



**TO: BOARD OF ADA COUNTY COMMISSIONERS**

**HEARING DATE: January 13, 2016**

**STAFF: Diana Sanders, Associate Planner**

**PROJECT NO.: 201503818 CU-MSP-V**

**APPLICANT: Glenn Walker**

### **INTRODUCTION**

A Conditional Use/Master Site Plan application for a Contractor's Yard for a landscaping business with 600 square feet of the existing outbuilding as office space and the remainder of the building for storage for a total square footage of 2,165. A variance application for the 100' setback requirement for properties located within a residential district. The property is within the RUT District. The property contains 6 acres and is located at 5445 W. Franklin Road, Section 16, T.3N, R.1W.

### **EXECUTIVE SUMMARY**

The applicant is proposing to use the existing outbuilding for the contractor's yard. The existing single-family residence will remain. The applicant proposes a total of eleven (11) parking spaces. A landscaping plan was submitted on October 26, 2015, which is in compliance with ACC 8-4F. A six foot vinyl fence is proposed around the storage yard.

In order for the applicant to have a contractor's yard/shop on the property the applicant is requesting a variance to seek relief from the development standard requiring all structures and storage areas to be located a minimum of 100 feet from any property line. The variance is needed to provide relief of an undue hardship relating to a physical characteristic of the property. The property only has a width of 220 feet and the applicant is proposing to utilize the existing structure on the property. Staff finds that this variance complies with the three (3) required findings of fact associated with a variance.

At the time this staff report was written the following agencies provided comments: will require a building permit and plans including a complete code analysis from a licensed architect; CDHD will require a septic permit for the structure; and ACHD has commented on the applicant's proposal.

No comments from surrounding properties have been received thus far.

## **RECOMMENDATION**

Based upon Staff's review of the application, staff concludes that this application complies with the Ada County Code and recommends approval to the 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.: 201503818 CU-MSP-V**

- 1 Master Application and checklist (7 pages)
- 2 Applicant's Detailed Letter (8 pages)
- 3 Site Plan (5 pages)
- 4 Idaho Fish & Game email (1 page)
- 5 Natural Features Analysis (3 pages)
- 6 Landscape plan (6 pages)
- 7 Office plan (2 pages)
- 8 Pre-application notes (5 pages)
- 9 Ada County Building Official comment received November 19, 2015 (1 page)
- 10 ACHD comment received November 16, 2015 (3 pages)
- 11 CDHD comment received November 24, 2015 (1 page)



# 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:

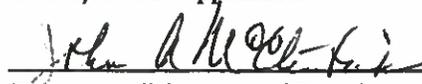
Section: 16 Township: 3N Range: 1W Total Acres: 16.0  
 Subdivision Name: 3N 1W 16 Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
 Site Address: 5445 W. FRANKLIN RD City: MERIDIAN  
 Tax Parcel Number(s): 21216120850  
 Existing Zoning: RUT Proposed Zoning: \_\_\_\_\_ Area of City Impact: MERIDIAN Overlay  
 District(s) \_\_\_\_\_

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### OFFICE USE ONLY

Project #: <u>201503818-CU-MSP-V</u>	Planning Fees/GIS:	Engineering Fees:
Received By: <u>BSF</u> Date: <u>10-26-15</u> Stamped <u>91</u>		

<b>APPLICANT/AGENT: (Please print)</b>	<b>ADDITIONAL CONTACT if applicable: (Please Print)</b>
Name: <u>GLENN WALKER</u>	Name: _____
Address: <u>136 E. IDAHO AVE #200</u>	Address: _____
City: <u>MERIDIAN</u> State: <u>ID</u> Zip: <u>83442</u>	City: _____ State: _____ Zip: _____
Telephone: <u>208.884.2824</u> Fax: <u>208.287.8166</u>	Telephone: _____ Fax: _____
Email: <u>glenn@newdesignarch.com</u>	Email: _____
I certify this information is correct to the best of my knowledge.	<b>ENGINEER/SURVEYOR if applicable: (Please Print)</b>
	Name: _____
	Address: _____
	City: _____ State: _____ Zip: _____
	Telephone: _____ Fax: _____
	Email: _____
 Signature: (Applicant)	
<u>10/12/15</u> Date	

<b>OWNER (S) OF RECORD: (Please Print)</b>	<b>OWNER (S) OF RECORD: (Please Print)</b>
Name: <u>JOHN MCCLINTICK</u>	Name: _____
Address: <u>5445 W. FRANKLIN RD.</u>	Address: _____
City: <u>MERIDIAN</u> State: <u>ID</u> Zip: <u>83442</u>	City: _____ State: _____ Zip: _____
Telephone: <u>208.888.6520</u>	Telephone: _____
Fax: <u>208.888.6530</u>	Fax: _____
Email: <u>jmcclintick@msm.com</u>	Email: _____
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.
 Signature: All Owner (s) of Record	
<u>10/12/15</u> Date	
	Signature: All Owner (s) of Record
	Date

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

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

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

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

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## CONDITIONAL USE CHECKLIST

A Conditional Use request requires a public hearing.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
	One paper copy and one electronic copy of all required submittals.	
✓	Completed and signed Master Application	✓
✓	DETAILED LETTER by the applicant fully describing the request or project and addressing the following:	✓
✓	Explain the proposed use, and all uses associated with the request.	✓
✓	Any other supporting information.	✓
✓	Address the standards in ACC 8-5-3 for proposed use(s):	✓
✓	Days of use: <u>Monday - Friday</u>	✓
✓	Hours of use: <u>7:30-5:30</u>	✓
✓	Duration of use(s): <u>March - November</u>	✓
X	MASTER SITE PLAN (If required)	
✓	NEIGHBORHOOD MEETING CERTIFICATION	✓
X	PRE-APPLICATION CONFERENCE NOTES	✓
N/A	SITE PLAN is not required if associated with a MSP.	
	Show existing and proposed structures.	
	Submit one electronic copy, one full sized plan and one 8 1/2"X 11" plan.	
✓	DEED (or evidence of proprietary interest)	✓
	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	
	<del>HILLSIDE (ACC 8-3H)</del>	
	<del>FLOOD HAZARD (ACC 8-3F)</del>	
	<del>WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)</del>	
	<del>SOUTHWEST PLANNING AREA (ACC 8-3C)</del>	
	<del>PLANNED UNIT DEVELOPMENT (ACC 8-3D)</del>	
	<del>BOISE RIVER GREENWAY (ACC 8-3G)</del>	
	<del>BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)</del>	
✓	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
	APPLICATION FEE: Call County or go to www.adaweb.net for fees	

See other

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

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

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## MASTER SITE PLAN CHECKLIST (ACC 8-4D)

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

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
	One paper copy and one electronic copy of all required submittals.	
✓	Completed and signed Master Application.	✓
✓	Completed Supplemental Information.	
✓	DETAILED LETTER by the applicant fully describing the request or project and address the information on supplemental sheet;	✓
✓	DEED or evidence of proprietary interest.	✓
✓	IDAHO DEPARTMENT OF FISH AND GAME LETTER.	✓
A-101 A-102 A-103	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)	
A-104	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)	
✓	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)	
N/A	LIGHTING (ACC 8-4H) (Address required information on supplemental sheet)	N/A
N/A	SIGN PLAN (ACC 8-4I)	N/A
	Indicate all proposed and existing signs.	
✓	NATURAL FEATURES ANALYSIS (ACC 8-4E-4D) see supplemental info.	✓
	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	
	<del>HILLSIDE DEVELOPMENT (ACC 8-3H)</del>	
	<del>FLOOD HAZARD (ACC 8-3F)</del>	
	<del>WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)</del>	
	<del>SOUTHWEST PLANNING AREA (ACC 8-3C)</del>	
	<del>PLANNED UNIT DEVELOPMENT (ACC 8-3D)</del>	
	<del>BOISE RIVER GREENWAY (ACC 8-3G)</del>	
	<del>BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)</del>	
	APPLICATION FEE: Call County or go to www.adaweb.net for fees	

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

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MSP SUPPLEMENTAL INFORMATION (to be completed by the applicant)	
<b>DETAILED LETTER MUST ADDRESS THE FOLLOWING (If applicable)</b>	
<input checked="" type="checkbox"/>	Proposed use (s):
<input checked="" type="checkbox"/>	Is the project associated with a Conditional Use YES <input checked="" type="checkbox"/> NO ( )
<input checked="" type="checkbox"/>	Conditional Use #
<input checked="" type="checkbox"/>	Area of city impact: <b>MERIDIAN</b>
<b>N/A</b>	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 # <b>NO</b>
<b>N/A</b>	Total square feet of all proposed structures: <b>0</b>
<input checked="" type="checkbox"/>	Hours of operation: <b>7:30AM - 5:30 PM</b>
<input checked="" type="checkbox"/>	Days of operation: <b>MONDAY - FRIDAY, MARCH - NOVEMBER</b>
<input checked="" type="checkbox"/>	Required parking: <b>9 SPACES</b>
<input checked="" type="checkbox"/>	Required bicycle parking: <b>1 SPOT</b>
<input checked="" type="checkbox"/>	Required ADA parking: <b>1 SPOT</b>
<input checked="" type="checkbox"/>	Number of employees during the largest shift: <b>7 INCLUDING OWNERS</b>
<input checked="" type="checkbox"/>	Maximum number of patrons expected: <b>NONE</b>
<b>N/A</b>	Outdoor speaker system YES ( ) NO <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Proposed Sewer: <b>existing</b>
<input checked="" type="checkbox"/>	Proposed Water: <b>existing</b>
<input checked="" type="checkbox"/>	Pressurized Irrigation YES <input checked="" type="checkbox"/> NO ( ) <b>existing</b>
	Multifamily structures shall have varied setbacks within the same structure and staggered and/or reversed unit plans. Structures within a multi-family development shall be rotated, staggered, and/or reversed.
	Explain if the utilities are underground or if screening is provided.
<b>SITE PLAN</b>	
<input checked="" type="checkbox"/>	Structure location.
	Pedestrian access and circulation.
<input checked="" type="checkbox"/>	Building elevations.
<input checked="" type="checkbox"/>	Well locations.
	Drain fields.
<input checked="" type="checkbox"/>	Hydrant location, fire department access, fire flow resources, etc. <b>NONE</b>
<input checked="" type="checkbox"/>	Pressurized Irrigation if required. <b>EXISTING</b>
<input checked="" type="checkbox"/>	Parking plan. (required) ACC 8-4G
<input checked="" type="checkbox"/>	ADA parking identified.
	Automobile access and circulation.
<input checked="" type="checkbox"/>	Lighting plan. (condition of approval) ACC 8-4H <b>EXISTING</b>
<input checked="" type="checkbox"/>	Sign Plan. (If proposed, condition of approval) ACC 8-4I <b>NONE</b>
<b>LANDSCAPING (If applicable)</b>	
<input checked="" type="checkbox"/>	Location, size, type, 75% maturity
<input checked="" type="checkbox"/>	Vegetation to be saved YES <input checked="" type="checkbox"/> NO ( )
<input checked="" type="checkbox"/>	Phased project YES ( ) NO <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Verification that standards are met.
<input checked="" type="checkbox"/>	Fences over 100' YES ( ) NO <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Size at planting:
<input checked="" type="checkbox"/>	Flood Hazard Overlay YES ( ) NO <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Sound walls YES ( ) NO <input checked="" type="checkbox"/>

