



**TO: BOARD OF ADA COUNTY COMMISSIONERS**

**HEARING DATE: April 6, 2016**

**STAFF: Diana Sanders, Associate Planner**

**PROJECT NO.: 201600181 CU-MSP-V**

**APPLICANT: Adam Roe**

### **INTRODUCTION**

A Conditional Use, Master Site Plan, and Variance application for a contractor's yard for Roe Painting. The contractor's yard will include an office in the existing dwelling, and an existing outbuilding of 2,400 square feet. The Variance application to allow for a building used for a contractor's yard to be located at 55' instead of 100' adjacent to a residential zone. The property is within the RUT District. The property contains 9.271 acres and is located at 7085 S. Eagle Road, Section 5, T.2N, R.1E.

### **EXECUTIVE SUMMARY**

The applicant is proposing to use the existing outbuilding for the contractor's yard. The existing single-family residence will remain with an office in the residence. The applicant proposes a total of thirty-two (32) parking spaces. A landscaping plan was submitted on February 11, 2016, 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 applicant is proposing to utilize the existing structure on the property, which is only 50 feet from the southern property line. 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: CDHD has no objections to the application, however no parking or diving on the drainfield is allowed; ACHD has no comments; and the Ada County Building Official has no objections however the applicant will be required to obtain building permits and building #7 is to be used only as personal storage for the property owner.

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.: 201600181 CU-MSP-V**

- 1 Master Application and checklist (7 pages)
- 2 Applicant's Detailed Letter (4 pages)
- 3 Site Plan/ Building Plans (8 pages)
- 4 Vicinity Map (1 page)
- 5 Idaho Fish & Game letter (1 page)
- 6 Landscape plan (1 page)
- 7 Office plan (1 page)
- 8 Pre-application notes (5 pages)
- 9 CDHD comment received March 3, 2016 (1 page)
- 10 Ada County Building Official comment received March 9, 2016 (1 page)
- 11 ACHD comment dated March 10, 2016 (14 pages)
- 12 Ada County Engineer comment received March 21, 2016 (1 page)
- 13 Sign posting certification received March 23, 2016 (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: 5 Township: 2N Range: 1E Total Acres: 9.271  
 Subdivision Name: Deery Lot: 1 Block: 1  
 Site Address: 7085 S Eagle Rd City: Meridian  
 Tax Parcel Number(s): R1812790010  
 Existing Zoning: RMT Proposed Zoning: contractor yard Area of City Impact: Meridian Overlay  
 District(s): \_\_\_\_\_

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*over - Break down on fee calculation*

### OFFICE USE ONLY

Project #: <u>201600181-CU-MSP-V</u>	Planning Fees/GIS: _____	Engineering Fees: _____
Received By: <u>BSP</u> Date: <u>2-10-16</u> Stamped <input checked="" type="checkbox"/>	<u>\$</u>	

<b>APPLICANT/AGENT: (Please print)</b>		<b>ADDITIONAL CONTACT if applicable: (Please Print)</b>	
Name: <u>Risa Roe</u>		Name: <u>Adam Roe</u>	
Address: <u>7085 S. Eagle Rd.</u>		Address: <u>7085 S. Eagle Rd</u>	
City: <u>Meridian</u> State: <u>ID</u> Zip: <u>83642</u>		City: <u>Meridian</u> State: <u>ID</u> Zip: <u>83642</u>	
Telephone: <u>208 941-1367</u> Fax: <u>208 902-2566</u>		Telephone: <u>208 941-7420</u> Fax: <u>208 902</u>	
Email: <u>risa@roenterprises.net</u>		Email: <u>adam@adamrxpaint.com</u>	
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: _____	
<u>Risa Roe</u> <u>10-9-15</u>			
Signature: (Applicant)		Date	

<b>OWNER (S) OF RECORD: (Please Print)</b>		<b>OWNER (S) OF RECORD: (Please Print)</b>	
Name: <u>Adam Roe</u>		Name: <u>Risa Roe</u>	
Address: <u>7085 S. Eagle Rd.</u>		Address: <u>7085 S. Eagle Rd</u>	
City: <u>Meridian</u> State: <u>ID</u> Zip: <u>83642</u>		City: <u>Meridian</u> State: <u>ID</u> Zip: <u>83642</u>	
Telephone: <u>208 941-7420</u>		Telephone: <u>208 941-1367</u>	
Fax: <u>208 902-2566</u>		Fax: <u>208 902-2566</u>	
Email: <u>adam@adamrxpaint.com</u>		Email: <u>risa@roenterprises.net</u>	
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.		I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	
<u>Adam Roe</u> <u>10/9/15</u>		<u>Risa Roe</u>	
Signature: All Owner (s) of Record		Signature: All Owner (s) of Record	
Date		Date	

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

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

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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	
✓	<b>DETAILED LETTER</b> 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?	✓
✓	<b>CURRENT SITE PLAN</b> One reduced copy to 8 1/2 X 11.	✓
✓	<b>DEED</b> or evidence of proprietary interest.	✓
✓	<b>NEIGHBORHOOD MEETING CERTIFICATION</b>	✓
✓	<b>PRE-APPLICATION CONFERENCE NOTES</b>	✓
✓	<b>MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC8-7A-5)</b>	
✓	<b>APPLICATION FEE:</b> 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:	
	Hours of use:	
	Duration of use(s):	
✓	MASTER SITE PLAN (If required)	✓
✓	NEIGHBORHOOD MEETING CERTIFICATION	✓
✓	PRE-APPLICATION CONFERENCE NOTES	✓
	SITE PLAN is not required if associated with a MSP.	MSP
✓	Show existing and proposed structures.	MSP
	Submit one electronic copy, one full sized plan and one 8 1/2"X 11" plan.	MSP
✓	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>	
✓	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
✓	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
	APPLICATION FEE: Call County or go to www.adaweb.net for fees	

