

TYPE OF ADMINISTRATIVE APPLICATION:

- ACCESSORY USE*
- FARM DEVELOPMENT RIGHT
- FLOODPLAIN PERMIT
- HILLSIDE DEVELOPMENT*
- HIDDEN SPRINGS ADMINISTRATIVE
- HIDDEN SPRINGS SPECIAL EVENT
- 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

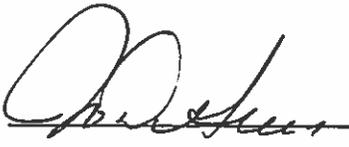
SITE INFORMATION:

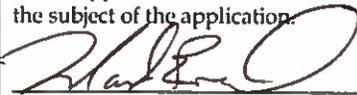
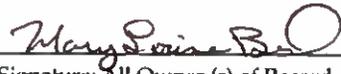
Section: 16 Township: 3N Range: 1W Total Acres: 5.9
 Subdivision Name: _____ Lot: _____ Block: _____
 Site Address: 782 S. McDermott Road City: Nampa, ID 83687
 Tax Parcel Number(s): S1216325400
 Existing Zoning: RUT Proposed Zoning: M2 Area of City Impact: Meridian Overlay _____
 District(s) _____

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OFFICE USE ONLY

Project #: <u>201500930-DA-MSP-ZC</u>	Planning Fees/GIS:	Engineering Fees:
Received By: <u>BSF</u> Date: <u>6-2-15</u> Stamped <input checked="" type="checkbox"/>	<u>\$1509⁰⁰</u>	

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: <u>ALC Architecture</u>	Name: _____
Address: <u>1119 E. State #120</u>	Address: _____
City: <u>Eagle</u> State: <u>CO</u> Zip: <u>83666</u>	City: _____ State: _____ Zip: _____
Telephone: <u>208.229.8200</u> Fax: _____	Telephone: _____ Fax: _____
Email: <u>ja@alcaarchitecture.com</u>	Email: _____
I certify this information is correct to the best of my knowledge.	ENGINEER / SURVEYOR if applicable: (Please Print)
	Name: _____
<u>5/26/15</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>Mark Bird</u>	Name: <u>Louise Bird</u>
Address: <u>782 S. McDermott</u>	Address: <u>782 S. McDermott</u>
City: <u>Nampa</u> State: <u>ID</u> Zip: <u>83687</u>	City: <u>Nampa</u> State: <u>ID</u> Zip: <u>83687</u>
Telephone: _____	Telephone: _____
Fax: _____	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.	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 <u>1-23-15</u>	Signature: All Owner (s) of Record _____ Date <u>1-23-15</u>

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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ZONING ORDINANCE MAP AMENDMENT CHECKLIST (ACC 8-7-3)

Zoning Ordinance Map Amendment request require a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
X	One paper copy and one electronic copy of all required submittals.	
X	Completed and signed Master Application	✓
X	DETAILED LETTER by the applicant fully describing the request or project and address the following:	✓
	X Reason for request	✓
	X Explain compliance with the appropriate Comprehensive Plan.	✓
	Existing Zoning: <i>RUT</i>	✓
	Proposed Zoning: <i>M2</i>	✓
	Total acreage to be re-zoned: <i>5.9</i>	✓
X	NEIGHBORHOOD MEETING CERTIFICATION	✓
X	PRE-APPLICATION CONFERENCE NOTES	✓
X	METES AND BOUNDS LEGAL DESCRIPTION of the property to be subdivided including a Microsoft Word® electronic Word document.	✓
	DEVELOPMENT AGREEMENT CHECKLIST	✓
X	DEED or evidence of proprietary interest.	✓
X	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 THE FORM ARE SUBMITTED.

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DEVELOPMENT AGREEMENT CHECKLIST

A Development Agreement request requires a public hearing.

GENERAL INFORMATION:

Applicant:		
Applicant (✓)	DESCRIPTION	Staff (✓)
+	Completed and signed Master Application	
+	DETAILED LETTER by the applicant fully describing the request or project and address the following:	✓
+	List of any proposed modifications to the standards imposed by other regulations of the zoning ordinance.	✓
+	The form and name of the organization proposed to own and maintain any dedicated open space.	
+	Substance of the covenants, grants, easements, or other restrictions proposed to be imposed upon the use of property and structures including any proposed easements for public utilities.	
+	List Specific uses proposed.	
+	Other terms and conditions related to the proposed project.	
+	Proposed water system: <u>Existing well</u>	
+	Proposed Sewer system: <u>Existing Septic</u>	
+	Proposed storm water management: <u>Underground</u>	
	FINANCING PROPOSAL OF PUBLIC FACILITIES (If applicable)	
+	NEIGHBORHOOD MEETING CERTIFICATION	✓
+	PRE-APPLICATION CONFERENCE NOTES	✓
+	LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE DEVELOPMENT AGREEMENT	✓
+	AFFIDAVIT by property owner agreeing to the submission of the Development Agreement	✓
n/a	PHASING PLAN MAP & SCHEDULE (If applicable)	✓
+	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 THE FORM ARE SUBMITTED. THIS APPLICATION SHALL NOT BE CONSIDERED COMPLETE (NOR WILL A PUBLIC HEARING BE SET) UNTIL STAFF HAS RECEIVED ALL REQUIRED INFORMATION.

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MASTER SITE PLAN CHECKLIST (ACC 8-4D)

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

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
X	One paper copy and one electronic copy of all required submittals.	
X	Completed and signed Master Application.	✓
	Completed Supplemental Information.	
X	DETAILED LETTER by the applicant fully describing the request or project and address the information on supplemental sheet;	✓
X	DEED or evidence of proprietary interest.	✓
X	IDAHO DEPARTMENT OF FISH AND GAME LETTER.	✓
	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)	✓
COA	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)	
COA	LIGHTING (ACC 8-4H) (Address required information on supplemental sheet)	
COA	SIGN PLAN (ACC 8-4I)	
	Indicate all proposed and existing signs.	
X	NATURAL FEATURES ANALYSIS (ACC 8-4E-4D) see supplemental info.	✓
N/A	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	
	HILLSIDE DEVELOPMENT (ACC 8-3H)	
	FLOOD HAZARD (ACC 8-3F)	
	WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)	
	SOUTHWEST PLANNING AREA (ACC 8-3C)	
	PLANNED UNIT DEVELOPMENT (ACC 8-3D)	
	BOISE RIVER GREENWAY (ACC 8-3G)	
	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
	APPLICATION FEE: Call County or go to www.adaweb.net for fees	