	Outdoor speakers	YES ( ) NO <input checked="" type="checkbox"/>	
	Perimeter Landscaping & Screening		
	Required landscape points:	996 - TOTAL	
	Minimum landscape width:	20' NORTH, 6' EAST, 6' SOUTH, 6' WEST	
	Parking Area Landscaping & Screening		
	% of Shading required:	N/A	
	Screening	YES ( ) NO <input checked="" type="checkbox"/>	
	Pedestrian access required	YES ( ) NO <input checked="" type="checkbox"/>	
<b>PARKING</b>			✓
<input checked="" type="checkbox"/>	Identify all off street parking and loading.		
<input checked="" type="checkbox"/>	Phased project	YES ( ) NO <input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	Restrictions on use	YES ( ) NO <input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	Within 300' of the entrance:	YES <input checked="" type="checkbox"/> NO ( )	
<input checked="" type="checkbox"/>	Joint Parking Agreement (Submitt copy)	YES ( ) NO <input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	Identify width, angle, and depth of parking spaces.		
<input checked="" type="checkbox"/>	Address Bicycle Parking. 1 BICYCLE PARKING		
<input checked="" type="checkbox"/>	List the number of required spaces for cars, bikes: 9 CAR PARKING + 1 HANDICAP		
<input checked="" type="checkbox"/>	List the number of off street loading spaces: N/A		
<input checked="" type="checkbox"/>	List dimensionsof off street loading spaces: N/A		
	Detailed description of proposed paving materials.		
<b>LIGHTING (If applicable)</b>			N/A
N/A	Setbacks of the proposed lights:		
N/A	Maximum Height:		
N/A	Floodlights	YES ( ) NO ( )	
N/A	Shielding	YES ( ) NO ( )	
<b>NATURAL FEATURES ANALYSIS</b>			
<input checked="" type="checkbox"/>	HYDROLOGY. ACC 8-4E-4D1		
<input checked="" type="checkbox"/>	SOILS ACC 8-4E-4D2		
<input checked="" type="checkbox"/>	TOPOGRAPHY ACC 8-4E-4D3		
<input checked="" type="checkbox"/>	VEGETATION ACC 8-4E-4D4		
<input checked="" type="checkbox"/>	SENSITIVE PLANT AND WILDLIFE SPECIES ACC 8-4E-4D5		
<input checked="" type="checkbox"/>	HISTORIC RESOURCES ACC 9-4E-4D6		
<input checked="" type="checkbox"/>	HAZARDOUS AREAS ACC 8-4E-4D7		
<input checked="" type="checkbox"/>	IMPACT ON NATURAL FEATURES ACC 8-4E-4D8		

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10/12/2015

Attn: Ada County Development Serv.  
200 W Front St, 2<sup>nd</sup> Floor  
Boise, ID 83706

Re: Perfect Earth Landscaping Contractor's Lot

Narrative Letter / CUP Application.

Please find the attached a Conditional Use Permit Application for the Perfect Earth Landscaping Contractor's Lot. The project is located at 5445 W. Franklin Road, between N McDermott Rd. and N Black Cat Rd. on Franklin. The subdivision is 3N, 1W, 16, Parcel # S1216120850 and the Zone is RUT. The project will consist of adding parking, updating the downstairs restroom, adding landscaping, and making first 1/3 of the property into a contractor's yard. The area of city impact is the City of Meridian.

The main plan of this project is to convert 1/3 of the property up front into a contractor's yard for storage of equipment & using the existing building for office & warehouse. The existing residential house on site will continue to be used as a residence for the previous owner of the property and the back 2/3 of the property will be used for agricultural uses.

The area where the project is located is not currently a subdivision, it is a rural area, and has not gone through the Master Site Plan Application, Conditional Use Application or the Variance Application process. It has gone through the pre-application conference and we are attaching the notes. All the Civil Engineering is complete along with all landscape design and Architectural changes.

We will be providing off street parking, handicap parking, and landscaping. There will be access roads in and out for the contractor's area and for the farming area. This facility will be used as a business, and partially as a residence and agriculture use as well.

In regards to 8-5-3-30: Contractor's Yard or Shop and the standards our answers are as follows: **8-5-3-30: Contractor's Yard or Shop.**

A. General Standards:

1. *If the property is located in a residential or rural base district, all structures or outdoor storage areas shall be located a minimum of one hundred feet (100') from any property line abutting other property. The one hundred foot (100') buffer from the property line shall have a vegetative ground cover and shall be regularly maintained to prevent weed growth. All structures and outdoor storage areas shall be depicted on the master site plan.*

The structures that are going to be used are already existing buildings. No new buildings are planned at this time. Part of this project is to rejuvenate the buildings that are currently on the property. We will also be adding ground cover and landscaping to prevent weed growth.

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

Owner will be fencing in the contractor's yard with a 6ft. high vinyl fence. The agriculture area will also be fenced off with a 6ft. high vinyl fence. No other additional storage areas will be added. The owner will be adding additional parking spaces; the front area / parking area will be asphalt.

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

This site will not be used as a junkyard or automobile wrecking yard.

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

The residence on the property will be used and maintained by the previous owner of the property.

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

This site will have direct access from Franklin Rd.

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

No maintenance will be done on site. Everything will be done at a mechanic's shop.

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

The office area in the main building is less than 600 Sq.Ft.

8. *Parking area improvements shall comply with the standards found in chapter 4, article G of this title and shall be delineated on the master site plan or parking plan. No on street parking of vehicles or equipment associated with the use is allowed.*

To comply with the standards, we will be providing 12 parking spaces including 1 that is handicap accessible.

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

The Owner will follow all noise ordinances.

10. *Hours of operation shall be limited between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. unless otherwise approved or restricted with a conditional use permit.*

The Owner will follow hour of operation ordinances.

11. *No retail sales associated with a contractor's yard or shop may occur on the property unless retail sales are approved with a different use that allows retail sales.*

No retail sales are needed on the property.

12. *A building permit may be required for the change in use or occupancy of any existing structure, or portion thereof, used in association with a contractor's yard or shop.*

We will receive a permit to make changes to the existing building as required.

13. *For the duration of the approval, the use shall be subject to zoning inspection upon advanced notice and request by the Ada County development services department. If a permit holder refuses to allow inspection of the premises by the development service department, the approved zoning certificate or conditional use permit may be revoked.*

This is understood by the owner.

B. Additional Standards: Additional standards for a contractor's yard or shop permitted as a conditional use:

1. *The following shall be considered as part of the review of an application for a conditional use permit for a contractor's yard or shop:*

a. *The proximity of existing dwellings; this is already an existing building.*

b. *The number of employees; 7 including the owners*

c. *The hours and days of operation; Monday through Friday; 7:30am to 5:30pm; March to November*

d. *Dust; We will be paving all the areas where vehicles will be utilizing and adding gravel to the yard area. So this item will not be an issue.*

e. *Noise; this shouldn't be an issue but the owner is going to provide a 6' vinyl fence surrounding the yard to assist with keeping noise down.*

f. *Outdoor loading; The owner will require loading, but the loading will occur inside the site behind the fence area.*

g. *Traffic; There shouldn't be an impact on traffic.*

h. *Landscaping and screening; We will be renovating the landscaping to make the area look more presentable. The owner will to provide a 6' vinyl fence to screen the yard area and agriculture area.*

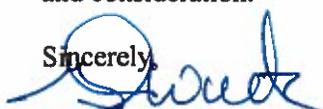
i. *Other; We are not adding any additional exterior lighting*

2. *The duration of a conditional use permit for a contractor's yard or shop shall be limited. The conditional use permit shall expire five (5) years following the approval date, or upon annexation of the subject property into a city, whichever occurs first. Upon expiration of the conditional use permit, all equipment and materials stored outdoors shall be removed within thirty (30) days from the subject property. (Ord. 389, 6-14-2000; amd. Ord. 743, 2-10-2010)*

We hope this project will be acceptable to the planning department. We feel that this project will create a positive impact in the area and substantially increase the property value; while fulfilling the needs of the owners.

Please call if you have any questions or concerns and we can discuss the options. Thank you for your time and consideration.

Sincerely,

  
Glenn Walker, AIA

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9/23/2015

Attn: Ada County Development Serv.  
200 W Front St, 2<sup>nd</sup> Floor  
Boise, ID 83706

Re: Perfect Earth Landscaping Contractor's Lot

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OCT 26 2015  
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DEVELOPMENT SERVICES

Narrative Letter:

Please find the Variance Permit Application for the Perfect Earth Landscaping Contractor's Lot. The project is located on W. Franklin Road between N Pine Cone Ln and N Black Cat Rd. Subdivision 3N, 1W, 16, Parcel # s1216120850 and the Zone is RUT. The project will consist of adding parking, updating the downstairs restroom, adding landscaping, and making first 1/3 of the property into a contractor's yard. The area of city impact is the City of Meridian.

The reason we are asking for a variance is in regards to ACC 8-5-3-30: Contractor's Yard or Shop. A:1 states that "If the property is located in a residential or rural base district, all structures or outdoor storage areas shall be located a minimum of one hundred feet (100') from any property line abutting other property. The one hundred foot (100') buffer from the property line shall have a vegetative ground cover and shall be regularly maintained to prevent weed growth. All structures and outdoor storage areas shall be depicted on the master site plan."

The issue that we have with this code is that it is infeasible for the company to have a 100' set back in all directions. The building is already existing and we are trying to make everything align with code. We meet the code on the west and south side of the building, but on the east side we have a 50'-9" setback and from the north (off of the main road) we have a 69'-10" setback.

The reason this variance wouldn't create a special privilege is because of the fact that this building is existing and currently being used as a contractor's yard. We are trying to keep everything to code and if this variance is not granted it will provide undue hardship not only on the economical side, as it would cost entirely too much to move the building to follow all codes, but it is absolutely infeasible. A Perfect Earth is attempting to use a building that is existing, instead of building new and/ or moving the existing building. They are attempting to take a building that is not beautiful and renovate it to create a thriving and energetic building area.

There is no impact to public health, safety or welfare. In fact this project does the exact opposite. The changes that we are proposing will clean up a run down area and make it a safer environment.

The company has been leasing this building unaware that it was not up to code, it was during the purchase of the building that they found that they were not up to standards.

We are following all codes including Idaho Code 67-6516 to receive this variance and are supplying all of the supplemental information to do so.

We hope this project will be acceptable to the planning department. We feel that this project will create a positive impact in the area and substantially increase the property value; while fulfilling the needs of the owners.

Please call if you have any questions or concerns and we can discuss the options. Thank you for your time and consideration.

Sincerely,



Glenn Walker, AIA

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OCT 26 2015  
ADA COUNTY  
DEVELOPMENT SERVICES



9/3/2015

Attn: Ada County Development Serv.  
200 W Front St, 2<sup>nd</sup> Floor  
Boise, ID 83706

Re: Perfect Earth Landscaping Contractor's Lot

Narrative Letter:

Please find the attached Master Site Plan Application for the Perfect Earth Landscaping Contractor's Lot. The project is located on W. Franklin Road between N Pine Cone Ln and N Black Cat Rd. Subdivision 3N, 1W, 16, Parcel # s1216120850 and the Zone is RUT. The project will consist of adding parking, updating the downstairs restroom, adding landscaping, and making first 1/3 of the property into a contractor's yard. The area of city impact is the City of Meridian.

This is not a modification of an approved master site plan. Days of operation are Monday thru Friday, March thru November.