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

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

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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
	<b>One paper copy and one electronic copy of all required submittals.</b>	
	Completed and signed Master Application.	✓
	Completed Supplemental Information.	
	<b>DETAILED LETTER</b> by the applicant fully describing the request or project and address the information on supplemental sheet;	✓
	DEED or evidence of proprietary interest.	✓
	<b>IDAHO DEPARTMENT OF FISH AND GAME LETTER.</b>	✓
	<b>FULL SIZE SCALED PLOT PLAN</b> , 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)	
	<b>FULL SIZE NATURAL FEATURES ANALYSIS ACC 8-4E-4D</b> , including one electronic copy and one copy reduced to 8 1/2 X 11. (Address required information on supplemental sheet)	Not Required
	<b>LANDSCAPING (ACC 8-4F)</b> (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)	✓
	<b>OFF STREET PARKING &amp; LOADING FACILITIES (ACC 8-4G)</b> (Address required information on supplemental sheet)	✓
	<b>LIGHTING (ACC 8-4H)</b> (Address required information on supplemental sheet)	N/A
	<b>SIGN PLAN (ACC 8-4I)</b>	N/A
	Indicate all proposed and existing signs.	
	<b>NATURAL FEATURES ANALYSIS (ACC 8-4E-4D)</b> see supplemental info.	Not Required
	<b>OVERLAY DISTRICT:</b> May require a separate checklist or additional information for the following:	
	<b>HILLSIDE DEVELOPMENT (ACC 8-3H)</b>	
	<b>FLOOD HAZARD (ACC 8-3F)</b>	
	<b>WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)</b>	
	<b>SOUTHWEST PLANNING AREA (ACC 8-3C)</b>	
	<b>PLANNED UNIT DEVELOPMENT (ACC 8-3D)</b>	
	<b>BOISE RIVER GREENWAY (ACC 8-3G)</b>	
	<b>BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)</b>	
<b>APPLICATION FEE:</b> 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)	
<b>DETAILED LETTER MUST ADDRESS THE FOLLOWING (If applicable)</b>	
Proposed use (s):	
Is the project associated with a Conditional Use	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Conditional Use #	
Area of city impact:	
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:	
✓ Hours of operation:	
✓ Days of operation:	
✓ Required parking:	
✓ Required bicycle parking:	
✓ Required ADA parking:	
✓ Number of employees during the largest shift:	
✓ Maximum number of patrons expected:	
✓ Outdoor speaker system	YES <input type="checkbox"/> NO <input type="checkbox"/>
✓ Proposed Sewer:	
Proposed Water:	
Pressurized Irrigation	YES <input type="checkbox"/> NO <input type="checkbox"/>
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>	
Structure location.	
Pedestrian access and circulation.	
Building elevations.	
Well locations.	
Drain fields.	
Hydrant location, fire department access, fire flow resources, etc.	
Pressurized Irrigation if required.	
Parking plan. (required) ACC 8-4G	
ADA parking identified.	
Automobile access and circulation.	
Lighting plan. (condition of approval) ACC 8-4H	
Sign Plan. (If proposed, condition of approval) ACC 8-4I	
<b>LANDSCAPING (If applicable)</b>	
Location, size, type, 75% maturity	
Vegetation to be saved	YES <input type="checkbox"/> NO <input type="checkbox"/>
Phased project	YES <input type="checkbox"/> NO <input type="checkbox"/>
Verification that standards are met.	
Fences over 100'	YES <input type="checkbox"/> NO <input type="checkbox"/>
Size at planting:	
Flood Hazard Overlay	YES <input type="checkbox"/> NO <input type="checkbox"/>
Sound walls	YES <input type="checkbox"/> NO <input type="checkbox"/>

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

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Adam and Risa Roe  
7085 S. Eagle Rd.  
Meridian, ID 83642

January 20, 2016

Ada County Development Services  
200 W. Front Street  
Boise, ID 83702-7900

Dear ADA County Development Services,

Thank you for the opportunity to begin the process of applying for a Contractor's Yard Conditional Use Permit 8-5-3-30. We sincerely apologize for any oversight on our part. Now that we have been educated with the requirements we need to fulfill with Ada County Development Services Code and fully intend to comply and work toward a successful solution for all parties.

We purchased this property in July of 2014. The location, size and multi-use buildings appealed to us initially as a home location where we could combine our passion for horses, our business needs and the use of an office/home location. We understand there are obligations to meet the Conditional Use Requirements. I have outlined our intentions and our actions to fulfil those requirements.

Following I will address each building/dwelling and storage yards on site with a brief description of use:

1. #1 Main House <sup>700</sup> 2800 sq.ft.: As a residence/business location the home/office is currently residentially landscaped. Currently there exists a lawn with bordering trees/shrubs and border landscaping. The entire front of the home/office is 100% screened from view of Eagle Rd. The house is set up with a full kitchens and baths and the office space reserved for business is less than 25% of the square footage.
2. #5 Large Shop 2400 sq.ft. This existing structure was formerly used for Agriculture. We changed the use from Ag to Non- Ag (Shop) by adding electricity, gas and enhanced economy by adding solar panels and radiant flooring. The intended use of this structure is to accommodate vehicles and materials in a secure location. We have recently learned that this particular structure does not meet the General Standard found in 8-5-3-30 Letter A. General Standards #1. We understand that it is not a special right or privilege to grant such requests, but we sincerely hope we may be eligible for the variance to allow this building to exist and allow for the Contractor's Yard Conditional Use Grant. We understand that the building requires vegetative ground cover and proper screening from the adjacent property. We have also re-engineered this building to meet building permit codes adding support beams for the integrity of the roof support.
3. #7 Additional Northside Building: Also existing on the property at the time of purchase is a building 20' X 100'. We have also added gas to allow for heating and storage of materials. This property is

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- located in the interior of the property and adjacent to the ag side of the property. We acknowledge building #7 on site plan has exceeded its useful purpose. At this time, this building will be used as storage only. Our 5-year plan will be to demolish and reconstruct this building in accordance to the proper permit and approval process mandated by Ada County Planning and Zoning requirements.
4. **Storage Yard:** This is the area to the west of the buildings behind the Big Shop. We will house our equipment and additional trailers in this lot. We plan to have the area completely screened with landscaping berm, trees and shrubs that meets code.
  5. **General working area:** Existing surface of the working yard area (the area surrounding the buildings but not behind the Big Shop area) currently has a surface of reclaimed asphalt. This surface is a sufficient working area for our vehicles and traffic. We have maintained this area and plan to also pad the driving and storage surface behind the shop with the same method or suitable material to provide an approved driving surface. In addition, since the purchase of this property, we have removed and prevented weed growth in all areas. We have worked very diligently with Ada County Weed and Pest to improve the appearance of this property since purchase date.
  6. **Landscaping:** We have attached a Landscaping plan with an architects stamp. We feel we have created an esthetically appealing landscaping design which meets or exceeds code requirements. We understand the need for proper screening at the Southside adjacent lot perimeter. We have already begun trucking in dirt for the landscaping berm. We have currently trucked in more than 200 yards. In regards to the north side perimeter of the proposed Contractor's yard, we are requesting an "alternative landscaping plan." You can see from the aerial view that the northside perimeter is adjacent to a 3+acre hay field and two paneled off horse habitats. We propose that the horse area utilization and the overall area of the hayfield which is also separated from any other properties by a two lane irrigation canal, provides adequate screening from any future neighbors. We understand it is not a demand to request this but hopefully, it is a suitable compromise based on the use of the north end of the property which is designated for horses and horse sustainability.

Following I will address our businesses operational plan:

- **History and Service:** Adam Roe Painting has been in business for 30 years. Our clients range from residential repaint to commercial contractors.
- **Mode of Operation:** Our business is completely mobile. We have 4 vans, 4 trucks and 4 trailers. We also have "job-site" trailers and other utility trailers and 2 lifts to store on our yard. All of these items are working items and only stored in between jobs and after hours. We do not work on them other than light maintenance.
- **Employees:** We have 6 employees in our office environment. Although, 4 of those "office" employees are estimators/project managers who will only use the office as home base. Most of the day, they will be at job sites. We have 22 employees in the field. Only the Leads will come to the shop locations (ranges from 4-7) leads on any given day. Those leads will need parking for their personal vehicles. We plan to have proper dedicated parking spots lined out for these employees that meets code and the landscaping requirements to meet the conditional use request.
- We access our property via Eagle Rd.