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

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

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MSP SUPPLEMENTAL INFORMATION (to be completed by the applicant)	
DETAILED LETTER MUST ADDRESS THE FOLLOWING (If applicable)	
X	Proposed use (s): <i>M2</i>
	Is the project associated with a Conditional Use YES () NO (X)
	Conditional Use #
X	Area of city impact: <i>Meridian</i>
	Is this application a modification of an approved master site plan? Original MSP #
	Is this application a change or expansion of an approved master site plan? Original MSP #
	Total square feet of all proposed structures: <i>0</i>
	Hours of operation: <i>8AM - 8PM</i>
	Days of operation: <i>Monday - Sunday (Self Service)</i>
	Required parking: <i>1 per customer to visit</i>
	Required bicycle parking: <i>N/A</i>
	Required ADA parking:
	Number of employees during the largest shift: <i>0</i>
	Maximum number of patrons expected: <i>4</i>
	Outdoor speaker system YES () NO (X)
	Proposed Sewer: <i>Existing septic</i>
	Proposed Water: <i>Existing well</i>
	Pressurized Irrigation YES () NO (X) <i>Gravity</i>
	Multifamily structures shall have varied setbacks within the same structure and staggered and/or reversed unit plans. Structures within a multi-family development shall be rotated, staggered, and/or reversed.
X	Explain if the utilities are underground or if screening is provided.
SITE PLAN	
X	Structure location.
X	Pedestrian access and circulation.
<i>N/A</i>	Building elevations.
	Well locations.
	Drain fields.
	Hydrant location, fire department access, fire flow resources, etc.
	Pressurized Irrigation if required.
X	Parking plan. (required) ACC 8-4G
X	ADA parking identified.
X	Automobile access and circulation.
<i>COA</i>	Lighting plan. (condition of approval) ACC 8-4H
<i>COA</i>	Sign Plan. (If proposed, condition of approval) ACC 8-4I
LANDSCAPING (If applicable) <i>Condition of Approval</i>	
	Location, size, type, 75% maturity
	Vegetation to be saved YES () NO ()
	Phased project YES () NO ()
	Verification that standards are met.
	Fences over 100' YES () NO ()
	Size at planting:
	Flood Hazard Overlay YES () NO ()
	Sound walls YES () NO ()

	Outdoor speakers	YES () NO (✓)	
X	Perimeter Landscaping & Screening		
	Required landscape points:	Perimeter	
	Minimum landscape width:	6'-0"	
n/a	Parking Area Landscaping & Screening		
	% of Shading required:		
	Screening	YES () NO ()	
	Pedestrian access required	YES () NO ()	
PARKING			
	Identify all off street parking and loading.		
	Phased project	YES () NO (✓)	
	Restrictions on use	YES () NO (✓)	
	Within 300' of the entrance:	YES (✓) NO ()	
	Joint Parking Agreement (Submitt copy)	YES () NO (✓)	
X	Identify width, angle, and depth of parking spaces.		
n/a	Address Bicycle Parking.		
X	List the number of required spaces for cars, bikes:		
X	List the number of off street loading spaces:		
X	List dimensions of off street loading spaces:		
	Detailed description of proposed paving materials.		
LIGHTING (If applicable) COA			
	Setbacks of the proposed lights:		
	Maximum Height:		
	Floodlights	YES () NO ()	
	Shielding	YES () NO ()	
NATURAL FEATURES ANALYSIS			
Y	HYDROLOGY. ACC 8-4E-4D1		
	SOILS ACC 8-4E-4D2		
	TOPOGRAPHY ACC 8-4E-4D3		
	VEGETATION ACC 8-4E-4D4		
	SENSITIVE PLANT AND WILDLIFE SPECIES ACC 8-4E-4D5		
	HISTORIC RESOURCES ACC 9-4E-4D6		
	HAZARDOUS AREAS ACC 8-4E-4D7		
✓	IMPACT ON NATURAL FEATURES ACC 8-4E-4D8		

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May 26, 2015

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

RE: 782 S. McDermott Road, Nampa, ID 83687 Application

To whom this may concern:

ALC Architecture is pleased to represent the Mark Bird, property owner, in the multi-action land use applications for the requested Zoning Map Amendment, Development Agreement, and Master Site Plan proposed Storage Facility, Self-Service (open storage). The property is located at 782 S. McDermott Road, Nampa, Idaho 83687, Parcel #S1216325400 and consists of 5.9 acres total. The property is within the City of Meridian area of impact, is described as "a portion of the northeast ¼ of the southwest ¼ of Section 16, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho", and currently zoned RUT (Rural-Urban Transition).

Zoning:

The intent of these applications will be for the requested approval of an outdoor Marine Storage Facility (self-service) to be constructed on the property. A self-service storage facility is not an allowed use in the RUT (Rural-Urban Transition) zone, thus we are applying to request a Zoning Map Amendment to re-zone the property to M2 (General Industrial) zone- which will allow for a self-service storage facility. The (General Industrial) zone is in accordance with the applicable comprehensive plan which is included in the Ten Mile Interchange Specific Area with Industrial Land Use. Sample uses specific to this area include light manufacturing, heavy manufacturing, storage, repair, and utilities.

Development Agreement:

In requesting a Zoning Ordinance Map Amendment, a Development Agreement is required as part of the application, and will be submitted per Article 8-7C of the Ada County Code.

Master Site Plan:

As per Article 8-4E of the Ada County Code, a Self-Service Storage Facility requires a master site plan application. Master site plans ensure the surrounding property owners that all codes and regulations are being enforced to protect all interested parties. The required Plot Plan, Natural Features Analysis and Map, and all agency requirements and documents will be included with this application. We respectfully request the Landscape Plan, Electrical Plan, and Sign Plan to be "conditions of approval" as allowed per the Ada County Development Services applications.

Storage Facility, Self-Storage:

The proposed facility will be primarily for Marine (boat) Storage. The space will be an open storage parking yard- the site will be constructed of dustless gravel. The hours of operation will be (7) days per week from 8:00 a.m. to 8:00 p.m. Parking will be provided throughout the site (1 stall per entrance to the site) for public use, bicycle parking is not required in an industrial use zone, and the number of patrons expected will vary based on the property being stored and whether or not the property is seasonal. The site will be well maintained and great care will be given to alleviate any impact on the surrounding neighbors. The site is currently serviced by an existing water well, septic system, and gravity irrigation. A perimeter fence will be installed to provide screening with the landscape buffer. The landscape plan, site lighting plan, and sign plan will all be requested conditions of approval.