The main plan of this project is to convert 1/3 of the property up front into a contractor's yard for storage of equipment & using the existing building for office & warehouse. The existing residential house on site will continue to be used as a residence for the previous owner of the property and the back 2/3 of the property will be used for agricultural uses.

The area where the project is located is not currently a subdivision, it is a rural area, and has not gone through the Master Site Plan Application, Conditional Use Application or the Variance Application process. It has gone through the pre-application conference and we are attaching the notes. All the Civil Engineering is complete along with all landscape design and Architectural changes.

We will be providing off street parking, handicap parking, and landscaping. There will be access roads in and out for the contractor's area and for the farming area. This facility will be used as a business, and partially as a residence.

In regards to 8-5-3-30: Contractor's Yard or Shop and the standards our answers are as follows: **8-5-3-30:**

**A. General Standards:**

1. If the property is located in a residential or rural base district, all structures or outdoor storage areas shall be located a minimum of one hundred feet (100') from any property line abutting other property. The one hundred foot (100') buffer from the property line shall have a vegetative ground cover and shall be regularly maintained to prevent weed growth. All structures and outdoor storage areas shall be depicted on the master site plan.

The structures that are going to be used are already existing buildings. No new buildings are planned at this time. Part of this project is to rejuvenate the buildings that are currently on the property. We will also be adding ground cover to prevent weed growth.



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

No additional storage areas are to be added. Excluding the areas that will be used to park the vehicles used by the company.

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

This will not be an issue.

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

The residence on the property will be used and maintained by the previous owner of the property.

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

We have direct access from Franklin Rd.

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

No maintenance will be done on site. Everything will be done at a mechanic's shop.

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

The office area in the main building is less than 600 Sq.Ft.

8. Parking area improvements shall comply with the standards found in chapter 4, article G of this title and shall be delineated on the master site plan or parking plan. No on street parking of vehicles or equipment associated with the use is allowed.

To comply with the standards we will be providing 10 parking spaces including 1 that is handicap accessible.

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

The Owner will follow all noise ordinances.

10. Hours of operation shall be limited between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. unless otherwise approved or restricted with a conditional use permit.

The Owner will follow hour of operation ordinances.

11. No retail sales associated with a contractor's yard or shop may occur on the property unless retail sales are approved with a different use that allows retail sales.

No retail sales are needed on the property.

12. A building permit may be required for the change in use or occupancy of any existing structure, or portion thereof, used in association with a contractor's yard or shop.

We will receive a permit to make changes to the existing building as required.

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13. For the duration of the approval, the use shall be subject to zoning inspection upon advanced notice and request by the Ada County development services department. If a permit holder refuses to allow inspection of the premises by the development service department, the approved zoning certificate or conditional use permit may be revoked.

This is understood by the owner.

**B. Additional Standards:** Additional standards for a contractor's yard or shop permitted as a conditional use:

1. The following shall be considered as part of the review of an application for a conditional use permit for a contractor's yard or shop:
  - a. The proximity of existing dwellings; this is already an existing building.
  - b. The number of employees; 7 including the owners
  - c. The hours and days of operation; Monday through Friday; 7:30am to 5:30pm; March to November
  - d. Dust; this should not be an issue.
  - e. Noise; this shouldn't be an issue but the owner is going to provide a 6' vinyl fence on the East side to assist with keeping noise down.
  - f. Outdoor loading; We do need to have loading outdoors since they are working in the landscaping field.
  - g. Traffic; There shouldn't be an impact on traffic.
  - h. Landscaping and screening; We will be renovating the landscaping to make the area look more presentable. The owner will to provide a 6' vinyl fence on the East side.
  - i. Other: We are not adding any additional exterior lighting
2. The duration of a conditional use permit for a contractor's yard or shop shall be limited. The conditional use permit shall expire five (5) years following the approval date, or upon annexation of the subject property into a city, whichever occurs first. Upon expiration of the conditional use permit, all equipment and materials stored outdoors shall be removed within thirty (30) days from the subject property. (Ord. 389, 6-14-2000; amd. Ord. 743, 2-10-2010)

We hope this project will be acceptable to the planning department. We feel that this project will create a positive impact in the area and substantially increase the property value; while fulfilling the needs of the owners.

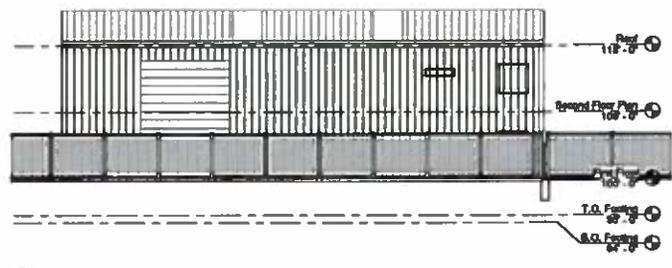
Please call if you have any questions or concerns and we can discuss the options. Thank you for your time and consideration.

Sincerely,

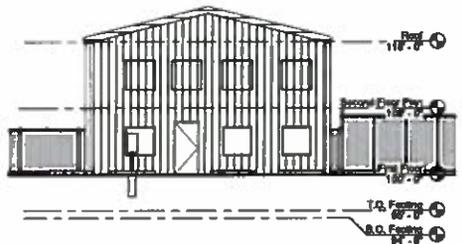
Glenn Walker, AIA

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OCT 28 2015  
ADA COUNTY  
DEVELOPMENT SERVICES

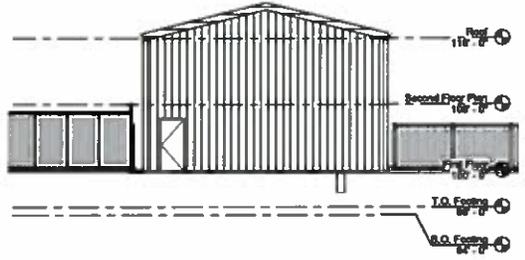
EXHIBIT 3  
 201503818 CU-MSP-V  
 GLENN WALKER



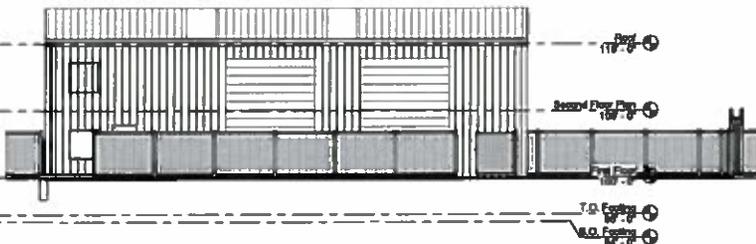
East  
1/8" = 1'-0"



North  
1/8" = 1'-0"

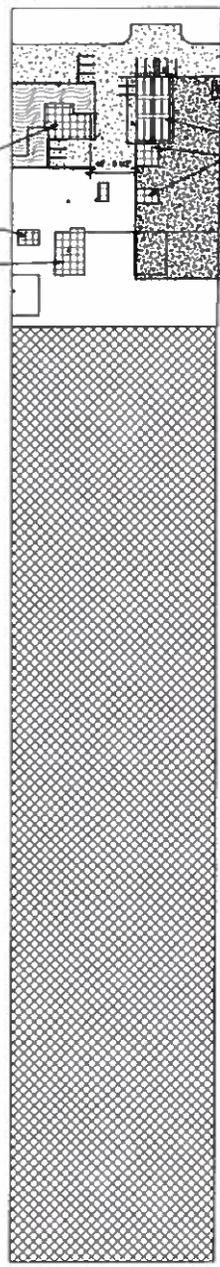
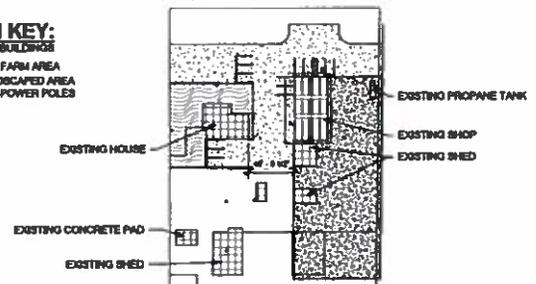


South  
1/8" = 1'-0"



West  
1/8" = 1'-0"

**REGION KEY:**  
 [Symbol] EXISTING BUILDINGS  
 [Symbol] EXISTING FARM AREA  
 [Symbol] NON LANDSCAPED AREA  
 [Symbol] EXISTING POWER POLES



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**neudesign**  
ARCHITECTURE

110 E. Main Ave. #200  
Meriden, ID 83453  
208.344.2034

PERFECT EARTH LANDSCAPING  
 CONTRACTOR'S YARD

3443 W. PRINCETON RD., MERIDEN, IDAHO 83452

---

**DRAFT FOR MEETING**

DO NOT SCALE DRAWINGS

DESIGNED BY	DATE
BPB	10/23/2015
SCALE @ 1/4" = 1'-0"	208.344.2034
As Indicated	15296

PROJECT: **A-101**

Site Plan

CLIENT:

DATE:

DESCRIPTION:

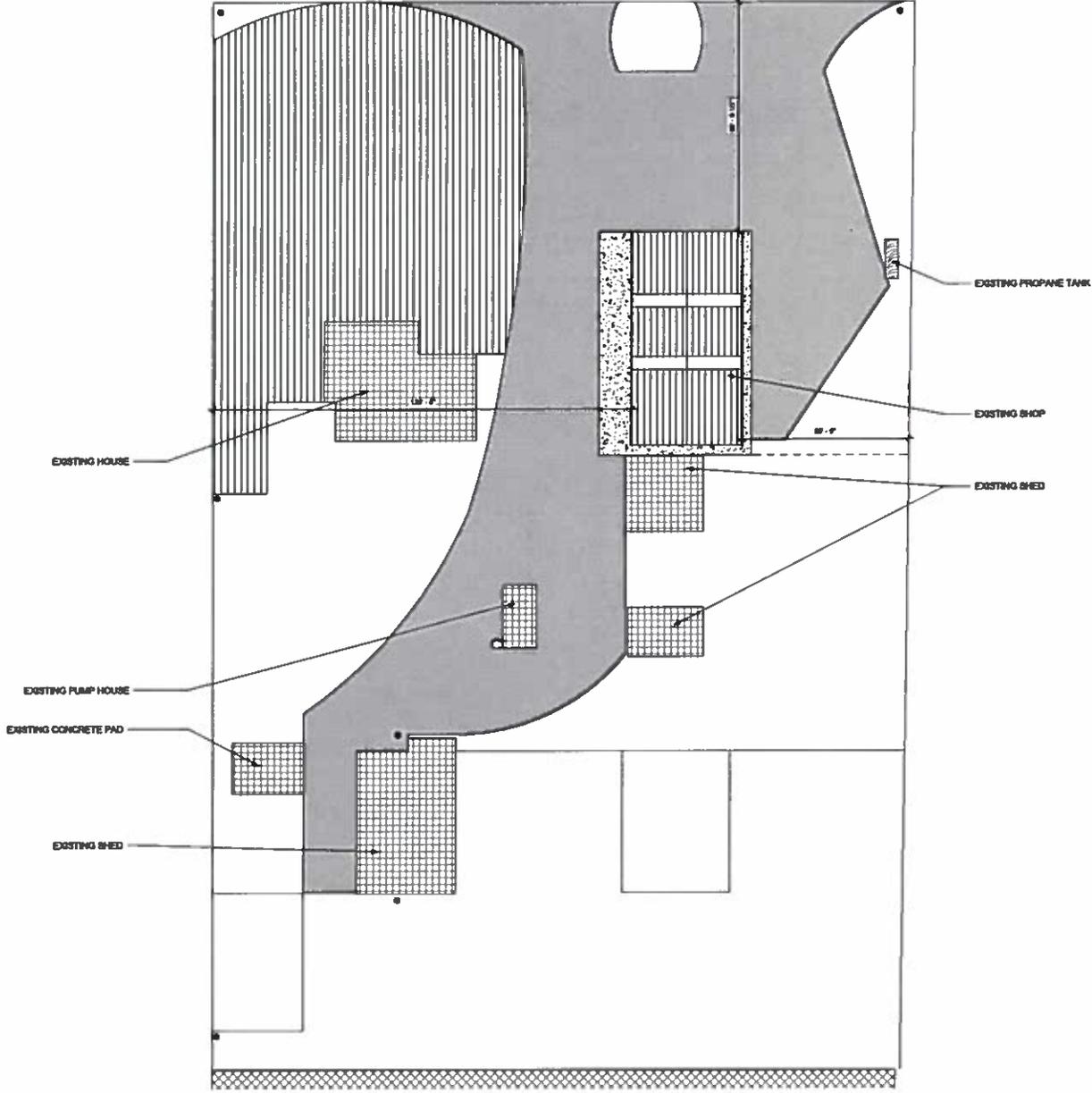
SCALE:

PROFESSIONAL SEAL

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**REGION KEY:**

-  - EXISTING BUILDINGS
-  - EXISTING GRAVEL DRIVEWAY
-  - EXISTING LANDSCAPED AREA
-  - EXISTING FARM AREA
-  - NON LANDSCAPED AREA
-  - EXISTING POWER POLES



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① Enlarged Site Plan Existing  
1/4" = 1'-0"

**neudesign**  
ARCHITECTURE

130 E. Shelby Ave. #200 Meridian, ID 83436  
208.384.2634

PERFECT EARTH LANDSCAPING  
CONTRACTOR'S YARD

8408 W. PAULSLIN RD., MERIDIAN, IDAHO 83402

CLIENT: 

DATE: 

PROFESSIONAL SEAL

**DRAFT FOR MEETING**

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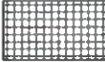
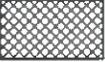
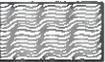
DESIGNED BY	DATE
BPB	03/20/15
SCALE @ 1/4" = 1'-0"	2ND REVISION
1/4" = 1'-0"	12/26

PROJECT: **A-102**

Enlarged Site Plan Existing

THIS DRAWING AND ALL WORK CONTAINED HEREON IS THE PROPERTY OF NEUDESIGN ARCHITECTURE, L.L.C. ALL RIGHTS ARE RESERVED. NEUDESIGN ARCHITECTURE, L.L.C. 1318 E. MAIN AVENUE, SUITE 200, MOUNTAIN VIEW, INDIANA 46049. PHONE: 317.834.3234 FAX: 317.834.3234

**REGION KEY:**

-  - EXISTING BUILDINGS
-  - EXISTING FARM AREA
-  - NEW LANDSCAPED AREA
-  - EXISTING LANDSCAPING
-  - EXISTING POWER POLES

**PARKING NOTES:**

- PER CODE WE HAVE INCLUDED 12 PARKING SPOTS FOR PARKING, 1 FOR EACH OF THE 7 EMPLOYEES AND 5 FOR THE SQUARE FEET OF THE BUILDING.
- PER CODE WE HAVE INCLUDED ONE HANDCAP ACCESSIBLE PARKING SPACE WITH A 5' AISLE ADJACENT TO THE SPACE, AND A SIGN BOTH ON THE GROUND AND AT EYE LEVEL INDICATING THAT IT IS RESERVED FOR HANDICAPPED PERSONS.
- PER CODE WE HAVE INCLUDED ONE BICYCLE RACK.
- ALL PARKING SPACES ARE LOCATED WITHIN 300' OF THE MAIN ENTRANCE TO THE BUILDING.
- ALL PARKING SPACES TO BE 9' X 18'.

**PARKING MATERIALS:**

- PER CODE WE HAVE INCLUDED 12 PARKING SPOTS FOR PARKING, 1 FOR EACH OF THE 7 EMPLOYEES AND 5 FOR THE SQUARE FEET OF THE BUILDING.

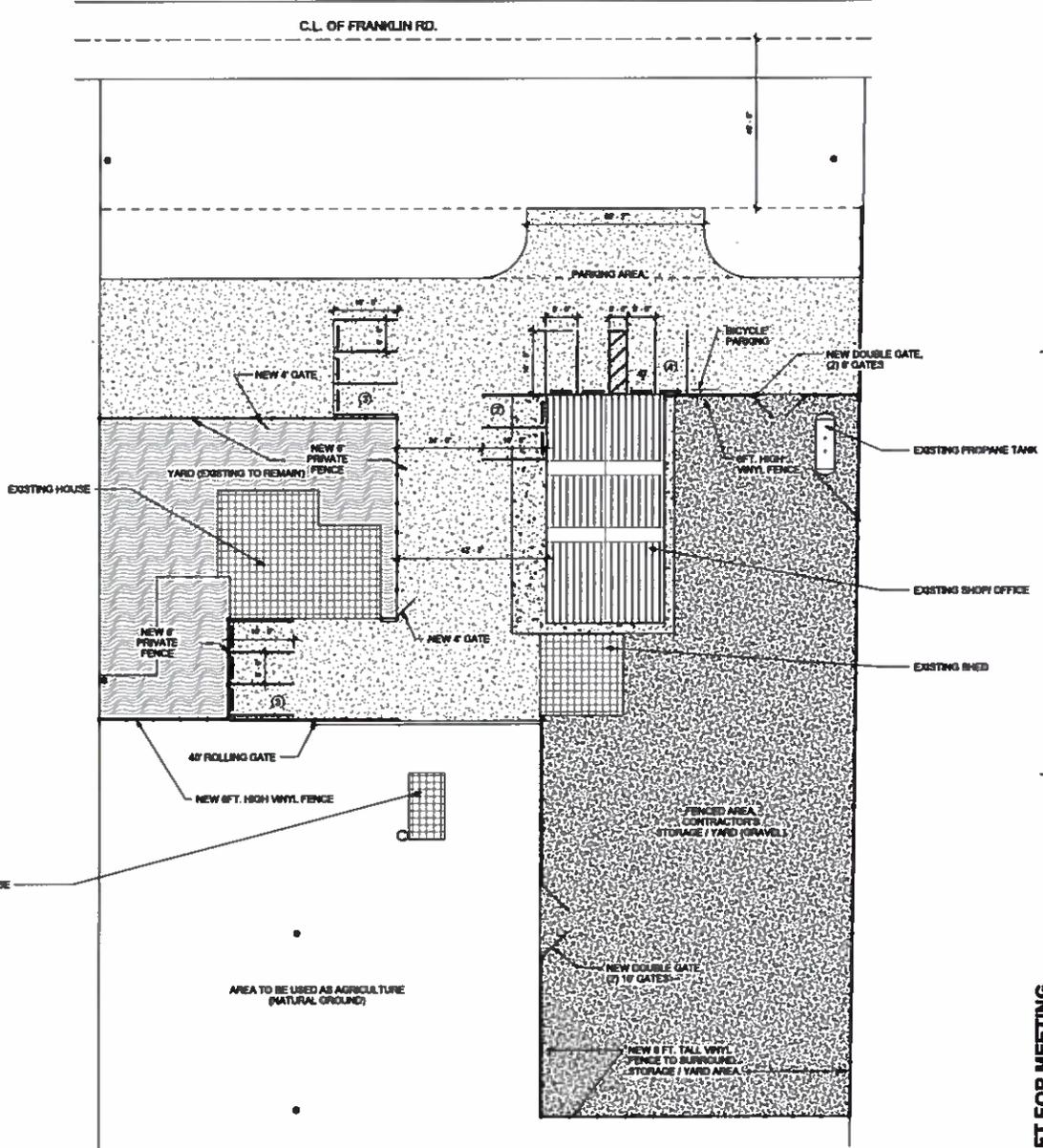
**SITE INFORMATION**

- TOTAL SITE ACRES: 281360 sq. ft., 6.0 ACRES
- BUILDING AREA: 2168 sq. ft. (1%) EXISTING
- RESIDENCE: 1468 sq. ft. (3%) EXISTING
- SITE COVERAGE: 3620 sq. ft. (1.3%)
- SHOP OFFICE: 2138 sq. ft. (1%)
- RESIDENCE: 1468 sq. ft. (3%)
- PAVED AREA: 13007 sq. ft. (5%)
- LANDSCAPING: 207869 sq. ft. (80%)
- CONCRETE PAD: 9138 sq. ft. (1%)
- MISC: 33815 sq. ft. (12.0%)

**PROJECT TEAM**

OWNER: JOHN MCCOINTICK  
 DESIGNER: PERFECT EARTH LANDSCAPING  
 ARCHITECT: NEUDESIGN ARCHITECTURE, L.L.C.

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1318 E. MAIN AVENUE, SUITE 200  
 MOUNTAIN VIEW, INDIANA 46049

**PERFECT EARTH LANDSCAPING**  
**CONTRACTOR'S YARD**

6448 W. FRANKLIN RD., MERRILLVILLE, INDIANA 46402

---

**DRAFT FOR MEETING**

CLIENT: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

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DATE:	02/20/15
SCALE:	AS SHOWN
PROJECT:	1205