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- Our business generates little noise. Other than vehicles driving onto the lot or equipment being loaded onto a trailer, we have no other "noise" generated as matter of operation.
- Our days and hours of operation are Monday – Friday 7:30 am to 5:30 pm.
- We conduct no retail sales on site. We rarely have visitors/customers onsite.
- We do not plan to install any permanent signs.
- We understand the need for proper building permits for any use changes of the buildings on the property. We are working on the building permit for the Shop.
- There will be no outdoor speaker system.
- We currently have one street light sized light near the main house garage. We have building lights on automatic sensors around buildings. No spot lights or other high intensity lights are in place or plan to be added.

**RE: Request for Variance**

As previously noted, we are requesting a variance for the #5 Large Shop. The building sits 55 feet from the current adjacent property line. We understand that it is required to have a 100 ft. set back. We have a sizeable investment into this building as we have installed a radiant heated floor with solar panels in order to reduce our footprint and conserve energy and resources. We understand it is NOT a right or a special privilege to be granted this variance. However, it would be a hardship on our personal lives, our business and our employees should we not be granted the variance or be required to move or demolish this building. We had no knowledge that we would have this hardship prior to purchase, as the big shop was one of the positive features of the home and we were enthusiastic about creating a work space in that area. We did not realize we were not meeting code requirements until we had completed the radiant heat flooring. We apologize for our lack of due diligence in understanding the proper process, but we have learned much from this experience and hope to show we are more than willing to comply with all the County's requirements henceforth. The granting of this variance would not create a situation that is detrimental to the public health, safety and welfare.

As previously stated, we fully intend to comply with the requirements to successfully meet the standards to achieve the conditional use permit. Please feel free to contact us if you have any questions regarding the details of this letter.

Sincerely,


Adam Roe

Risa Roe

Adam – Cell : 208-941-7420

Risa – Cell: 208-941-1367

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# Ada County Development Services



Search Results: City Limits

- Parcels
- Addresses
- GARDEN CITY
- BOISE
- EAGLE
- KUNA
- MERIDIAN
- STAR
- Street Names
- Major Streets
- Parks

Scale: 0 0.005 0.01 0.02 Miles

Date: 2/11/2016

N

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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ADAM COUNTY  
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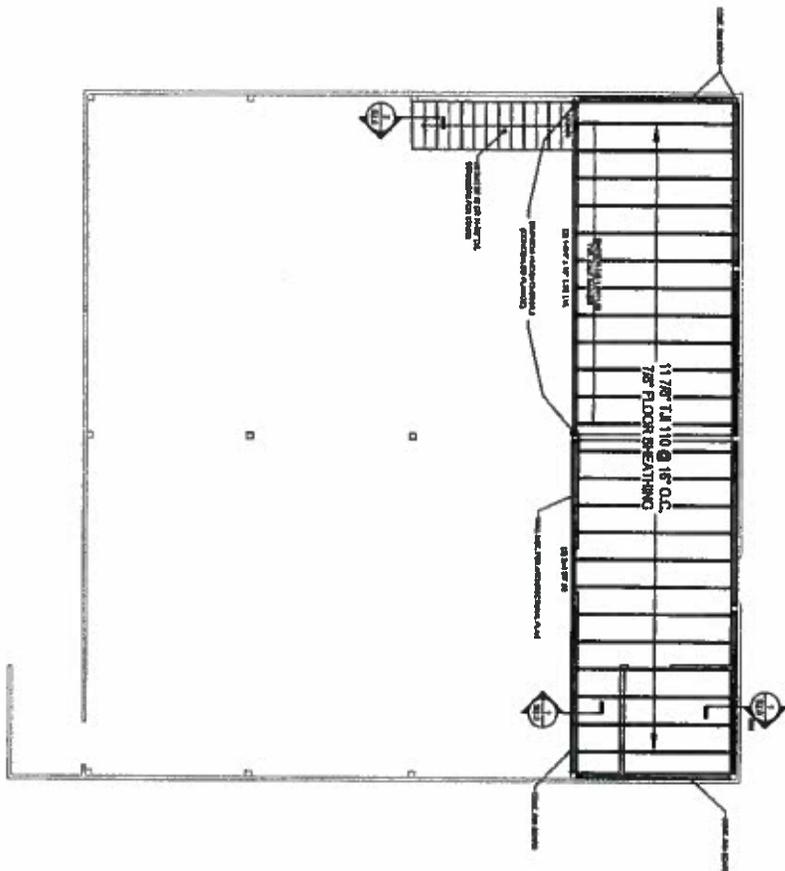


EXHIBIT 3  
201600181 CU-MSP-V  
ADAM ROE



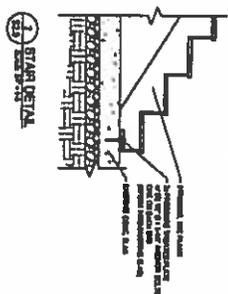
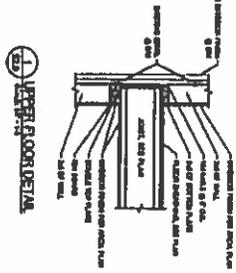


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 ADA COUNTY  
 DEVELOPMENT SERVICES



UPPER LEVEL FRAMING PLAN  
 SCALE: 1/8" = 1'-0"

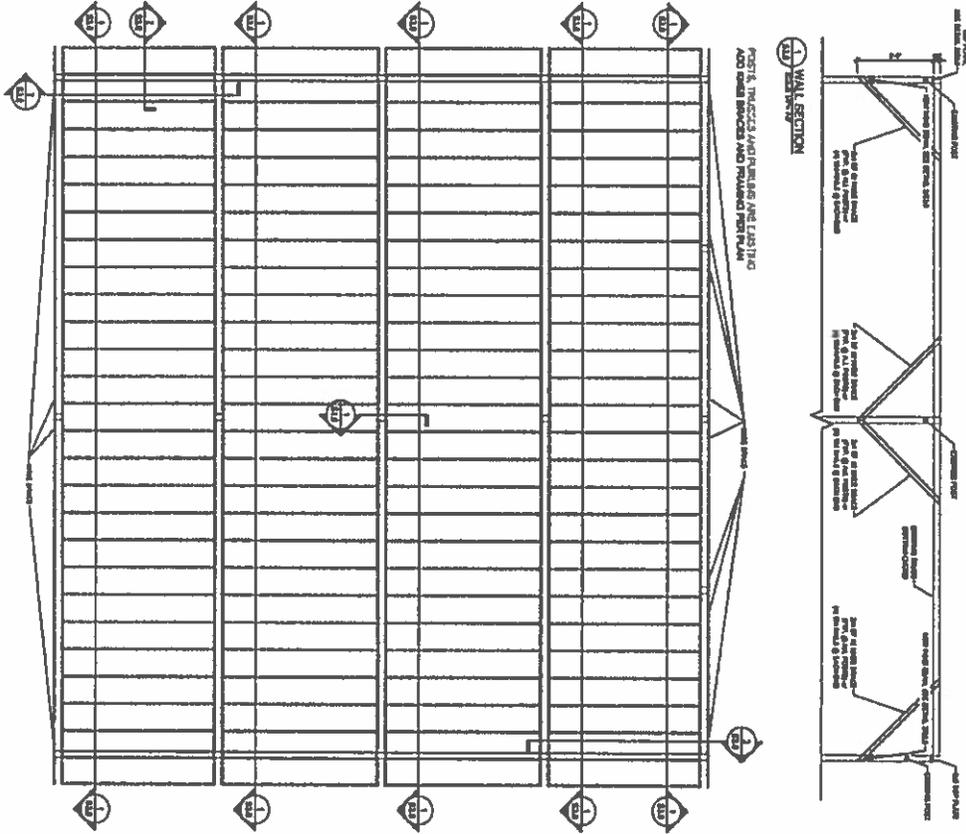
DESIGN  
 THESE DRAWINGS WERE PREPARED BY THE ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREIN. ANY REUSE OF THESE DRAWINGS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.