Street Right-Of-Way

At this time the Idaho Department of Transportation will not be seeking right-of-way in the immediate or near future. Ada County Highway District has indicated McDermott Road to be classified as a 3-lane arterial street= 70 feet wide standard right-of way (35 feet from centerline). This right-of-way includes 17 feet of pavement, 3 feet of gravel, and 5 feet of detached sidewalk. Any gated area must be 50 feet minimum from the right-of-way and allow for a full vehicle turn-radius that will not encroach the street right-of-way.

Irrigation Easement:

The Jones Lateral, maintained by the Nampa Meridian Irrigation District- crosses the property from south to north, as the east portion of the property. This section has been piped and covered to allow for pavement, but no permanent structure may be building within 40 feet from the centerline (20 feet each way) of the pipe as per the Nampa Meridian Irrigation District maintenance easement. If the easement is covered by pavement, the irrigation district will require a license agreement to ensure access to the underground irrigation in the event the pipe requires maintenance or repair. The Jones Lateral continues from east to west along the northern border of the property, and will be piped. All easements and requirements will apply to the irrigation line- where ever present on this property.

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We kindly request your consideration for approval of this project as submitted. If you have any questions or require additional information, please do not hesitate to contact me.

This project will meet and/or exceed all current codes and regulations, and all drainage will remain on-site by means of engineered storm water retention plans per all current codes and regulations.

If you have any questions or require additional information, please do not hesitate to contact our office at 208.229.8202 (my direct line).

Thank you so much for your time,
Have a great day!

A handwritten signature in black ink, appearing to read 'Jo D Greer'.

Jo D Greer
ALC Architecture

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Diana Sanders

From: Jo Greer <jo@alcarchitecture.com>
Sent: Friday, June 19, 2015 4:21 PM
To: Diana Sanders
Subject: FW: 201500930 ZC-DA-MSP

Diana-

Well, the email below is what I received from the property owner for a letter on the Caretaker portion of the property... We intend to show and have the use of the existing residence as a caretaker residence- but not a business office. The storage is self-service, so the management of the leasing will be off-site, but the residence will have a caretaker for the safety of the property being stored- and to maintain the site.

Thank you so much for your time,
Have a great day!
Jo Greer
ALC Architecture
p. 208.229.8202 (Direct)
c. 208.989.0643

From: Jeff Likes [<mailto:jeff@alcarchitecture.com>]
Sent: Friday, June 19, 2015 4:03 PM
To: Jo Greer
Subject: Fwd: 201500930 ZC-DA-MSP

Jeff Likes
ALC Architecture
O.208.514.2713
C.208.941.7261

Please excuse the typos this was sent from my iPhone

Begin forwarded message:

From: Mark Bird <mark@idahomarine.com>
Date: June 19, 2015 at 3:53:21 PM MDT
To: Jeff Likes <jeff@alcarchitecture.com>
Subject: Re: FW: 201500930 ZC-DA-MSP

To whom it may concern ,

I am the owner of the property at 782 S. McDermott Road. The home at that location is scheduled to be used as a caretaker home for the storage property currently in the rezoning process .

Mark Bird

208-412-9734

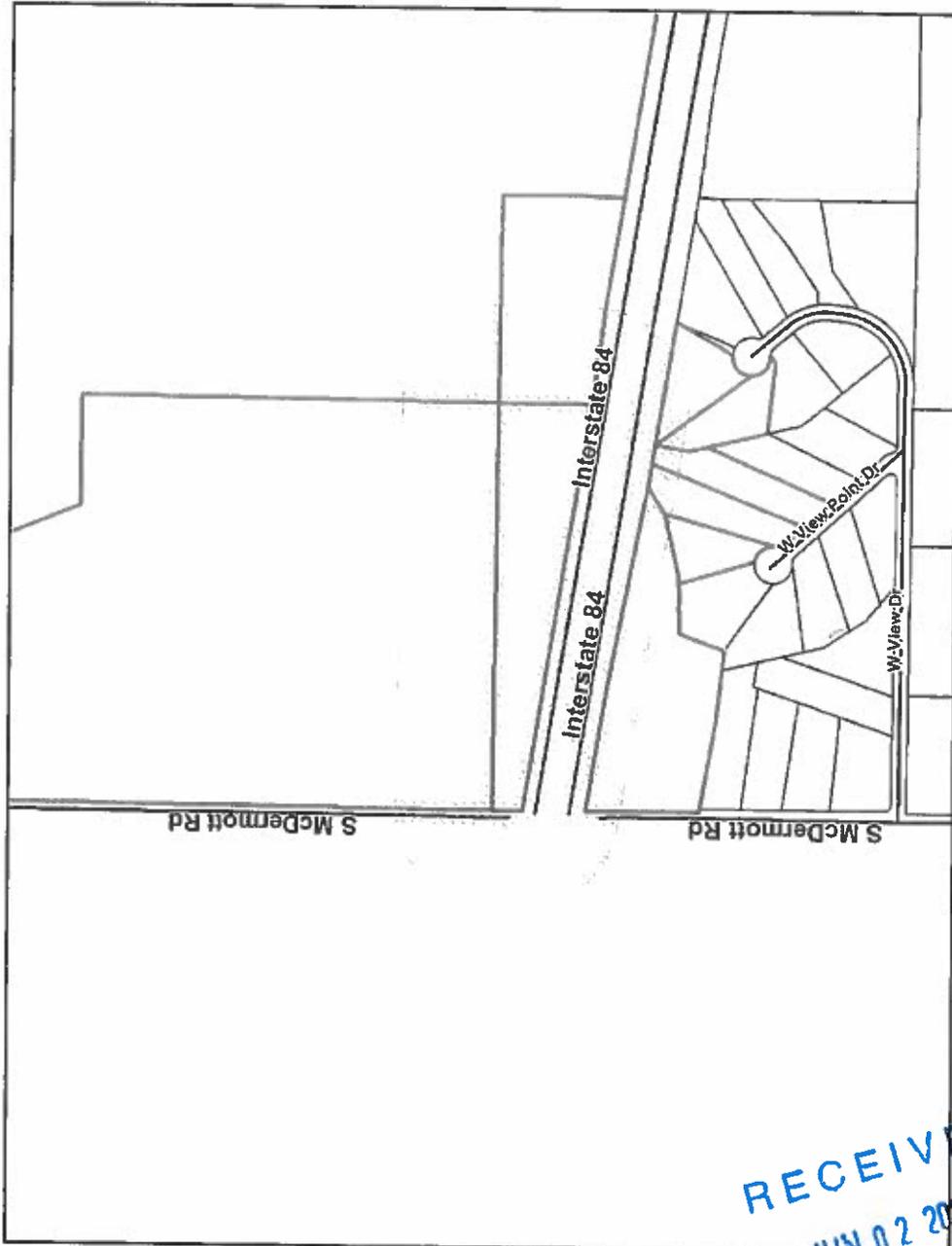
On Thu, Jun 18, 2015 at 7:19 AM, Jeff Likes <jeff@alcarchitecture.com> wrote:

Ada County Development Services Map



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

Scale: 1:6,454

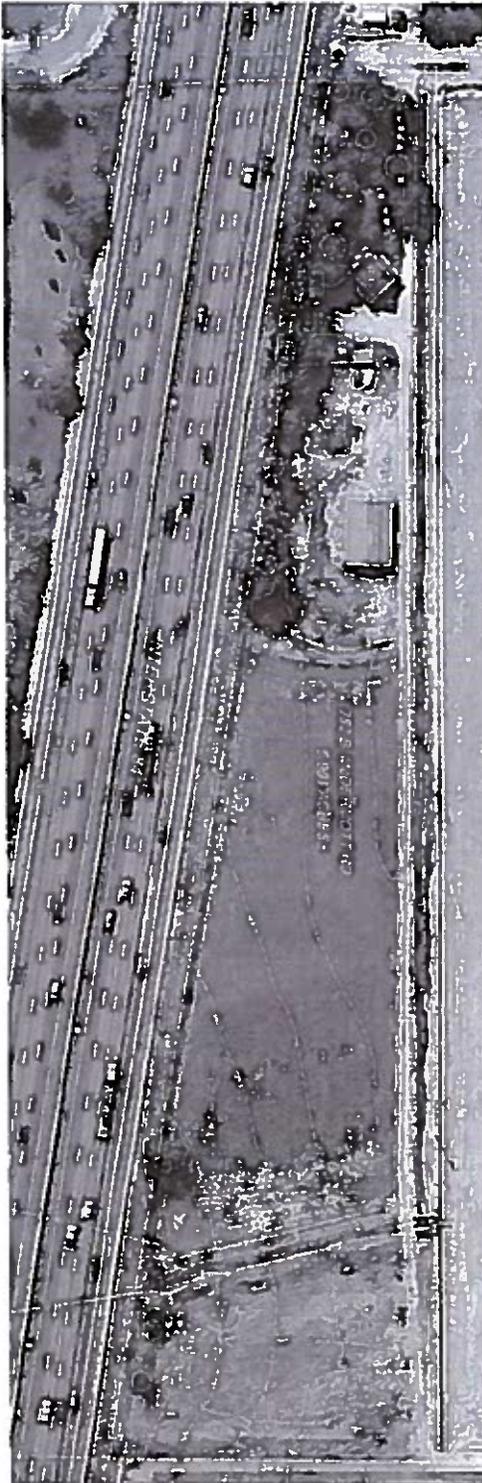


Map center: 43° 35' 49.3" N, 116° 28' 16.5" W

1800 ft. 1200 600

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.

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① NATURAL FEATURES MAP
Scale: 1" = 400'

Notes:
This map is a summary of the information provided in the accompanying "Natural Features Map" and is not intended to be used as a substitute for the "Natural Features Map". The information on this map is derived from the "Natural Features Map" and is not intended to be used as a substitute for the "Natural Features Map".

Natural Features Analysis:
This map is a summary of the information provided in the accompanying "Natural Features Map" and is not intended to be used as a substitute for the "Natural Features Map". The information on this map is derived from the "Natural Features Map" and is not intended to be used as a substitute for the "Natural Features Map".

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Alpha Omega
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NFM	<table border="1"> <tr> <td>PROJECT NO.</td> <td>1413100100</td> </tr> <tr> <td>DATE</td> <td>06/11/15</td> </tr> <tr> <td>SCALE</td> <td>1" = 400'</td> </tr> <tr> <td>PROJECT NAME</td> <td>McDermott Road Storage</td> </tr> <tr> <td>PROJECT LOCATION</td> <td>McDermott Road, [Address]</td> </tr> <tr> <td>PROJECT OWNER</td> <td>[Owner Name]</td> </tr> <tr> <td>PROJECT ENGINEER</td> <td>[Engineer Name]</td> </tr> <tr> <td>PROJECT ARCHITECT</td> <td>[Architect Name]</td> </tr> </table>	PROJECT NO.	1413100100	DATE	06/11/15	SCALE	1" = 400'	PROJECT NAME	McDermott Road Storage	PROJECT LOCATION	McDermott Road, [Address]	PROJECT OWNER	[Owner Name]	PROJECT ENGINEER	[Engineer Name]	PROJECT ARCHITECT	[Architect Name]	<p align="center">McDermott Road Storage</p> <p align="center">Natural Features Map</p>		<p>Alpha Omega DEVELOPMENT SERVICES</p>
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PROJECT ARCHITECT	[Architect Name]																			



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

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

January 13, 2015

Jo Greer
ALC Architecture
1119 E. State St. Ste. 120
Eagle, Idaho 83616
jo@alcarchitecture.com

RE: Ada County Conditional Use Permit Application – Marine Storage Yard, Meridian, ID

Dear Ms. Greer,

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 rezone from RUT to M2 General Industrial and the construction of a marine storage yard located in Meridian Idaho. The site is generally located in Section 16, T3N, R1W, Boise Meridian.

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

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

RECEIVED
JUN 02 2015
ADA COUNTY
DEVELOPMENT SERVICES

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 6
201500930 ZC-DA-MSP
ALC ARCHITECTURE

Jo Greer

From: Bruce Freckleton <bfreckleton@meridiancity.org>
Sent: Thursday, May 28, 2015 1:45 PM
To: Jo Greer
Cc: Caleb Hood; Warren Stewart
Subject: RE: 782 S. McDermott Road

Good afternoon Jo,

It was nice speaking with on the phone this morning, and I appreciate the additional information you provided. As we discussed, the City of Meridian has Master Planned sanitary sewer and water services to all areas within our Area of Impact. However, we do not currently have services available to the subject parcel, nor do we have plans on extending services to that area in the relative short term. Given the fact that your proposal does not have a need for sewer and water services at this time, we have no objection to your proposal.