**A-103**

Entitled Site Plan Proposed

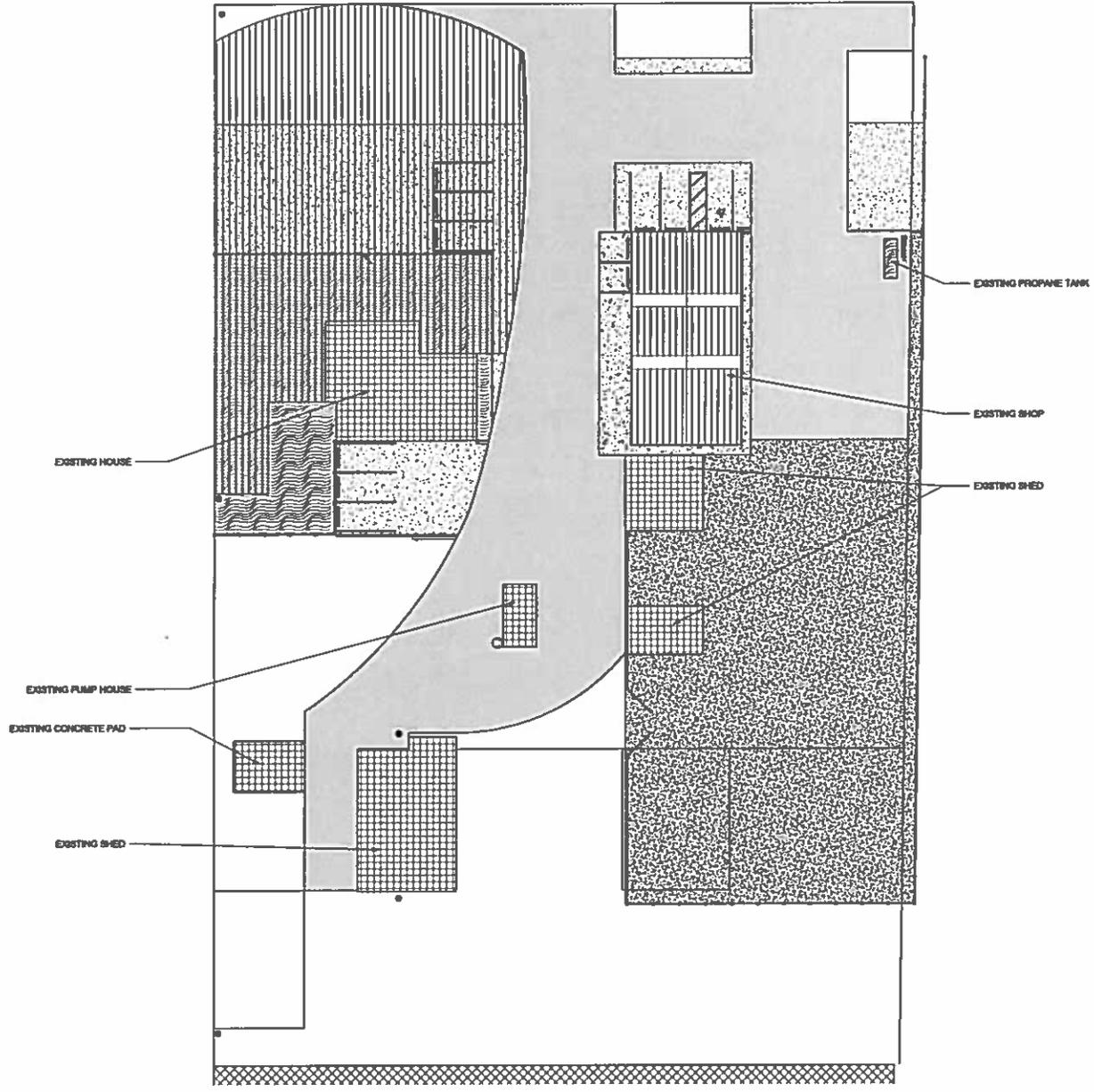
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**REGION KEY:**

-  - EXISTING BUILDINGS
-  - EXISTING GRAVEL DRIVEWAY
-  - EXISTING LANDSCAPED AREA
-  - EXISTING FARM AREA
-  - NON LANDSCAPED AREA
-  - EXISTING POWER POLES

**NATURAL FEATURES ANALYSIS**

1. **Hydrology:** There are no natural surface drainage patterns on this site. No streams, no natural drainage swales, no ponds, no lakes and no wetlands. This site is classified as Zone X - which is not located in the flood plain. Also the site does not have high seasonal ground water areas.
2. **Soils:** The types of soils on site are as follows: 75% Power silt loam, 25% Prabaz silt loam, the remaining is McCas silt loam. Slopes are less than 2%. The Power silt loam is very deep and well drained. Typical surface layer is light brownish gray silt about 10" thick.
3. **Topography:** The site terrain is fairly flat, the site slopes from South to North, North being the low portion of the site near the road. The elevation in the rear of the site near the back south property line is 2544.18 ft. the elevation in the front of the site near the front north property line is 2542.139 ft and a 2 foot drop. In approx. 1,300 feet the site slopes down at 2 feet which is about a 0.15% slope.
4. **Vegetation:** Existing vegetation has Live Bushes and Kentucky Blue Grass along with native woods. As for the trees on site there is a dead Walnut tree, one apple, peach and cherry trees.
5. **Sensitive Plant And Wildlife Species:** There are no sensitive plants or wildlife species of the site. Please refer to the Idaho Department of Fish and Game.
6. **Historic Resources:** There are no existing historic resources as identified on the Ada County historic resources inventory on the site.
7. **Hazardous Areas:** There are no potential hazardous areas on site. No flood areas or poorly drained areas on site. No high ground water, steep slopes, rock formations, buried pipelines, or other similar conditions.
8. **Impact On Natural Features:** The design on site is for the parking area for the office use. There will be no impacts on the natural features of the site due to the design of the parking area.



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DATE	CLIENT	
DESCRIPTION		
		PROFESSIONAL SEAL

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DRAWN BY GEW	DATE 02/23/2015
SCALE: 1/4" = 1'-0"	JOB NUMBER 10284
<b>A-104</b>	
Natural Features Analysis	

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ADJ. CLERK  
COUNTY  
DEPARTMENT SERVICES  
OCT 7 8 2015

16

30000

W Franklin Rd

N Pine Co





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

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

September 16, 2015

Glenn Walker  
neUdesign Architecture, LLC  
136 E. Idaho Ave. #200  
Meridian, ID 83642  
[lwebb@neUdesignArch.com](mailto:lwebb@neUdesignArch.com)

**RE: Conditional Use Plan – Contractor’s Yard, Ada County, ID**

Dear Mr. Walker,

The Idaho Department of Fish and Game (Department) has reviewed your request for the identification of potential impacts to fish and wildlife resources as a result of the proposed contractor’s yard. The project 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. The site has been heavily disturbed by past human activity and no significant additional impacts to wildlife resources are expected as a result of activities requested in the Ada County conditional use permit application.

Thank you. Please contact Rick Ward in the Southwest Regional Office at (208) 465-8465, or via e-mail at [rick.ward@idfg.idaho.gov](mailto:rick.ward@idfg.idaho.gov) if you have any questions.

Sincerely,

Scott Reinecker  
Southwest Regional Supervisor

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

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DEVELOPMENT SERVICES

Keeping Idaho's Wildlife Heritage

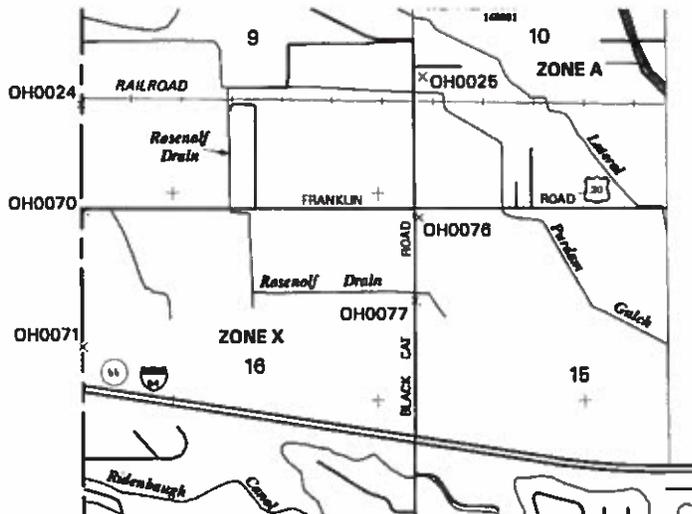
9/3/2015

Attn: Ada County Development Serv.  
200 W Front St, 2<sup>nd</sup> Floor  
Boise, ID 83706

Re: Perfect Earth Landscaping Contractor's Lot

**Natural Features Analysis:**

1. **Hydrology:** There are no natural surface drainage patterns on this site. No streams, no natural drainage swales, no ponds, no lakes and no wetlands. This site is classified as Zone X – which is not located in the flood plain. Also this site does not have high seasonal ground water areas.



2. **Soils:** The types of soils on site are as follows: 70% Power silt loam, 20% Potratz silt loam, the remaining is McCain silt loam. Slopes are less than 2%. The Power silt loam is very deep and well drained. Typical surface layer is light brownish gray silt about 10" thick.
3. **Topography:** The site terrain is fairly flat, the site slopes from South to North, North being the low portion of the site near the road. The elevation in the rear of the site near the back south property line is 2544.18 ft. the elevation in the front of the site near the front north property line is 2542.136 about a 2 foot drop. In approx. 1,300 feet the site slopes down at 2 feet which is about a 0.1% slope.

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**OCT 7 6 2015**  
 ADA COUNTY  
 DEVELOPMENT SERVICES  
 EXHIBIT 5  
 201503818 CU-MSP-V  
 GLENN WALKER

4. **Vegetation:** Existing vegetation has Lilac Bushes and Kentucky Blue Grass along with native weeds. As for the trees on site there is a dead Walnut tree, live apple, peach and cherry trees.
5. **Sensitive Plant And Wildlife Species:** There are no sensitive plant or wildlife species of the site. Please refer to the Idaho Department of Fish and Game.
6. **Historic Resources:** There are no existing historic resources as identified on the Ada County historic resources inventory on the site.
7. **Hazardous Areas:** There are no potential hazardous areas on site. No flood threat or poorly drained areas on site. No high ground water, steep slopes, rock formation, buried pipelines, or other similar conditions.
8. **Impact On Natural Features:** The design on site is for the parking area for the office use. There will be no impacts on the natural features of the site due to this design of the parking area.

Please call if you have any questions or concerns and we can discuss the options. Thank you for your time and consideration.

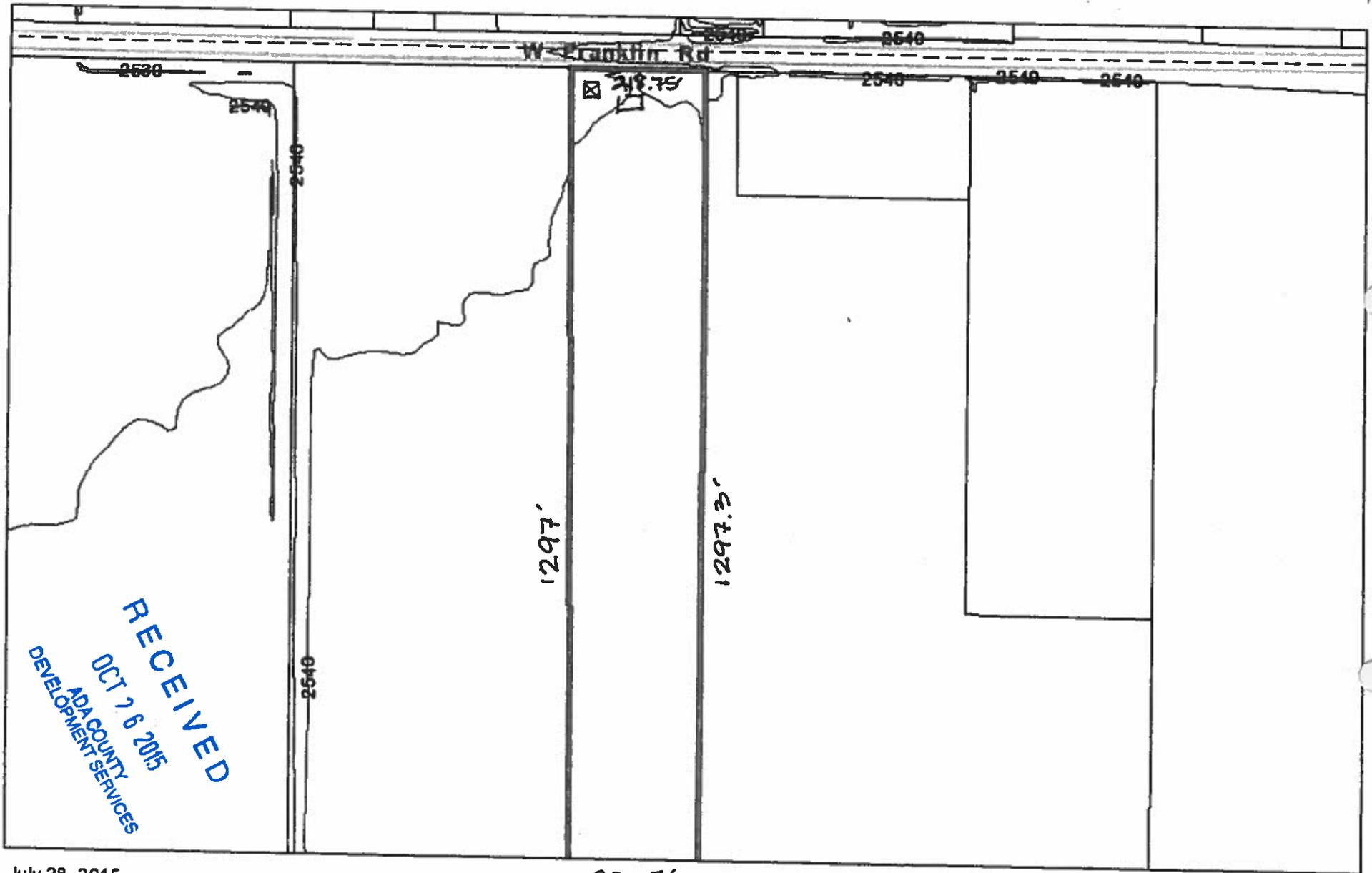
Sincerely,



Glenn Walker, AIA

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ADA COUNTY  
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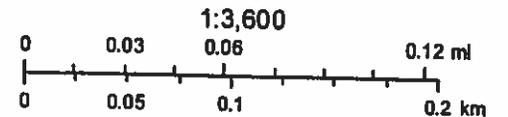
# Ada County Development Services