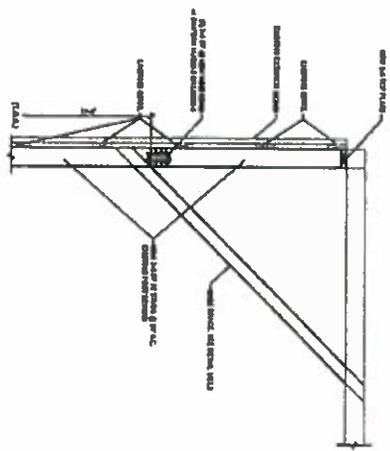
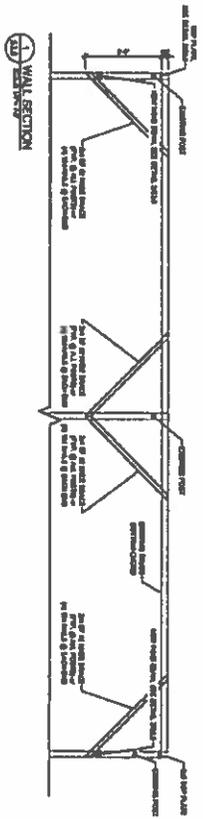
	<b>HOUSTON-BUGATSCH ARCHITECTS</b> ADAM ROE PAINTING UPPER LEVEL FRMG.	DATE: 02/01/16 DRAWN BY: [Name] CHECKED BY: [Name]	
	PROJECT NO: [Number] SHEET NO: S2.0 SCALE: 1/8" = 1'-0"	HOUSTON-BUGATSCH ARCHITECTS 12345 Main St Portland, OR 97201 Phone: (503) 555-1234 Fax: (503) 555-5678 Email: info@hba.com	PERFORMANCE ENGINEERS 6789 Industrial Blvd Portland, OR 97201 Phone: (503) 555-9012 Fax: (503) 555-3456 Email: info@pe.com

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 ADA COUNTY  
 DEVELOPMENT SERVICES

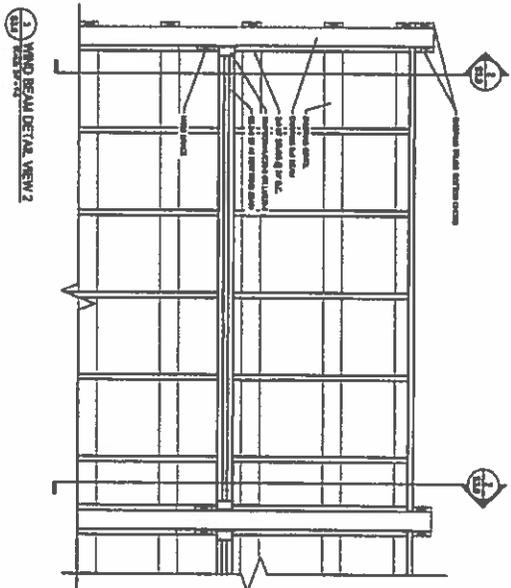
FEB 11 2016



POSTS, TRUSSES AND RAFTERS ARE LAPPED  
 AND END BRACES AND BOLTED PER PLAN



1 WIND BEAM DETAIL VIEW 1



1 WIND BEAM DETAIL VIEW 2

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

	HOUSTON-BUGATSCH ARCHITECTS ADAM ROE PAINTING ROOF FRAMING PLAN	SHEET NO. 10 TOTAL SHEETS 10	
	HOUSTON-BUGATSCH ARCHITECTS ADAM ROE PAINTING ROOF FRAMING PLAN	SHEET NO. 10 TOTAL SHEETS 10	

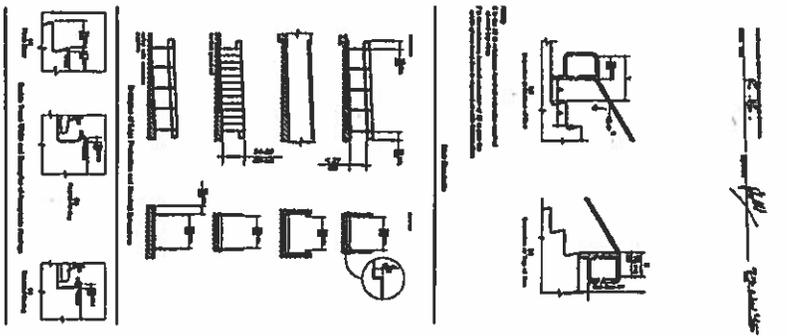


**NOTES**

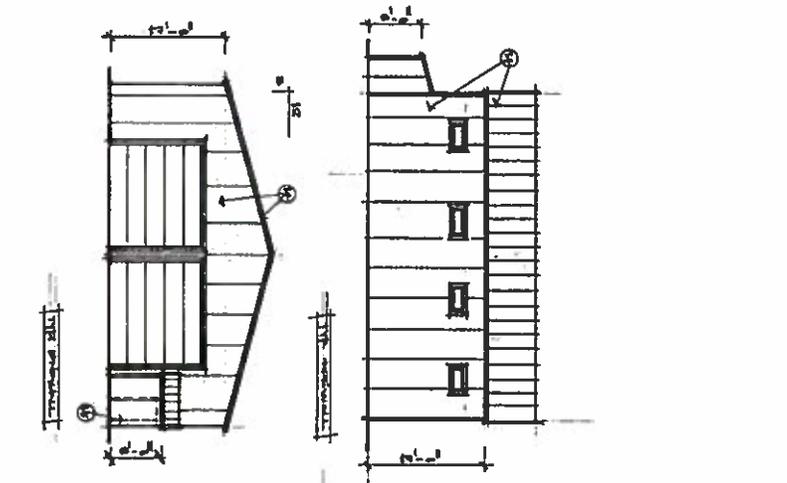
1. See all notes on drawings.
2. All work shall conform to the 2012 International Building Code (IBC) and all applicable local codes and ordinances.
3. The contractor shall be responsible for obtaining all necessary permits and fees.
4. The contractor shall be responsible for scheduling and coordinating all trades.
5. The contractor shall be responsible for maintaining site access and safety at all times.
6. The contractor shall be responsible for protecting existing structures and utilities.
7. The contractor shall be responsible for providing a clean and safe work site.
8. The contractor shall be responsible for providing a schedule of values.
9. The contractor shall be responsible for providing a list of subcontractors.
10. The contractor shall be responsible for providing a list of suppliers.
11. The contractor shall be responsible for providing a list of vendors.
12. The contractor shall be responsible for providing a list of subcontractors.
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18. The contractor shall be responsible for providing a list of subcontractors.
19. The contractor shall be responsible for providing a list of suppliers.
20. The contractor shall be responsible for providing a list of vendors.