Thank you, and please let me know if you should have additional questions,

Bruce



Bruce Freckleton
Development Services Manager
Community Development Department



Please do not print this email unless necessary

From: Jo Greer [mailto:jo@alcarchitecture.com]
Sent: Tuesday, May 26, 2015 4:19 PM
To: Bruce Freckleton
Subject: 782 S. McDermott Road

Good afternoon Bruce-

Ada County requested a letter or email from the City of Meridian prior to our re-zone application for 782 S. McDermott Road. The site is within the Meridian area of impact, but is on a well and septic system. The site itself will not have an office or public services, just an open storage (mainly for boat storage). Ada County would like a letter stating the City will allow this to be constructed without services available. We are rezoning from RUT to M2.

Thank you so much for your time,
Have a wonderful day!

Jo Greer

Project Manager | AIT
1119 E. State St. Ste. 120
Eagle, Idaho 83616
p. 208.514.2713 Ext. 8202 (Office)
p. 208.229.8202 (Direct)
c. 208.989.0643
e. jo@alcarchitecture.com

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JUN 02 2015
ADA COUNTY
DEVELOPMENT SERVICES

Hi Perry-

The owner has decided to have open storage parking as opposed to structures. Would this help with the fire flow issue?

Thank you so much for your time,

Have a great day!

Jo Greer

ALC Architecture

p. 208.229.8202 (Direct)

c. 208.989.0643

From: Perry Palmer [mailto:ppalmer@meridiancity.org]

Sent: Monday, March 02, 2015 4:51 PM

To: Jo Greer

Subject: RE: McDermott Storage Project

Hi Jo,

I think this might have some potential. I do have some question though.

1. Is the plan to store motorhomes here
2. Will the buildings be open or enclosed
3. What will be the construction material
4. What is the square footage of the separations
5. Is the south side drivable (is the lateral piped?)

I would consider the facility to be an S-1 occupancy and the area separations would need to reflect that. The separations also need to extend up and through the roof.

I am sure I might have other questions after I get your responses, but we will go with this for now.

Thanks,

Perry

Perry Palmer, Deputy Chief of Fire Prevention

Meridian Fire Department

208-888-1234



Dedication, Loyalty, Tradition

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RECEIVED
JUN 02 2015
ADA COUNTY
DEVELOPMENT SERVICES

From: Jo Greer [<mailto:jo@alcarchitecture.com>]
Sent: Friday, February 27, 2015 3:47 PM
To: Perry Palmer
Subject: McDermott Storage Project

Good afternoon Perry-

The property owner would like to entertain the idea of adding firewalls to the storage buildings to meet the 3,600 SF square footage requirement. I have added the dividing lines to the structures to reflect this and would like to see what you think, and if this is something that would work.

Thank you so much for your time,
Have a wonderful day!

Jo Greer

Project Manager | AIT
1119 E. State St. Ste. 120
Eagle, Idaho 83616
p. 208.514.2713 Ext. 8202 (Office)
p. 208.229.8202 (Direct)
c. 208.989.0643
e. jo@alcarchitecture.com



RECEIVED
JUN 12 2015
ADA COUNTY
DEVELOPMENT SERVICES

MEMORANDUM



DATE: 4/10/2015

RE: 201500930-DA/MSP/ZC McDermott Storage

TO: Diana Sanders, Associate Planner

FROM: Mark Ferm, Ada County Building Official

Summary of Project:

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 located at 782 S McDermott Road.

Findings and Conditions:

The building division has no objections to the proposed use however the applicant should be aware that any structure built or installed will require a building permit and plans including a complete code analysis from an architect licensed in the State of Idaho.

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

Diana Sanders

From: Perry Palmer <ppalmer@meridiancity.org>
Sent: Tuesday, June 09, 2015 5:45 PM
To: Diana Sanders
Subject: 201500930-DA/MSP/ZC

Hi Diana,

On this one, I would want to see the site plan for access and separations. I have been in contact with the applicant's consultant so I don't expect any big surprises but I want to make sure what we talked about is actually reflected (since I haven't seen any plans since Jo and I talked last).

Thanks,
Perry

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



Dedication, Loyalty, Tradition

CONFIDENTIALITY NOTICE:

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



June 11, 2015

Diana Sanders
Ada County Development Services
200 W Front Street
Boise ID 83702

VIA EMAIL

RE: 201500930-DA-MSP-ZC SELF SERVICE STORAGE FACILITY

The Idaho Transportation Department (ITD) has reviewed the referenced development agreement, master site plan, and zoning change application for a Self Service Storage Facility at 782 S. McDermott Road north of I-84. ITD has the following comments:

1. Tax Parcel S1216325400 is within the future SH-16 corridor. ITD would like to encourage the County to review and apply our EIS right-of-way boundaries in this area so as to reduce unnecessary acquisition costs in the future.
2. I-84 is a full access controlled highway. No access will be reviewed or accepted to I-84.
3. Idaho Code 40-1910 does not allow any outdoor advertising within the right-of-way of any highway.
4. ITD has comprehensive rules governing outdoor advertising (IDAPA 39.03.60). IDAPA 39.03.60 also requires that signs not "dazzle or blind" drivers. The current trend toward high intensity signs has caused an increasing number of driver complaints on urban segments of the State Highway System.

If you have any questions, you may contact Shona Tonkin at 334-8341 or 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



CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

Return to:

RECEIVED JUN 16 2015 ADA COUNTY DEVELOPMENT SERVICES

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

Rezone # 201500930-DA/MSP/ZC

Conditional Use #

Preliminary / Final / Short Plat

Sect. 16

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

14. Reviewed By: [Signature] Date: 6/8/15

EXHIBIT 12 201500930 ZC-DA-MSP ALC ARCHITECTURE

Review Sheet [Signature]



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone # 201500930-DA/MSP/ZC

Conditional Use #

Preliminary / Final / Short Plat



- 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.
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high seasonal ground water
waste flow characteristics
bedrock from original grade
other
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community sewage system
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interim sewage
central water
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individual water
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food establishment
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child care center
beverage establishment
grocery store
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.
14. Reviewed By: [Signature]

Date: 7/24/15



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

Date: June 19, 2015

To: ALC Architecture
1119 E State #120
Eagle, ID 83616

Subject: ADA15-0044/ 201500930-AC
782 S McDermott Road
Marine Storage Yard

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

A. Findings of Fact

1.

a. Driveways

Driveway Width Policy: District policy 7207.9.3 restricts commercial driveways with daily traffic volumes over 1,000 vehicles to a maximum width of 36-feet. Most commercial driveways will be constructed as curb-cut type facilities if located on local streets. Curb return type driveways with 15-foot radii will be required for driveways accessing collector and arterial roadways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.9.1, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers with 15-foot radii abutting the existing roadway edge.