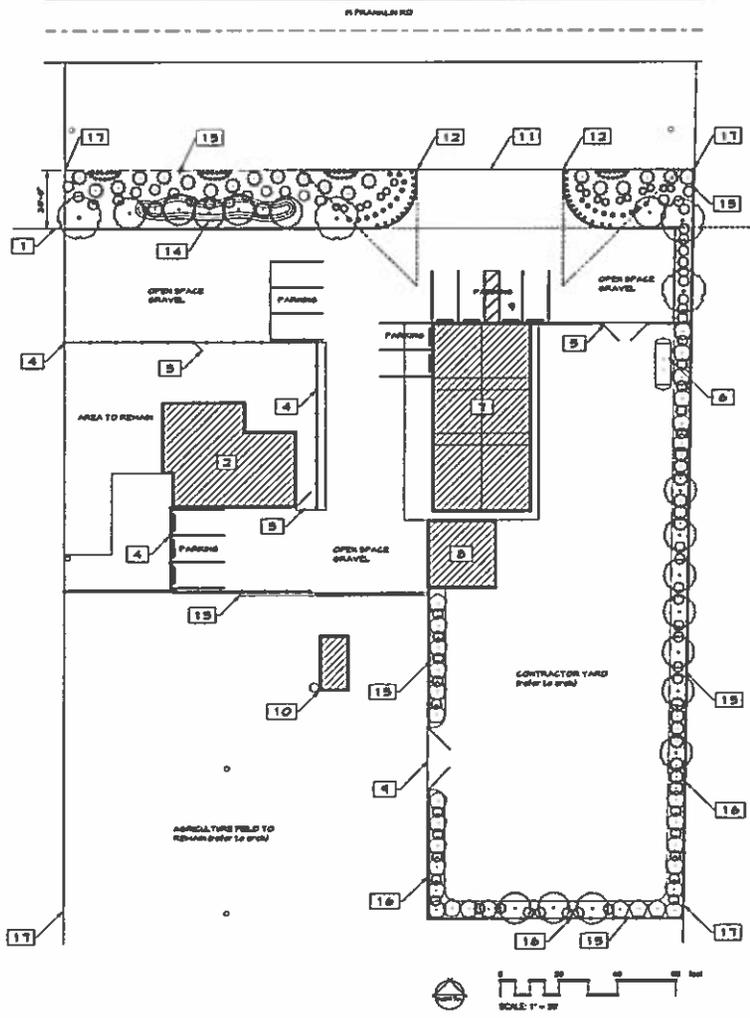
July 28, 2015

206.5'

- |                         |          |             |       |             |          |      |          |       |  |
|-------------------------|----------|-------------|-------|-------------|----------|------|----------|-------|--|
| Search Results: Parcels |          | City Limits |       | GARDEN CITY |          | STAR |          | Parks |  |
|                         | Sections |             | BOISE |             | KUNA     |      | Contours |       |  |
|                         | Parcels  |             | EAGLE |             | MERIDIAN |      | 1        |       |  |



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand).



**LANDSCAPE REQUIREMENTS:**

**North Property Line**  
 Property line abutting arterial, collector, or local street. 30' landscape buffer  
 Minimum plants required per lot (10) linear feet: 12 posts  
 Total linear feet: 218' 2" Minimum plants required: 259 Plants provided: 259

**East Property Line**  
 Property line that do not abut a roadway. 6' landscape buffer  
 Minimum plants required per lot (10) linear feet: 10 posts  
 Total linear feet: 258' 5" Minimum plants required: 414 Plants provided: 414

**South Property Line**  
 Property line that do not abut a roadway. 6' landscape buffer  
 Minimum plants required per lot (10) linear feet: 10 posts  
 Total linear feet: 89 Minimum plants required: 141 Plants provided: 149

**West Property Line**  
 Property line that do not abut a roadway. 6' landscape buffer  
 Minimum plants required per lot (10) linear feet: 10 posts  
 Total linear feet: 114' Minimum plants required: 182 Plants provided: 184

**LANDSCAPE REQUIREMENTS:**

Property Line	Plant	Amount	Plant Value	Total
North Property Line	Shade Tree (other)	9	3 per tree	27
	Evergreen Tree	2	5 per tree	10
	Shrub (native or drought tolerant)	22	5 per shrub	109
	Shrub (other)	17	1 per shrub	17
	Plant Posts	109	1 per 10 linear feet	21
<b>Sum</b>	<b>59</b> linear feet	<b>10 per 10 linear feet</b>		<b>294</b>
East Property Line	Shade Tree (other)	20	3 per tree	109
	Evergreen Tree	1	5 per tree	5
	Shrub (native or drought tolerant)	42	5 per shrub	129
	Plant	258 linear feet	10 per 10 linear feet	109
	<b>Sum</b>			<b>414</b>
South Property Line	Shade Tree (other)	9	3 per tree	27
	Shrub (native or drought tolerant)	4	5 per shrub	21
	Plant	88 linear feet	10 per 10 linear feet	39
	<b>Sum</b>			<b>149</b>
	West Property Line	Shade Tree (other)	12	3 per tree
Shrub (native or drought tolerant)		10	5 per shrub	20
Plant		114 linear feet	10 per 10 linear feet	46
<b>Sum</b>				<b>184</b>

**REFERENCE NOTES SCHEDULE**

CODE	DESCRIPTION
1	30' DEPTH OF LANDSCAPE AREA REQUIRED
2	EXISTING HOUSE (refer to ercd)
3	NEW 4' GATE (refer to ercd)
4	NEW 6' PRIVATE FENCE (refer to ercd)
5	NEW DOUBLE GATE (2) 6' GATE (refer to ercd)
6	EXISTING PROPANE TANK (refer to ercd)
7	EXISTING SHOP/OFFICE (refer to ercd)
8	EXISTING SHED (refer to ercd)
9	NEW DOUBLE GATE (2) 10' GATE (refer to ercd)
10	EXISTING PUMP HOUSE (refer to ercd)
11	NEW ROAD EXTENSION PER ADA COUNTY HIGHWAY DISTRICT ACDP
12	40' X 40' CLEAR VISION TRIANGLES
13	NEW FENCE W/ 40' ROLLING GATE (refer to ercd)
14	BERM PATH 1' CONTOURS
15	MEDIUM GRASS BARK MULCH AT 3" DEPTH IN ALL PLANTER BEDS ON SITE, SPRAY WITH COMMERCIAL GRADE PEST-CONTROL AS MANUFACTURER RECOMMENDS
16	EXISTING FENCE TO REMAIN
17	PROPERTY BOUNDARY

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
●	AZE SCE	Azalea 'Natchez' / Scarlet Sazerac / Scarlet Sazerac Maple	8" B	3" C	4
●	CAR PRA	Carolina Petaloe 'Frank Penstemon' / Frank Penstemon variegatum	8" B	3" C	16
●	LIG BLE	Ligularia strychnifolia 'Wander Schoultz' / Colander Sweet Gum	8" B	3" C	20
●	PIA ALB	Plus Nigra 'Arnold Sazerac' / Arnold Sazerac Anemone Black Pine	8" B	15" H	3
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD	QTY
●	CAL KAR	Calluna vulgaris 'Karl Penstemon' / Penstemon Rose Grass	9 gal		17
●	JAN PL3	Jasione hortensis 'Yellow' / Blue Rug Jasper DROUGHT TOLERANT	9 gal		23
●	LAV H3	Lavandula angustifolia 'Victoria Blue' / Victoria Blue Lavender	1 gal		20
●	SED SPA	Sedum spectabile 'Cape Blanco' / Cape Blanco Sedum	1 gal		25
○	PYH ALB	Pyracantha coccinea / Brandywine DROUGHT TOLERANT / NATIVE	9 gal		25

STAGE 1  
 20150318 CU-MST-V  
 GLENN WALKER  
 63019 STACR  
 ROCK GROUP, INC.

PERFECT EARTH  
 LANDSCAPING RESIDENCE  
 5445 W FRANKLIN RD MEDFORD, OR 97504

LANDSCAPE PLAN  
 LT.00

**1. REGULATIONS & STANDARDS**

- 1.1. All contractor work shall be conducted in accordance with applicable standards of practice, including but not limited to, the City of Portland, ID codes, standards and state and local regulations.
2. **EXISTING CONDITIONS**
- 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete shall be repaired at contractor's expense. The site has existing improvements such as under ground utilities, curb and gutter, light poles and sidewalks.
- 2.2. See Engineer's plans for information about existing features.

- 2.1.1. Refer to site plans for all drainage pipes and locations. Protect and maintain drainage at all times.

**3. GRADING & SITE PREPARATION**

- 3.1. Prepare finish grades for planting by grading and removing weeds, if necessary apply flame-kill for equipment, burndown, using a certified applicator. Remove rocks and other materials over 2".
- 3.2. All gravel overlap to be removed and disposed of off site.
- 3.3. Finish grade to be smooth transition to allow for water flow to be a natural flowing space. Fine grade lawn areas to be achieved as by Engineer's plans with positive drainage away from structures. Refer to site plans for grading information for all drainage pipes and locations. Protect and retain drainage at all times.
- 3.4. No pooling or standing water will be accepted per industry standards.

**4. SOILS**

- 4.1. Review of existing topsoil that has been classified on site to be provided.
- 4.1.1. Topsoil to be tested and analyzed to ensure a

- 4.1.2. proper growing medium. Provide additional amendments as determined by soil tests. And Topsoil to be 10 inches. Provide verify tests that is clean and free of LIME, METALS, CERAMIC WOODS, ROAD SALTS, POLYS, GRASS OR OTHER FOREIGN MATERIALS.
- 4.1.3. Topsoil should have a pH of 6.5 to 7.0.
- 4.1.4. If no site layout does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving existing topsoil per the approval of the Landscape Architect.

- 4.2. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, twigs, or limbs matter.
- 4.3. Smooth, compact, and fine grade topsoil to lawn areas to smooth and achieve grade 3" below adjacent surfaces.