Contractor License Number: 1454  
 Envelope Compliance Certificate

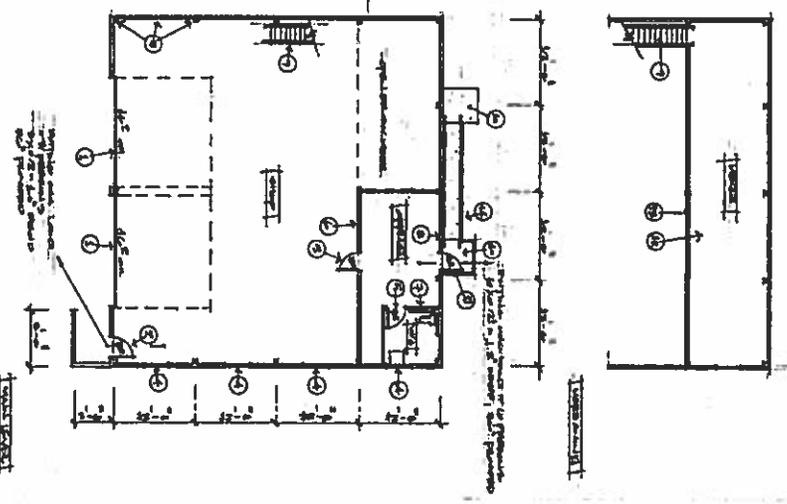
Item	Description	Quantity	Unit	Price	Total
1	Excavation	100	sq. yd.	1.50	150.00
2	Foundation	100	sq. yd.	2.00	200.00
3	Concrete	100	cu. yd.	120.00	12000.00
4	Rebar	100	lb.	0.50	50.00
5	Formwork	100	sq. ft.	1.00	100.00
6	Backfill	100	cu. yd.	1.00	100.00
7	Gravel	100	cu. yd.	1.00	100.00
8	Asphalt	100	sq. yd.	1.00	100.00
9	Paint	100	gal.	1.00	100.00
10	Roofing	100	sq. ft.	1.00	100.00
11	Insulation	100	sq. ft.	1.00	100.00
12	Windows	100	unit	1.00	100.00
13	Doors	100	unit	1.00	100.00
14	Interior Finishes	100	sq. ft.	1.00	100.00
15	Electrical	100	unit	1.00	100.00
16	Plumbing	100	unit	1.00	100.00
17	Mechanical	100	unit	1.00	100.00
18	Landscaping	100	unit	1.00	100.00
19	Site Work	100	unit	1.00	100.00
20	Permits	100	unit	1.00	100.00
21	Contingency	100	unit	1.00	100.00
22	Subcontractors	100	unit	1.00	100.00
23	Suppliers	100	unit	1.00	100.00
24	Vendors	100	unit	1.00	100.00
25	Subcontractors	100	unit	1.00	100.00
26	Suppliers	100	unit	1.00	100.00
27	Vendors	100	unit	1.00	100.00
28	Subcontractors	100	unit	1.00	100.00
29	Suppliers	100	unit	1.00	100.00
30	Vendors	100	unit	1.00	100.00



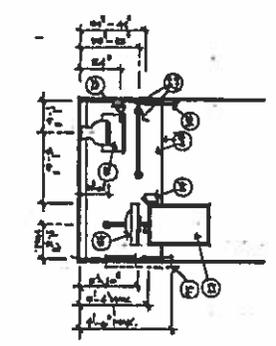
STAIR / RAMP DETAILS



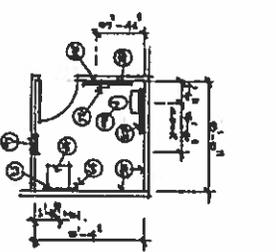
ELEVATIONS



FLOOR PLAN BUILDING A



TR. ADA DIMENSIONS



BUILDING C W/C PLAN

<p><b>ROE BUILDINGS</b></p> <p>ADA COUNTY, ID</p>		
<p>ROE BUILDINGS ARCHITECTS, CHARTERED</p> <p>100 N. 3RD STREET</p> <p>BOISE, IDAHO 83724</p> <p>PH: 208.333.1234 FAX: 208.333.1235</p>		
<p>PROJECT: ROE BUILDINGS</p> <p>DATE: 02/11/2016</p> <p>SCALE: AS SHOWN</p>	<p>NO. 1454</p> <p>STATE OF IDAHO</p> <p>EXPIRES 12/31/2016</p>	<p>PROJECT: ROE BUILDINGS</p> <p>DATE: 02/11/2016</p> <p>SCALE: AS SHOWN</p>

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**NOTES**

1. Review all code requirements for accessibility (ADA, International Building Code, etc.)

2. Provide a list of accessible routes, including: entrance, interior routes, and exit routes.

3. Provide a list of accessible parking spaces, including: location, number, and dimensions.

4. Provide a list of accessible public use telephones, including: location and number.

5. Provide a list of accessible public use restrooms, including: location and number.

6. Provide a list of accessible public use drinking fountains, including: location and number.

7. Provide a list of accessible public use vending machines, including: location and number.

8. Provide a list of accessible public use recreation facilities, including: location and number.

9. Provide a list of accessible public use information kiosks, including: location and number.

10. Provide a list of accessible public use computer workstations, including: location and number.

11. Provide a list of accessible public use internet workstations, including: location and number.

12. Provide a list of accessible public use electronic information and communications technology, including: location and number.