Gated Access Point Policy: District Policy 7207.4.3 states if an access point is to be gated, the gate or keypad (whichever is closer) shall be located a minimum of 50-feet from the adjacent street and an onsite turnaround shall be provided.

b. Staff Comments/Recommendations: The applicant should submit a driveway approach request to the ACHD Construction Department. The driveway approach request can be found at <http://www.achdidaho.org/Forms/Docs/Driveway Approach Request.pdf> or picked up in person at 3775 Adams Street, Garden City, ID 83714.

The applicant should construct the driveway a maximum of 36-feet in width and pave the driveway its full width at least 30-feet into the site beyond the edge of McDermott Road with 15-foot Radii pavement tapers.

If an access point is gated the applicant should locate the gate or keypad (whichever is closer) a minimum of 50-feet from the edge of McDermott Road. The applicant should provide an onsite turn around if access point is gated.

2. Interstate-84/ SH-16/ McDermott Road

- a. The Idaho Transportation Department is in the process of designing the State Highway 16 corridor, the corridor is currently designed to move traffic north and south between Interstate 84 and South Emmett. Currently an interchange is being designed near the intersection of Interstate 84 and South McDermott Road.
- b. Staff Comments/Recommendations: The applicant should coordinate with Ada County and the Idaho Transportation department as the proposed development appears to be within the area of impact of the SH-16/ I-84 interchange.

B. Site Specific Conditions of Approval

1. Submit an Driveway Approach Request to ACHD
2. Pave the driveway its full width (36-feet maximum), and 30-feet into the site beyond the edge of McDermott Road with 15-foot radii pavement tapers.
3. If gated, locate the gate or key pad (whichever is closer) a minimum of 50-feet from the edge of McDermott Road and construct an onsite turnaround.
4. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
5. Plans shall be submitted to the ACHD Development Review Department for plans acceptance, and impact fee assessment (if an assessment is applicable).
6. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

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
McDermott Rd	99-feet	Arterial	51	"F"
Franklin Rd	N/A	Principal Arterial	409	Better than "E"

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

Average Daily Traffic Count (VDT): *Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for McDermott Road north of Franklin Road was 634 on 3/18/2010.
- The average daily traffic count for Franklin Road east of McDermott Road was 415 on 4/30/2014.

If you have any questions, please feel free to contact me at (208) 387-6218.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dave Rader".

Dave Rader
Planner I
drader@achdidaho.org
Development Services
Ada County Highway District

CC: Project file,
Ada County, via e-mail
Mark and Louise Bird, via mail

Standard Conditions of Approval

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

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the 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.

MEMORANDUM



DATE: June 22, 2015

RE: Recommendation Regarding File 201500930 DA MSP ZC, Self-Storage at 782 McDermott Rd, Nampa, ID

TO: Diana Sanders, Associate Planner

FROM: Angela Gilman, Ada County Engineer

Diana,

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

- Master Application
- Detailed Letter

My comments and Conditions of Approval are as follows:

1. A Drainage Study and Drainage Plan need to be submitted in accordance with Ada County Code 8-4A-11.
2. Indicate how the storage spaces and drive isles will be delineated.
3. Provide documentation that the Meridian Fire Department is satisfied with the final construction documents.
4. Provide documentation of approval from Nampa Meridian Irrigation District regarding construction plans for piping the remaining portion of open ditch.
5. Indicate on plans the depth of surface material. Provide source information for 1" clean gravel and how it will be kept clean.
6. The standard and ADA parking space shall be identified on plan sheet. Describe method of delineation for parking spaces.
7. The applicant/engineer of record shall schedule a final inspection with me, the County Engineer, upon completion of the project.
8. Applicant shall comply with all EPA requirements regarding Notice of Intent (NOI) and erosion and sediment control plans for sites that disturb more than 1 acre.

Diana Sanders

From: Jim Morrison (Development Services) <Jim.Morrison@itd.idaho.gov>
Sent: Thursday, June 11, 2015 11:43 AM
To: Diana Sanders
Subject: RE: Ada County Application Transmittal Notice.
Attachments: Ada County 201500930-DA-MSP-ZC Self Service Storage Facility.pdf

Attached is ITD's response to the application indicated.

Jim Morrison
Development Services Manager
Work (208) 332-7191
Fax (208) 334-8917
jim.morrison@itd.idaho.gov



*****CONFIDENTIALITY NOTICE:** This e-mail message may contain legally privileged and confidential information exempt or prohibited from disclosure under applicable law. If you are not the intended recipient of this e-mail, please notify this sender immediately and do not deliver, distribute or copy this e-mail, or disclose its contents or take any action in reliance on the information it contains.

From: Diana Sanders [<mailto:dsanders@adaweb.net>]
Sent: Monday, June 08, 2015 9:23 AM
To: mreno@cdhd.idaho.gov; lbadihia@cdhd.idaho.gov; cmiller@compassidaho.org; tlaws@compassidaho.org; Jim Morrison (Development Services); Jim Morrison (Development Services); mhill@meridiantcity.org; meridianfire@meridiantcity.org; clittle@achdidaho.org; syarrington@achdidaho.org; Ryan Strain; Ryan Strain; Mark Ferm; Angela Gilman; Jerry Hastings; Jean Schaffer; Dale Ann Barton; Diana Sanders
Cc: Diana Sanders
Subject: Ada County Application Transmittal Notice.

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

File Number: 201500930-DA / MSP / ZC	X-Reference: NONE
Description: 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.	
Reviewing Body: P AND Z	Hearing Date: 7/16/2015
Applicant: ALC ARCHITECTURE	P&Z Recommendation:
Property: The property contains 5.923 acres and is located at 782 S MCDERMOTT RD NAMPA 83687, Section 16 3N 1W.	

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 6/23/2015. When responding, please reference the file number identified above. If responding by email, please send comments to dsanders@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,
DIANA SANDERS, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
dsanders@adaweb.net
(208) 287-7905

MEMORANDUM



DATE: 4/10/2015

RE: 201500930-DA/MSP/ZC McDermott Storage

TO: Diana Sanders, Associate Planner

FROM: Mark Ferm, Ada County Building Official

Summary of Project:

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 located at 782 S McDermott Road.