**5. RESTORATION AREAS**

- 5.1. If planters or lawn areas are disturbed the following notes apply.
  - 5.1.1. All disturbed planter beds to receive a minimum of 1" depth of screened topsoil.
  - 5.1.2. All disturbed lawn areas to receive a minimum depth of 1" screened topsoil, topsoil, compact, and fine grade topsoil to a smooth and achieve grade 3" below adjacent surfaces of planter bed areas, 1" below adjacent surfaces of lawn and areas, and 1" below adjacent surfaces of road areas.
  - 5.1.3. Lawn areas to be reseeded with turf-type fescue or match existing.

**6. PLANTER BED WALLS**

- 6.1. All planter beds to receive 2" depth of medium grade work match, subject for approval prior to placement.
- 6.1. Apply landscape grade pre-sourgrass as manufacturer recommendations.

**6.2. PLANTS**

- 6.2. All plant material shall be selected per industry standards.
- 6.3. All plant material shall meet or exceed the minimum Federal standards as regulated by ANSI Z601, American Standards for Nursery Stock. Plants not meeting these standards for quality or plants determined to be unsuitable by Owner's representative, will be rejected.
- 6.4. All soil and shrub trees to be installed per Method and Barter planting details T.A. 1.0.1.
- 6.5. All shrubs to be installed per detail T.A. 1.0.1.
- 6.6. Trees and shrubs over 10' shall not be planted within clear view triangles per existing code.
- 6.7. Fertilize all trees and shrubs with Agrivator planting formula or approved equal. Apply per manufacturer's recommendations.

**7. IRRIGATION**

- 7.1. Professional irrigation system designed by Engineer but not for irrigation plans for performance specs and design provisions.
- 7.2. All landscaped areas and existing areas required to have an under ground irrigation system connected to professional irrigation system.
- 7.3. Irrigation system shall be designed and built to the following specifications:
  - 7.3.1. All inlets under private areas to be located in class 200 pipe or approved equal, inlets to be double the size of pipes installed within all areas to be installed in separate manholes 1'-1.2' dia min.
  - 7.3.2. Use common trenching where possible.
  - 7.3.3. All irrigation materials to be new and manufacturer's warranty fully intact.
  - 7.3.4. Irrigation system piping to be class 200 pipe at a minimum.
  - 7.3.5. All manhole pipes and valves to be buried a minimum of 18" and all lateral piping to be buried a minimum of 12" below grade.

- 7.3.6. All shrubs to be 14 gauge direct bury wire at a minimum, size wire for correct voltage loss.
- 7.3.7. Supply a minimum of two (2) spare wires to furnish valves from controller in all directions.
- 7.3.8. Irrigator heads shall have maximum projection within head control circuit, valves shall not exceed 3 feet per second.
- 7.3.9. Design irrigation system with an outdoor rated controller. Coordinate with general contractor and site mechanical on exact location.
- 7.3.10. Contractor to verify pressures and gain areas before installation of irrigation system. If pressures or gain fall below designed operating range contact the landscape architect before proceeding.

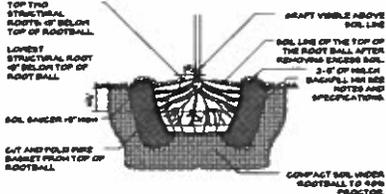
**8. CONTRACTOR RESPONSIBILITIES**

- 8.1. Escalated questions are shown for general reference only. Contractor shall be responsible for all planting activities.
- 8.2. Refer to note 2.1 regarding damage to existing utilities.
- 8.3. All plans material and workmanship shall be guaranteed for a period of one year beginning on the date of acceptance by Owner. Repairs at cost or replacement material immediately with same type and size as no cost to Owner.
- 8.4. 2.1.1. Landscape contractor to turn in as built drawings on the end of project. Substantial completion will not be granted until 2 copies of 1'-20" scale are turned in and approved by owner's representative.

**9. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.**

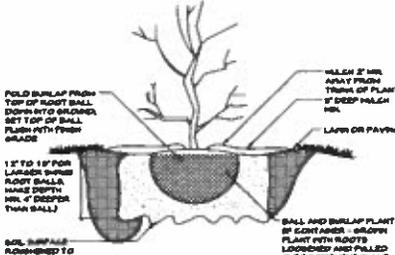
**NOTES:**

1. DO NOT DAMAGE OR CUT LEADERS
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAGES
3. TREES STAGES SHALL BE AT THE DISCRETION OF CONTRACTOR HOWEVER ANY TREES DISTURBED FROM PLANT DURING THE PLANTING PERIOD SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY WATER AFTER INSTALLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP OF THE ROOTBALL.
6. IF DIAMETER PLASTER BED WALLS RING AROUND THE TRUNK OF THE TREE, 2" OF WELCH HIR SHOULD BE PLACED WITHIN 2" OF TRUNK OF TREE.



**1 BALL AND BURLAP TREE PLANTING**  
S.U. 1'-0" 82194888-04

**NOTE:**  
REMOVE ALL TWINE, TWINE OR OTHER NON-Biodegradable MATERIALS ATTACHED TO PLANT OR ROOT BALL.



**2 SHRUB PLANTING**  
S.U. 1'-0" 82195810-01



**STACK ROCK GROUP, INC.**  
A R P S C A P E  
LANDSCAPE ARCHITECTURE/MASTER  
PLANNING  
PAULET C. HOWARD, P.L.A.  
OFFICE: 1001 N. BROADWAY  
DALLAS, TEXAS 75202  
PHONE: 214.761.1111  
WWW.STACKROCKGROUP.COM

THE GRAPHICS AND DESIGN ON THIS SHEET ARE DELIVERABLES THAT REMAIN AT ALL TIMES PROPERTY OF STACK ROCK GROUP, INC.

REPRODUCTION OR REUSE OF THIS PROJECT CONTAINED HERE IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF STACK ROCK GROUP, INC.

63015 STACK ROCK GROUP, INC.



**PERFECT EARTH LANDSCAPING RESIDENCE**  
 5445 W. FRANKLIN RD. HERNDON, VA 20185

NO.	DATE	DESCRIPTION

DATE: 07/11/2018  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO.: 171

PLANSheet 17.2  
**LANDSCAPE PLAN**

PROJECT NO.:  
**LT.01**

## Diana Sanders

---

**From:** Bret Bartron <bbartron@neudesignarch.com>  
**Sent:** Thursday, November 19, 2015 4:23 PM  
**To:** Diana Sanders  
**Cc:** Glenn Walker - NDA  
**Subject:** Perfect Earth Landscaping  
**Attachments:** A-111 - First Floor.pdf

Diane,

Attached is a copy of a floor plan for the office-total building is 2145 sf. And the office will be 544.5 sf. There is a space above the office area, but it will be storage.

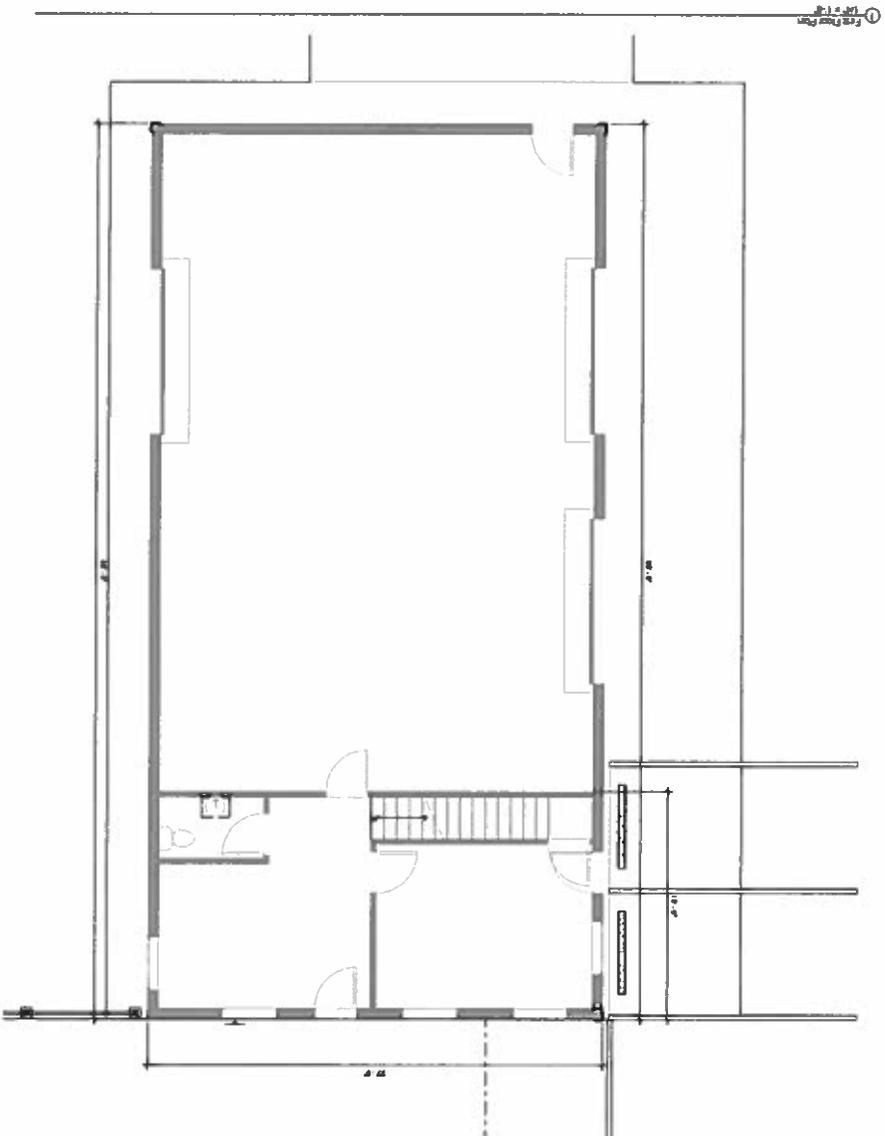
Sincerely,  
Bret Bartron  
Drafter I



neUdesign Architecture, LLC  
o: 208 884-2824 - f: 208 287-8166  
136 E. Idaho Ave. #200, Meridian, ID 83642  
[bbartron@neUdesignArch.com](mailto:bbartron@neUdesignArch.com) [www.neUdesignArch.com](http://www.neUdesignArch.com)



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)



1st Floor Plan

**DRAFT FOR MEETING**

<p><b>Final Floor</b></p>	
<p>DATE: <b>A-111</b></p>	<p>SCALE: <b>1/8" = 1'-0"</b></p>
<p>PROJECT: <b>PERFECT EARTH LANDSCAPING CONTRACTORS YARD</b></p>	<p>CLIENT: <b>PERFECT EARTH LANDSCAPING CONTRACTORS YARD</b></p>
<p>ARCHITECT: <b>neudesign ARCHITECTURE</b></p>	<p>1701 E. Adams Ave. #200 Madison, WI 53702 360.844.4934</p>



# ADA COUNTY DEVELOPMENT SERVICES

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

## PREAPPLICATION CONFERENCE NOTES

### Preapplication Number: 201500110 - PREAP - A

Status: Active

Date Received: 7/20/2015

Date Closed:

Meeting Date: 7/28/2015

Date Assigned: 7/20/2015

Project Description:

Applicant's Name:

To discuss a Contractors Yard - for a landscape business

FULLER ANDREW

No. of Lots/Units: 0

Total Acres: 6.000

#### Development Services Staff Assigned To Meeting:

Staff Name:

Attended Meeting?