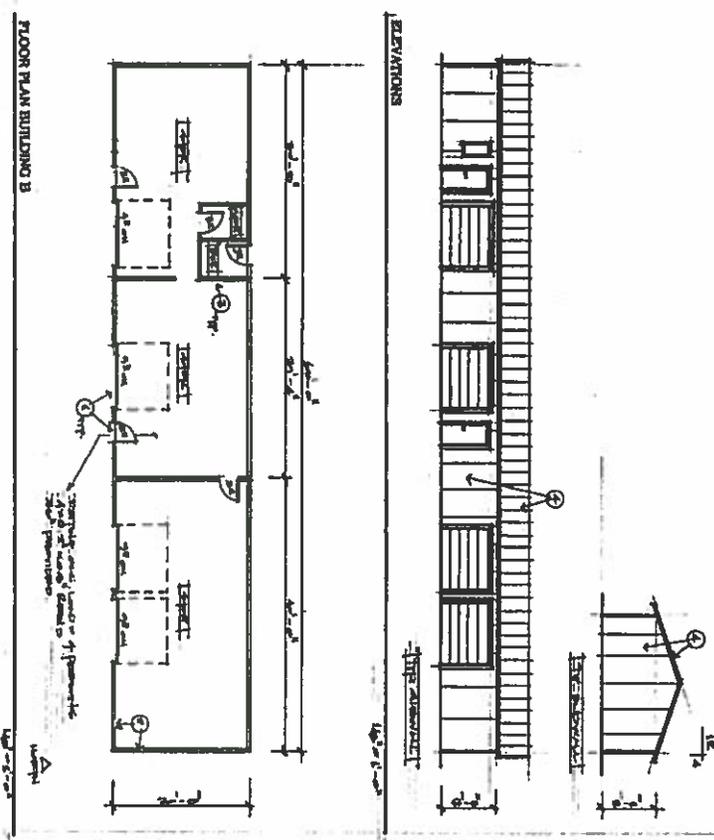
13. Provide a list of accessible public use electronic information and communications technology, including: location and number.

14. Provide a list of accessible public use electronic information and communications technology, including: location and number.

15. Provide a list of accessible public use electronic information and communications technology, including: location and number.

Contract Number: 10000-100  
Envelope Completion Certificate

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	<b>ROE BUILDINGS</b> ADA COUNTY, ID
	ARCHITECTS, INC. 1000 N. 10TH STREET BOISE, IDAHO 83702 PH: 208-333-2110 FAX: 208-333-2111
PROJECT NO. _____ SHEET NO. _____	DATE: _____
DRAWN BY: _____ CHECKED BY: _____	SCALE: _____
AS	AS



# Ada County Development Services



EXHIBIT 4  
 201600181 CU-MSP-V  
 ADAM ROE

- Search Results:**
- City Limits
  - Applications
  - BOISE
  - EAGLE
  - GARDEN CITY
  - KUNA
  - MERIDIAN
  - STAR
  - Parks
  - P&Z Applications
  - Street Names
  - Major Streets



Date: 3/18/2016

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on the map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



**IDAHO DEPARTMENT OF FISH AND GAME**

SOUTHWEST REGION  
3101 South Powerline Road  
Nampa, Idaho 83686

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

February 8, 2016

Risa Roe  
Roe Enterprises, L.L.C.  
7085 S. Eagle Rd.  
Meridian, ID 83642  
[risa@roenterprises.net](mailto:risa@roenterprises.net)

**RE: Conditional Use Permit – Roe Enterprises, L.L.C. Contractor's Yard**

Dear Ms. Roe,

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 a conditional use permit allowing a contractor's yard located at 7085 S. Eagle Rd., Meridian, Idaho. No new structures are proposed. The project is generally located in Section 5, T2N, R1E, 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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**FEB 11 2016**

**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 5  
201600181 CU-MSP-V







ADA COUNTY  
DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

**Preapplication Number: 201501133 - PREAP - A**

Status: Active

Date Received: 9/1/2015

Date Closed:

Meeting Date: 9/8/2015

Date Assigned: 9/1/2015

Project Description:

Applicant's Name:

Contractors Yard

ROE ADAM

No. of Lots/Units: 0

Total Acres: 9.271

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:

R1812790010

7085 S EAGLE RD

Meridian, ID 83642-0000

Zone Info:

Zone Type:

Zone:

Existing Zone

RUT

TwN / Rng / Sec Info:

TwN: Rng: Sec: Qtr:

2N 1E 5

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:

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

RENO MIKE

Comments:

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

MSP

MASTER SITE PLAN

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ADA COUNTY  
DEVELOPMENT SERVICES



## ADA COUNTY DEVELOPMENT SERVICES

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

### PREAPPLICATION CONFERENCE NOTES

#### Notes:

##### Contractors Yard

The property contains approximately 9.271 acres and is located in the Rural Urban Transition (RUT) District. It is located in the Meridian Area of City Impact. See Article 8-2B of the Ada County Code for information on the RUT District.

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.

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

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

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

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

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

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

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

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

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

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

- Hours of operation shall be limited between the hours of 7:00 A.M. and 10:00 P.M. unless otherwise approved or restricted with a conditional use permit.

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

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

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

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

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

See Article 8-4E 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.

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Page 2 of 5

ADA COUNTY  
DEVELOPMENT SERVICES



## ADA COUNTY DEVELOPMENT SERVICES

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

### PREAPPLICATION CONFERENCE NOTES

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.

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

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ADA COUNTY  
DEVELOPMENT SERVICES



**ADA COUNTY  
DEVELOPMENT SERVICES**

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

**PREAPPLICATION CONFERENCE NOTES**

Variance: \$550

The adopted Meridian Comprehensive Plan shows the area as mixed use.

The master site plan will require a letter from the Idaho Department of Fish and Game. You can obtain the letter by contacting Rick Ward at 465-8465 or rward@idfg.idaho.gov.

**MEETING NOTES:**

Painting contractor with fifteen employees. Employees come to property to pick up vehicles. Structures will be used for the business. One structure was constructed as an ag exempt structure.

The property is within Derry Subdivision. A natural features analysis is not required per ACC 8-8-4D-3B.

A variance will be required due to the setback for the structure being used for the contractor's yard.

**8-4K-1: SURETY DEPOSIT:**

A. In lieu of completion of improvements, or any portion thereof, required by this title, the owner may deposit a surety and sign a surety agreement for completion of such improvements. The surety and surety agreement shall be deposited with the director on forms provided by the director.

B. The amount of surety called for shall be equal to not less than one hundred twenty percent (120%) of the cost of completing the required improvements. The estimated cost shall be provided by the applicant and reviewed and approved by the county engineer.

C. In all cases the surety shall be drawn solely in favor of, and payable to, the order of the county of Ada, in accord with the regulations contained in the surety agreement by and between the guarantor and the county of Ada.

**8-4K-2: RELEASE OF SURETY:**

Where a surety is accepted by the director and deposited as provided in section 8-4K-1 of this article, the surety shall be released subject to the following regulations:

A. The owner shall submit a written request to the director to return the surety. The request shall include the following documents:

1. A statement from the owner that the required improvements are complete.
2. Two (2) sets of prints of the as-built plans and specifications for all improvements.

B. The county engineer shall verify and certify that the required improvements, as detailed in the surety agreement, have been installed. The as-built plans shall be reviewed and approved by the county engineer.

C. Upon certification of the county engineer, the director shall give notice to the county treasurer to release the sureties heretofore deposited with said county treasurer in the manner and to the extent as provided for in the surety agreement in accord with the regulations of section 8-4K-1 of this article.

A variance application is required due to the location of the contractor's yard. Structures were constructed as ag. Exempt. Will need to work with the Building Official for the requirements to submit a building permit.

**8-7-4: VARIANCES:**

Applications for floodplain variance shall comply with the regulations of section 8-3F-11 of this title and are not subject to

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FEB 11 2015

ADA COUNTY  
DEVELOPMENT SERVICES



**ADA COUNTY  
DEVELOPMENT SERVICES**

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

**PREAPPLICATION CONFERENCE NOTES**

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the regulations of this section.