Findings and Conditions:

The building division has no objections to the proposed use however the applicant should be aware that any structure built or installed will require a building permit and plans including a complete code analysis from an architect licensed in the State of Idaho.

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



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

Date: June 19, 2015

To: ALC Architecture
1119 E State #120
Eagle, ID 83616

Subject: ADA15-0044/ 201500930-AC
782 S McDermott Road
Marine Storage Yard

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A. Findings of Fact

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a. Driveways

Driveway Width Policy: District policy 7207.9.3 restricts commercial driveways with daily traffic volumes over 1,000 vehicles to a maximum width of 36-feet. Most commercial driveways will be constructed as curb-cut type facilities if located on local streets. Curb return type driveways with 15-foot radii will be required for driveways accessing collector and arterial roadways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.9.1, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers with 15-foot radii abutting the existing roadway edge.

Gated Access Point Policy: District Policy 7207.4.3 states if an access point is to be gated, the gate or keypad (whichever is closer) shall be located a minimum of 50-feet from the adjacent street and an onsite turnaround shall be provided.

b. Staff Comments/Recommendations: The applicant should submit a driveway approach request to the ACHD Construction Department. The driveway approach request can be found at <http://www.achdidaho.org/Forms/Docs/Driveway Approach Request.pdf> or picked up in person at 3775 Adams Street, Garden City, ID 83714.

The applicant should construct the driveway a maximum of 36-feet in width and pave the driveway its full width at least 30-feet into the site beyond the edge of McDermott Road with 15-foot Radii pavement tapers.

If an access point is gated the applicant should locate the gate or keypad (whichever is closer) a minimum of 50-feet from the edge of McDermott Road. The applicant should provide an onsite turn around if access point is gated.

2. Interstate-84/ SH-16/ McDermott Road

- a. The Idaho Transportation Department is in the process of designing the State Highway 16 corridor, the corridor is currently designed to move traffic north and south between Interstate 84 and South Emmett. Currently an interchange is being designed near the intersection of Interstate 84 and South McDermott Road.
- b. Staff Comments/Recommendations: The applicant should coordinate with Ada County and the Idaho Transportation department as the proposed development appears to be within the area of impact of the SH-16/ I-84 interchange.

B. Site Specific Conditions of Approval

- 1. Submit an Driveway Approach Request to ACHD
- 2. Pave the driveway its full width (36-feet maximum), and 30-feet into the site beyond the edge of McDermott Road with 15-foot radii pavement tapers.
- 3. If gated, locate the gate or key pad (whichever is closer) a minimum of 50-feet from the edge of McDermott Road and construct an onsite turnaround.
- 4. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
- 5. Plans shall be submitted to the ACHD Development Review Department for plans acceptance, and impact fee assessment (if an assessment is applicable).
- 6. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

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
McDermott Rd	99-feet	Arterial	51	"F"
Franklin Rd	N/A	Principal Arterial	409	Better than "E"

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

Average Daily Traffic Count (VDT): *Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for McDermott Road north of Franklin Road was 634 on 3/18/2010.
- The average daily traffic count for Franklin Road east of McDermott Road was 415 on 4/30/2014.

If you have any questions, please feel free to contact me at (208) 387-6218.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Rader". The signature is written in a cursive, slightly slanted style.

Dave Rader
Planner I
drader@achdidaho.org
Development Services
Ada County Highway District

CC: Project file,
Ada County, via e-mail
Mark and Louise Bird, via mail

Standard Conditions of Approval

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

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the 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.

MEMORANDUM



DATE: June 22, 2015

RE: Recommendation Regarding File 201500930 DA MSP ZC, Self-Storage at 782 McDermott Rd, Nampa, ID

TO: Diana Sanders, Associate Planner

FROM: Angela Gilman, Ada County Engineer

Diana,

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

- Master Application
- Detailed Letter

My comments and Conditions of Approval are as follows:

1. A Drainage Study and Drainage Plan need to be submitted in accordance with Ada County Code 8-4A-11.
2. Indicate how the storage spaces and drive isles will be delineated.
3. Provide documentation that the Meridian Fire Department is satisfied with the final construction documents.
4. Provide documentation of approval from Nampa Meridian Irrigation District regarding construction plans for piping the remaining portion of open ditch.
5. Indicate on plans the depth of surface material. Provide source information for 1" clean gravel and how it will be kept clean.
6. The standard and ADA parking space shall be identified on plan sheet. Describe method of delineation for parking spaces.
7. The applicant/engineer of record shall schedule a final inspection with me, the County Engineer, upon completion of the project.
8. Applicant shall comply with all EPA requirements regarding Notice of Intent (NOI) and erosion and sediment control plans for sites that disturb more than 1 acre.

Diana Sanders

From: Perry Palmer <ppalmer@meridiacity.org>
Sent: Tuesday, June 09, 2015 5:45 PM
To: Diana Sanders
Subject: 201500930-DA/MSP/ZC

Hi Diana,

On this one, I would want to see the site plan for access and separations. I have been in contact with the applicant's consultant so I don't expect any big surprises but I want to make sure what we talked about is actually reflected (since I haven't seen any plans since Jo and I talked last).

Thanks,
Perry

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



Dedication, Loyalty, Tradition

CONFIDENTIALITY NOTICE:

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

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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.

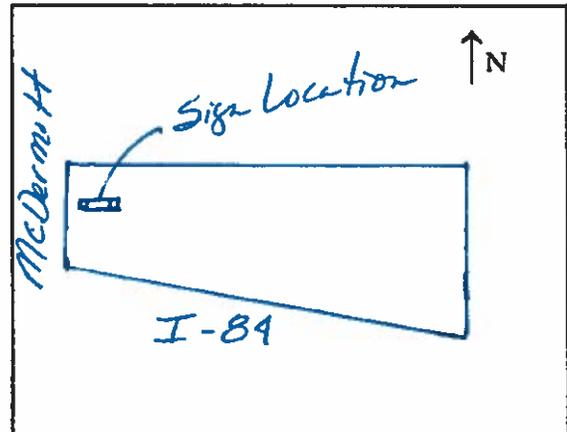
Please attach dated photographs of each sign with the certification.