DIANA SANDERS



KRISTY INSELMAN



Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

#### Parcel Info:

Parcel Num:

Street Address:

City/State/Zip:

S1216120850

5445 W FRANKLIN RD

Meridian, ID 83642-0000

#### Zone Info:

Zone Type:

Zone:

Existing Zone

RUT

#### TwN / Rng / Sec Info:

TwN: Rng: Sec: Qtr:

3N 1W 16

#### Overlay Areas Info:

Overlay Area:

Overlay Value:

Code Ref:

Comments:

Impact Area

Meridian

Comp Plan:

#### Agencies To Contact:

Agency Name:

Contact Person:

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

LITTLE CHRISTY

Comments: *Access, Impact Fees, ROW dedication, frontage improvements*

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

RENO MIKE

Comments: *Septic Approval / Restroom*

IDAHO POWER COMPANY - (208)-388-2699

HORNSBY COURTNEY

Comments:

#### Proposed Allowed Uses:

Contractor's yard or shop

#### Required Applications:

App Type:

Descriptive Name:

CU

CONDITIONAL USE





# ADA COUNTY DEVELOPMENT SERVICES

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

## PREAPPLICATION CONFERENCE NOTES

### Notes:

The property is currently zoned RUT.

A contractor's yard can be allowed in the RUT District as a Conditional Use. It will require the submission of a Conditional Use and Master Site Plan application. If Conditional Use approval is given, the approval would last 5 years, at which time a new application would need to be made in order to continue the use.

The Conditional Use application will require a public hearing in front of the Planning and Zoning Commission. See Section 8-5B of the Ada County Code for information on Conditional Uses.

### 8-5-3-30: CONTRACTOR'S YARD OR SHOP:

#### A. General Standards:

1. If the property is located in a residential or rural base district, all structures or outdoor storage areas shall be located a minimum of one hundred feet (100') from any property line abutting other property. The one hundred foot (100') buffer from the property line shall have a vegetative ground cover and shall be regularly maintained to prevent weed growth. All structures and outdoor storage areas shall be depicted on the master site plan.
2. Outdoor storage areas shall be screened year round and comply with section 8-5-3-78 of this chapter.
3. The site shall not be used as a "junkyard" or "automobile wrecking yard" as herein defined.
4. For the purposes of this title, a contractor's yard or shop is not a home occupation.
5. The property shall have approved access from an improved public roadway for the use.
6. Maintenance of vehicles or machinery shall be incidental to the contractor's yard or shop and the incidental use shall only include minor repair.
7. Accessory office space shall comply with section 8-5-3-75 of this chapter and shall be identified on the master site plan.
8. Parking area improvements shall comply with the standards found in chapter 4, article G of this title and shall be delineated on the master site plan or parking plan. No on street parking of vehicles or equipment associated with the use is allowed.
9. Use of the property shall comply with title 5, chapter 13, "Noise", of this code.
10. Hours of operation shall be limited between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. unless otherwise approved or restricted with a conditional use permit.
11. No retail sales associated with a contractor's yard or shop may occur on the property unless retail sales are approved with a different use that allows retail sales.
12. A building permit may be required for the change in use or occupancy of any existing structure, or portion thereof, used in association with a contractor's yard or shop.
13. For the duration of the approval, the use shall be subject to zoning inspection upon advanced notice and request by the Ada County development services department. If a permit holder refuses to allow inspection of the premises by the development service department, the approved zoning certificate or conditional use permit may be revoked.

#### B. Additional Standards: Additional standards for a contractor's yard or shop permitted as a conditional use:

1. The following shall be considered as part of the review of an application for a conditional use permit for a contractor's yard or shop:
  - a. The proximity of existing dwellings;
  - b. The number of employees;
  - c. The hours and days of operation;
  - d. Dust;
  - e. Noise;
  - f. Outdoor loading;
  - g. Traffic;
  - h. Landscaping and screening;

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PHONE (208) 287-7900

**PREAPPLICATION CONFERENCE NOTES**

i. Other.

2. The duration of a conditional use permit for a contractor's yard or shop shall be limited. The conditional use permit shall expire five (5) years following the approval date, or upon annexation of the subject property into a city, whichever occurs first. Upon expiration of the conditional use permit, all equipment and materials stored outdoors shall be removed within thirty (30) days from the subject property.

**8-5-3-75: OFFICE, RELATING TO AN APPROVED USE:**

An accessory office shall be allowed for an approved use. The office shall not occupy more than twenty five percent (25%) of the gross floor area of the approved use. If the approved primary use is not located in a structure, the office structure shall not occupy more than five percent (5%) of the property area on which the primary use is located or five thousand (5,000) square feet, whichever is less.

**8-5-3-78: OUTDOOR STORAGE:**

A. Screening: Outdoor storage areas shall be screened according to the regulations of section 8-4F-5 of this title. As required by section 8-4A-16 of this title, outdoor storage of chemicals and/or fertilizers shall be prohibited.

B. Prohibited Locations: Materials shall not be stored within the required yards. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.

C. Use Of Site: The site shall not be used as a "pit, mine, or quarry" or "contractor's yard" as herein defined unless such use has been approved.

D. Prohibited Uses: The site shall not be used as a "junkyard", "automobile wrecking yard", or vehicle impound yard as herein defined.

E. Compliance: The use shall comply with the flood hazard overlay district as set forth in chapter 3, article F of this title.

F. Additional Standards For Outdoor Storage As An Accessory Use: Accessory outdoor storage shall be allowed for approved uses subject to the following standards:

1. The location of the outdoor storage area shall be noted on the master site plan and reviewed as part of that application.
2. Storage areas shall not be rented, leased, let, or otherwise used as a commercial business.
3. Outdoor storage for commercial or industrial uses shall be limited to those items owned or used by the business.
4. Outdoor storage for a multi-family development, recreational vehicle park, or manufactured home park, shall be only for recreational vehicles or personal recreation items of the tenants.

See Article 8-4E of the Ada County Code for information on Master Site Plans. A Master Site Plan will require submittal of a natural features analysis. See Subsection 8-4E-4D of the Ada County Code for regulations regarding Natural Features Analysis. The following features shall be mapped, described, or noted as not applicable in the natural features analysis: Hydrology; Soils; Topography; Vegetation; Sensitive Plant and Wildlife Species; Historic Resources; Hazardous Areas; and Impact on Natural Features.

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

Americans with Disabilities Act must be complied with concerning parking and accessibility to the structure.





**ADA COUNTY  
DEVELOPMENT SERVICES**

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

**PREAPPLICATION CONFERENCE NOTES**

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

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

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

If any of the existing storage structures on the property are to be used as part of the Contractors Yard, a Variance application would be required as they are within 100' of neighboring residential properties. See section 8-7-4 of the Ada County Code for information on Variances.

A variance will require a public hearing in front of the Board of Ada County Commissioners. In order to approve a variance the Board needs to make the following findings:

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

Building permits may be required for the change in use of the structures. Contact the Ada County Building Department at 287-7900 for more information.

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

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

**CODE REFERENCES:**

- Article 8-2B ~ Residential Base Districts.
- Article 8-4E ~ Master Site Plans.
- Article 8-4F ~ Landscaping & Screening Requirements
- Article 8-4G ~ Off-street Parking & Loading Facilities.
- Article 8-4H ~ Lighting Standards.
- Article 8-4I ~ Sign Regulations.
- Section 8-5-3-30 ~ Contractor's Yard or Shop.
- Article 8-5B ~ Conditional Uses.
- Section 8-7-4 ~ Variances.
- Section 8-7A-3 ~ Neighborhood Meetings.
- Section 8-7A-5F ~ Signposting Requirements.

**COSTS:**

- Conditional Use: \$800 + \$.12 per square foot of structure
- Master Site Plan: \$350 + \$.12 per square foot of structure
- Variance: \$550

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portion of Franklin is listed to be widened to 5 lanes so we would require 48' of ROW from centerline. Also, just as a note there is a collector listed in Master Street Map through the bottom portion of the site, with the location tbd. If you could please give Mr. Fuller my contact information listed below, I will gladly answer any questions he may have. Thanks for your



**ADA COUNTY  
DEVELOPMENT SERVICES**

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

**PREAPPLICATION CONFERENCE NOTES**

---

help.

Sincerely,

Austin Miller  
Ada County Highway District  
Planner I, Development Services  
3775 Adams Street, Garden City, ID 83714  
Phone: (208) 387-6335  
E-mail: Amiller@achdidaho.org

**Meeting notes:**

Will need a building permit for the ag structures.

Must meet ADA requirements. Parking is required to be dust free.  
Ada County Soil Survey is online for Soils.

---

**Additional Preap Conference:** Not Recommended

**Neighborhood Meeting Required?** Yes

**Cross References:**

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# MEMORANDUM

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DATE: 11/16/2015

RE: 201503818-CU/MSP/V Glen Walker

TO: Diana Sanders, Associate Planner

FROM: Mark Ferm, Ada County Building Official

---

## Summary of Project:

Conditional Use/Master Site Plan application for a Contractor's Yard for a landscaping business. Will be using 600 square feet of the existing outbuilding for office space and the remainder of the building for storage. A total square footage of 2,165. A variance for the 100' setback. This business will be located at 5445 W Franklin.

## Findings and Conditions:

The Building Division has no objection to the property being used as a contractors yard, however the existing agriculture structure must be permitted and converted for the use intended. The applicant would be required obtain building permit for the change in occupancy, this would require plans prepared by a licensed Architect including a thorough Code and structural analysis based on the 2012 International Building Code be submitted reviewed and approved by the Building Division.

If the existing home is to be used for anything other than a single family dwelling in the future it would also require a permit for the change of use.

## 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](mailto:markf@adaweb.net)

EXHIBIT 9  
201503818 CU-MSP-V  
GLENN WALKER



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

November 16, 2015

To: Glenn Walker  
136 E. Idaho Ave. #200  
Meridian, ID 83642

Subject: ADA15-0094 (201503818-CU/MSP/V)  
5445 W. Franklin Rd.  
Contractor's Yard

In response to your request for comment, the Ada County Highway District has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has no site specific conditions of approval for this application.

The applicant should be required to submit a driveway approach request to obtain a permit to work in the right-of-way.

Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.

**There is No Impact Fee Due for this application.**

No site specific conditions of approval are required at this time because; this development is not estimated to generate additional vehicle trips. Upon further development of the site the applicant would be required to dedicate 48-feet of right-of-way from centerline of Franklin Road, along with pavement widening on Franklin Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the site. The applicant would also be required to improve the site with a minimum of 5-foot wide concrete sidewalk abutting the site.

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

Sincerely,

Austin Miller  
Planner I  
Development Services

cc: Ada County, via e-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.



**CENTRAL DISTRICT HEALTH DEPARTMENT**  
**Environmental Health Division**

Return to:

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

Rezone # \_\_\_\_\_

Conditional Use # 201503818-CU/MSP/V

Preliminary / Final / Short Plat \_\_\_\_\_

Sect. 16

**ADA COUNTY**

**NOV 24 2015**

**DEVELOPMENT SERVICES**

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

14. If on individual septic system will require septic permit. If on city sewer than CDHD has no objection

Reviewed By:

Don Bady

Date: 11/17/15

EXHIBIT 11  
 201503818 CU-MSP-V  
 GLENN WALKER