**A. Process:**

1. An application and fees, as set forth in article A of this chapter, shall be submitted to the director on forms provided by the development services department.
2. The board shall apply the standard listed in subsection B of this section and the findings listed in subsection C of this section to review the variance.

**B. Standard:** The variance shall comply with Idaho Code section 67-6516.

**C. Required Findings:** In order to grant a variance, the board shall 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.
- 

**Additional Preap Conference:** Not Recommended

**Neighborhood Meeting Required?** Yes

**Cross References:**

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**FEB 11 2016**

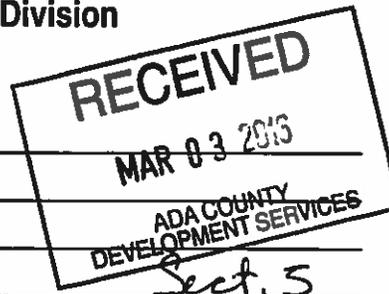
**ADA COUNTY  
DEVELOPMENT SERVICES**



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

Return to:

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



Rezone # \_\_\_\_\_  
 Conditional Use # 201600181 - CU / MSP / V  
 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.
- 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. No objection - May not park or drive over drainfield Reviewed By: [Signature]  
 Date: 2/26/14

MEMORANDUM



DATE: 3/9/2016

RE: 201600181-CU/MSP/V Adam Roe

TO: Diana Sanders, Associate Planner

FROM: Mark Ferm, Ada County Building Official

Summary of Project:

A Conditional Use, Master Site Plan, and Variance application for a contractor's yard for Roe Painting. The contractor's yard will include an office in the existing dwelling, and an existing outbuilding of 2,400 square feet. The Variance application to allow for a building used for a contractor's yard to be located at 55' instead of 100' adjacent to a residential zone. This project is located at 7085 S Eagle Road.

Findings and Conditions:

The Building Division has no objection to the proposed use of the land and the variance however the applicant should be aware that the use of any structures other than their original use will require building permits to convert the building to the appropriate occupancy classification. Plans prepared by a licensed Architect and/or Engineer including a thorough Code analysis including accessibility features based on the 2012 International Building Code and ANSI 117.1. The building referred to as #7 to be removed and rebuilt at a later date should only be used as storage and accessed by the property owners only.

Conclusion:

Approved with listed conditions.

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

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



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

March 10, 2016

(Via email)

To: Risa & Adam Roe  
7085 S. Eagle Road  
Meridian, ID 83642

Subject: ADA16-0015/ 201600181-CU-MSP-V  
7085 S. Eagle Road  
Contractor's Yard Conditional Use Permit

On March 5, 2014, the Ada County Highway District approved 201400069-S for approval of Derry Subdivision. The site specific conditions of approval also apply to 201600181-CU-MSP-V-Contractor's Yard.

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

Sincerely,

Dawn Battles  
Planner I  
Development Services

cc: Ada County Development Services, via email

## 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). Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
2. 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.
3. 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.
4. 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.
5. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
6. 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.
7. 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.
8. 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.
9. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
10. 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.
11. 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.



**Project/File:** Derry Subdivision (201400069-S)  
 The applicant is requesting approval to subdivide 19.38 acres into 3 buildable lots.

**Lead Agency:** Ada County

**Site address:** 7085 S. Eagle Rd.

**Commission**

**Approval:** March 5, 2014

**Applicant/ Representative:** Shawn L. Nickel  
 SLN Planning  
 1589 N. Estancia Pl.  
 Eagle, ID 83616

**Staff Contact:** Lauren Watsek  
 Phone: 387-6218  
 E-mail: [lwatsek@achdidaho.org](mailto:lwatsek@achdidaho.org)



**A. Findings of Fact**

1. **Description of Application:** The applicant is requesting approval of Derry Subdivision, a 3 lot residential subdivision on 19.38 acres. The property is currently zoned RUT with one existing single family dwelling that is to remain. This application is consistent with the comprehensive plan for Ada County and is within Meridian’s Area of Impact.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Urban Transition	RUT
South	Rural Urban Transition	RUT
East	Rural Urban Transition	RUT
West	Rural Urban Transition	RUT

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Transit:** Transit services are not available to serve this site.

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

6. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

- Lake Hazel Road is listed in the Capital Improvements Plan to be widened to 5 lanes from Locust Grove Road to Eagle Road between 2022 and 2026.

- Lake Hazel Road is listed in the Capital Improvements Plan to be widened to 5 lanes from Eagle Road to Cloverdale Road between 2027 and 2031.
- The intersection of Eagle Road and Lake Hazel Road is listed in the Capital Improvements Plan to be widened to 6 lanes on the north leg, 6 lanes on the south, 7 lanes east, and 7 lanes on the west leg, and signalized between 2027 and 2031.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 19 additional vehicle trips per day (10 existing); 2 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition.
2. **Condition of Area Roadways**  
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Eagle Road	1,095 feet	Minor Arterial	82	Better than "D"	Better than "D"
Lake Hazel Road	None	Principal Arterial	347	Better than "E"	Better than "E"

- \* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).
- \* Acceptable level of service for a two-lane minor arterial is "D" (550 VPH).

3. **Average Daily Traffic Count (VDT)**

*Average daily traffic counts are based on ACHD's most current traffic counts. Although these counts were taken in 2011 and 2012, they are reflective of the current volumes due to little development/growth in this area. Waiting for updated counts for this 3-lot subdivision would have resulted in a delay in the application review process.*

- The average daily traffic count for Eagle Road north of Columbia Road was 1,403 on October 4, 2011.
- The average daily traffic count for Lake Hazel Road west of Five Mile Road was 8,698 on October 11, 2012.

## **C. Findings for Consideration**

1. **Eagle Road**

- a. **Existing Conditions:** Eagle Road is improved with 2 travel lanes (24-feet of pavement), and no curb, gutter or sidewalk abutting the site. There is 50 feet of right-of-way for Eagle Road (25 feet from centerline).

- b. **Policy:**

**Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Street Section and Right-of Way Width Policy:** District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master

Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Eagle Road is designated in the MSM as a Residential Arterial with 3 lanes and on-street bike lanes, a 46 foot street section within 74 feet of right-of-way.

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

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

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Eagle Road abutting the site. The applicant has requested a waiver of the sidewalk policy due to the cost associated with constructing 1,100 feet of sidewalk for a 3-lot subdivision on 19-acres.
- d. **Staff Comments/Recommendations:** There is no sidewalk on Eagle Road in the vicinity of the site. On nearby roads with similar applications, ACHD has worked with applicants to acquire the right-of-way at no cost to ACHD, in lieu of sidewalk. Staff recommends the same for this plat and is supportive of the waiver of Policy 7205.5.7. The applicant should be required to dedicate 37 feet of right-of-way from the centerline of Eagle Road abutting the site. The applicant has agreed to dedicate the additional right-of-way required with no compensation in lieu of constructing sidewalk on Eagle Road abutting the site.