PROJECT INFORMATION:

Location:	Quarter:	Section: <u>16</u>	Township: <u>3N</u>	Range: <u>1W</u>	Total Acres: <u>5.8</u>
Project Name: <u>Marine Storage Yard</u>				Lot:	Block:
Site Address: <u>7825 McDermott Road,ampa 83609</u>				Tax Parcel Number(s): <u>51216325400</u>	
File Number:				Date Posted: <u>July 6, 2015</u>	

APPLICANT: <u>ALC Architecture</u>			
Name: <u>Jo Greer</u>			
Address: <u>1119 E. State #120</u>			
City: <u>Engle</u>	State: <u>ID</u>	Zip: <u>83616</u>	
Telephone: <u>229-8202</u>	Fax:		
<p>I certify that the property was posted at least ten (10) days prior to the scheduled public hearing and have attached dated photographs of each sign in accordance with Section 8-7A-5 of the Ada County Code.</p>			
			
Signature: (Applicant)			Date

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



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

EXHIBIT 15
201500930 ZC-DA-MSP
ALC ARCHITECTURE

ADA COUNTY PUBLIC HEARING NOTICE

Ada County Planning & Zoning Commission

Ada County will hold a public hearing on July 16,

When: Ada County will hold a public hearing on July 16, 2015 at 6:00pm in the Commissioners Main Hearing Room #1235, on the first floor 200 W Front Street, Boise, ID

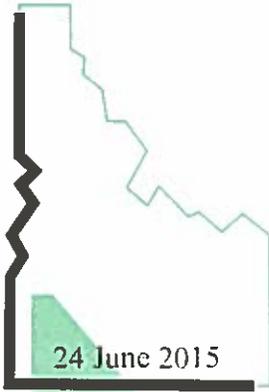
PURPOSE: A Zoning Map Amendment from RUT District to M2 Development Agreement & Master Site Plan for a Storage Facility, Self-Service (gated open storage) to include 113 Storage Spaces.

Property Size/Location: The property contains approximately 5.9 acres and is located at 782 S McDermott Road, Nampa, ID 83687 at the intersection of S McDermott Road & I-84, ID; Section 16 T. 3N, R1W

APPLICATION BY: ALC Architecture

PROJECT #201500930 ZC-DA-MSP

PLANNER/PHONE#: Diana Sanders /208-287-7905



ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH NAMP, IDAHO 83651-4395
FAX #208-466-0092



Ada County Development Services
200 W Front St.
Boise, ID 83702-7300

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

RE: 201500930-DA/MSP/ZC; 782 S. McDermott Rd.

Dear Development Services:

Nampa & Meridian Irrigation District (NMID) requires that a Land Use Change Application be filed, for review, prior to final platting. Please contact Suzy Hewlett at 466-7861 for further information.

All laterals and waste ways must be protected. The districts Jones Lateral splits and borders this property on the North side. The districts easement for the Jones Lateral at this location is a minimum of forty feet (40'); twenty feet (20') to each side of centerline (facing downstream).

This Lateral was tiled at the request of the land owners last fall. However, there was no mention of paving over the lateral. Engineering will need to be done, check pipe loading.

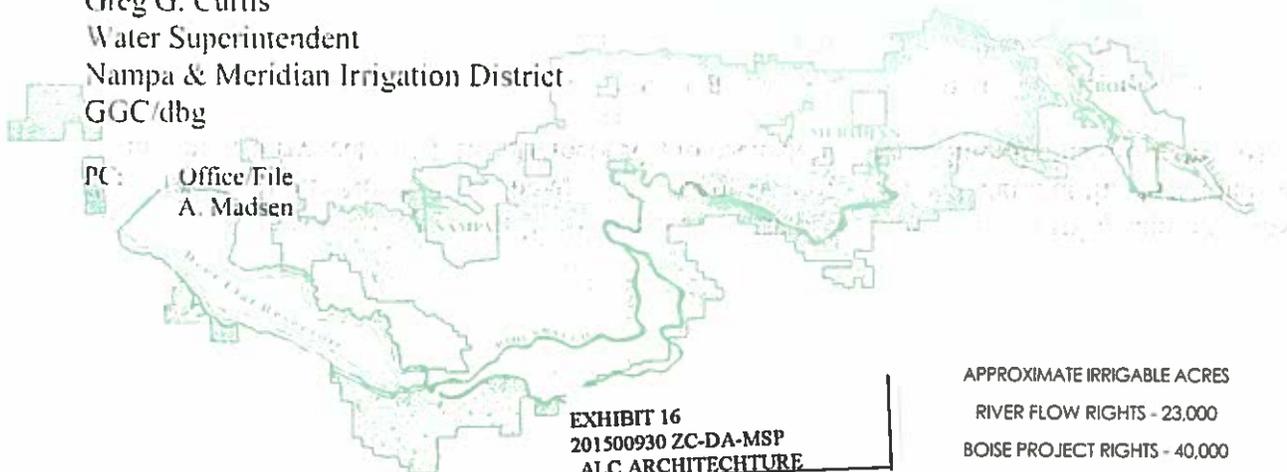
This easement must be protected. Any encroachment without a signed License Agreement and approved plan before any construction is started is unacceptable.

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, the Nampa & Meridian Irrigation District (NMID) must review drainage plans.

Sincerely,

Greg G. Curtis
Water Superintendent
Nampa & Meridian Irrigation District
GGC/dbg

PC: Office File
A. Madsen



**EXHIBIT 16
201500930 ZC-DA-MSP
ALC ARCHITECTURE**

APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

DS

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

29 June 2015

Jo Greer
ALC Architecture
1119 E. State St., Ste 120
Eagle, ID 83616

RE: Land Use Change Application – Property at 782 S. McDermott Rd.
Please note the District now requires three (3) sets of plans

Dear Mr. Greer:

Enclosed please find a Land Use Change Application for your use to file with the Irrigation District for its review on the above-referenced development. If this development is under a "rush" to be finalized, I would recommend that you submit a **cashier's check, money order or cash as payment** of the fees in order to speed the process up. If you submit a company or personal check, it must clear the bank before processing the application.

Should this development be planning a pressure urban irrigation system that will be owned, operated and maintained by the Irrigation District, I strongly urge you to coordinate with Greg G. Curtis, Water Superintendent for the Irrigation District, concerning the installation of the pressure system. Enclosed is a questionnaire that you must fill out and return in order to initiate the process of contractual agreements between the owner or developer and the Irrigation District for the ownership, operation and maintenance of the pressure urban irrigation system.

If you have any questions concerning this matter, please feel free to call on me at the District's office, or Greg G. Curtis, at the District's shop.

Sincerely,



Daren R. Coon, Secretary/Treasurer
NAMPA & MERIDIAN IRRIGATION DISTRICT

DRC/cmg

cc: File
Water Superintendent
Ada County Development Services 200 W. Front St. Boise, ID 83702-7300

enc.

COPY

APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000