## 2. Driveways

### 2.1 Eagle Road

- a. **Existing Conditions:** There are two existing driveways on Eagle Road that serve the existing residence. The driveways are located approximately 220 feet and 330 feet south of Adler Hof Lane.

- b. **Policy**

**Access Points Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

**Access Policy:** District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

**Successive Driveways:** District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425 feet from any existing or proposed driveway.

**Driveway Width Policy:** District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, 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 in accordance with Table 2 under District Policy 7205.4.8.

**Cross Access Easements/Shared Access Policy:** District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

c. **Applicant's Proposal:** The applicant is not proposing any changes to existing driveways or additional driveways.

d. **Staff Comments/Recommendations:** The two existing driveways do not meet District Successive Driveways and Shared Access Policies. The applicant should be required to close the existing 24 foot wide driveway located approximately 220 feet south of Adler Hof Lane. The existing 20 foot wide driveway located 330 feet south of Adler Hof Lane is approved. Staff recommends the applicant construct one shared access to align with Vantage Point Lane to serve the southernmost two lots as no driveways currently exist.

The applicant should be required to pave the driveways their full width and a minimum of 30 feet into the site beyond the edge of pavement for Eagle Road.

### 3. Landscaping

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

### 4. Other Access

Eagle Road is classified as minor arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

## D. Site Specific Conditions of Approval

1. Dedicate 37 feet of right-of-way from the centerline of Eagle Road abutting the site. The applicant will not be compensated for this right-of-way in lieu of the waiver of sidewalk.
2. Close the existing 24 foot wide driveway located approximately 220 feet south of Adler Hof Lane.
3. The existing 20-foot wide driveway located 330 feet south of Adler Hof Lane is approved.
4. Construct one 24-foot wide (maximum) shared access to align with Vantage Point Lane to serve the southernmost 2 lots.

5. Pave the driveways their full width and at least 30-feet beyond the edge of pavement with pavement tapers.
6. Other than the access specifically approved with this application, direct lot access is prohibited to Eagle Road and shall be noted on the final plat.
7. Payment of impacts fees are due prior to issuance of a building permit.
8. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

1. All irrigation facilities shall be relocated outside of the ACHD right-of-way.
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPMC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

## **F. Conclusions of Law**

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

## **G. Attachments**

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

VICINITY MAP





# Ada County Utility Coordinating Council

## Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

# Development Process Checklist

## Items Completed to Date:

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

## Items to be completed by Applicant:

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

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

##### Driveway or Property Approach(s)

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

##### Working in the ACHD Right-of-Way

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

#### *Construction (Subdivisions)*

##### Sediment & Erosion Submittal

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

##### Idaho Power Company

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

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

## **Request for Appeal of Staff Decision**

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the ROWDS Manager when it is alleged that the ROWDS 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 ROWDS 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 ROWDS Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

## Request for Reconsideration of Commission Action

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

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

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

b. The request must be in writing and delivered to the Secretary of the Highway District no later than 3:00 p.m. on the day prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.

c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.

d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.

e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.

f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.



## MEMORANDUM

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**DATE:** March 21, 2016

**RE:** Recommendation Regarding File 201600181 Application for Conditional Use and Master Site Plan for Contractor's Yard at 7085 S Eagle Rd, Meridian, ID

**TO:** Diana Sanders, Associate Planner

**FROM:** Angela Gilman, Ada County Engineer

**CC:**

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Diana,

I have reviewed the Application for the project referenced above. The documents reviewed include:

- Detailed Letter
- Parking Plan
- Master Site Plan

My comments and Conditions of Approval are as follows:

Recycled asphalt is an acceptable alternative surface for the additional parking shown on the site plan.

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

# 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.

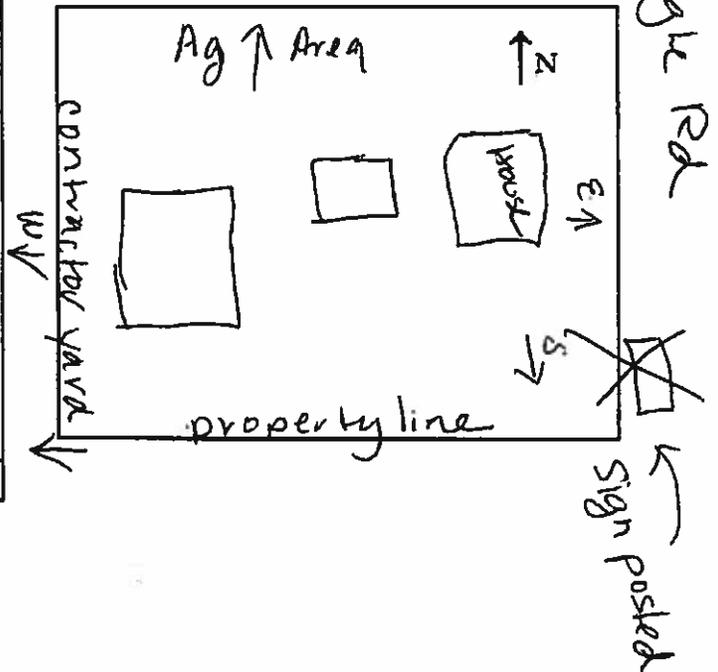
Please attach dated photographs of each sign with the certification.

## PROJECT INFORMATION:

Location:	Quarter:	Section: 5	Township: 2N	Range: 1E	Total Acres: 9.271
Project Name: Adam Roe Contractor's Yard			Lot:	Block:	
Site Address: 7805 S Eagle Rd Meridian, ID 83642			Tax Parcel Number(s): R1812790610		
File Number: 201600181-CU-MSP-V			*Date Posted: 3/23/16		

APPLICANT: Adam Roe + Risa Roe		
Name: Adam Roe		
Address: 7805 S Eagle Rd		
City: Meridian	State: ID	Zip: 83642
Telephone: 208 941-1367	Fax: 208 902-2566	
<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) Risa Roe	Date 3/22/16	

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



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

**ADA COUNTY**  
**MAR 23 2016**  
**DEVELOPMENT SERVICES**

# ADA COUNTY PUBLIC HEARING NOTICE

## *Board of Ada County Commissioners*

**WHEN:** ADA COUNTY will hold a public hearing on April 6th, 2016 at 6:00 PM in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID.

**PURPOSE:** A Conditional use, Master Site Plan, and Variance application for a contractor's yard for Adam Roe Painting, Inc.. The contractor's yard will include an office in the existing dwelling, and an existing outbuilding of 2,400 square feet. The Variance application to allow for a building used for a contractor's yard to be located at 55' instead of 100' adjacent to a residential zone.

**PROPERTY SIZE/LOCATION:** Property contains 9.271 acres and is located at 7085 S. Eagle Road in Section 5, T. 2N, R. 1E, Boise, ID.

**APPLICATION BY:** Adam Roe Painting, Inc.

**PROJECT NUMBER/PLANNER NAME/PLANNER PHONE NUMBER:**

PROJECT #201600181-CU-MSP-V, Diana Sanders, Associate Planner, (208) 287-7905

03/23/2016