



TO: BOARD OF ADA COUNTY COMMISSIONERS

HEARING DATE: November 9, 2016

STAFF: Brent Danielson, AICP, Associate Planner

PROJECT NO.: 201601703 AC-V

APPLICANT: Seumas & Emily Hodges

INTRODUCTION

An accessory use application to add onto an existing accessory structure resulting in the accessory structure consisting of 1,812 square feet. Also, a request for a variance seeking relief from the specific use standard that requires accessory structures in the front yard to not exceed fifty percent (50%) of the square footage of the footprint of the principal permitted dwelling or 1,500 square feet, whichever is less. The property contains 2.466 acres and is located at 505 W. Columbia Road in Section 12, T. 2N, R. 1W.

EXECUTIVE SUMMARY

The applicant has applied for an accessory use application to add onto an existing accessory structure resulting in the accessory structure consisting of 1,812 square feet. They have also requested a variance seeking relief from the specific use standard that requires accessory structures in the front yard to not exceed fifty percent (50%) or the square footage of the footprint of the principal permitted dwelling or 1,500 square feet, whichever is less in order to build a future single-family dwelling on the property.

Before becoming a lot in a subdivision the property was a dairy. According to the applicant the dairy started in the 1950's. An aerial photo from 1964 (Exhibit #26) shows the existing accessory structure and single-family dwelling on the property. The hardship is that the current single-family dwelling and existing accessory structure are only 25 feet away from the property line along Columbia Road. If the Ada County Highway District (ACHD) were to widen Columbia Road, which is designated as a minor arterial then the existing single-family dwelling will be 15 feet from Columbia Road. It doesn't make sense to the applicant to make improvements to a 64 year old house, which in the future could be 15 feet from Columbia Road. Rather the applicant prefers to remove the existing single-family dwelling and build a new single-family dwelling. In order for them to build a new house a variance is required because the required setback is 50 feet from the property line fronting Columbia Road, which puts any future single-family dwelling behind the front plane of the existing accessory structure on the property.

At the time this staff report was written the following agencies have provided comments on this application. The Ada County Building Official responded in Exhibit #21 that the Building Division has no objection to the proposed structure or variance; however, the applicant should be aware that a permit will be required for the construction of this building. The Boise Project Board of Control replied in Exhibit #22 that there are no Boise Project facilities located on the above-mentioned properties; however, they do in fact possess a valid water right. Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement. The Central District Health Department replied in Exhibit #23 that the applicant and/or owner must apply for a septic permit for the new home. The Ada County Engineering and Surveying Division stated in Exhibit #24 that all drainage from the proposed modifications to the existing structure shall be retained on site, during and after construction, so as to not negatively impact adjacent property.

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 Commission should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application.

EXHIBIT LIST – PROJECT NO.: 201601703 AC-V

- 1 Preapplication Conference Notes. 3 pages.
- 2 Master Application Form. 2 pages.
- 3 Accessory Use Checklist. 2 pages.
- 4 Variance Checklist. 1 page.
- 5 Detailed Letter for the Accessory Use. 1 page.
- 6 Detailed Letter for the Variance. 2 pages.
- 7 Site Plan. 1 page.
- 8 Supplemental Information supporting the proposed Variance. 14 pages.
- 9 Picture of the Accessory Structure. 2 pages.
- 10 Picture of the Existing Single-Family Dwelling. 1 page.
- 11 Deed. 1 page.
- 12 Neighborhood Meeting Certification Form. 1 page.
- 13 Vicinity Map. 1 page.
- 14 Aerial Map. 1 page.
- 15 Large Aerial Map. 1 page.
- 16 Submittal Letter dated October 3, 2016. 1 page.

- 17 Agency Transmittal. 2 pages.
- 18 Radius Map. 1 page.
- 19 Mailing List. 1 page.
- 20 Radius Notice. 1 page.
- 21 Memorandum from the Ada County Building Official dated October 5, 2016. 1 page.
- 22 Agency Response from the Boise Project Board of Control dated October 12, 2016. 1 page.
- 23 Agency Response from the Central District Health Department dated October 15, 2016. 1 page.
- 24 Memorandum from the Ada County Engineering & Surveying Division dated October 17, 2016. 1 page.
- 25 Legal Notice of Public Hearing published on October 18, 2016. 2 pages.
- 26 1964 Aerial Photo. 1 page.



ADA COUNTY
DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201600119 - PREAP - A

Status: Active

Date Received: 8/8/2016

Date Closed:

Meeting Date: 8/23/2016 Date Assigned: 8/8/2016

Project Description:

Applicant's Name:
HODGES SEUMAS EMILY

Would like to discuss a Variance for setbacks and Accessory Structures in front of dwelling site

No. of Lots/Units: 0 Total Acres: 2.466

Development Services Staff Assigned To Meeting:

Unique Features:

Staff Name:	Attended Meeting?
BRENT DANIELSON	<input checked="" type="checkbox"/>
DIANA SANDERS	<input checked="" type="checkbox"/>
MARK FERM	<input type="checkbox"/>

Sewer/Septic:

Water/Well:

General Property Location:

Parcel Info:

Parcel Num:	Street Address:	City/State/Zip:
R7135690160	505 W COLUMBIA RD	Meridian, ID 83642-0000

Zone Info:

Zone Type:	Zone:
Existing Zone	RR

Twon / Rng / Sec Info:

Twon:	Rng:	Sec:	Qtr:
2N	1W	12	

Overlay Areas Info:

Overlay Area:	Overlay Value:	Code Ref:	Comments:
Flood	A Zone Unnumbered	Article 8-3F	Please contact your insurance company for flood insurance purchase requirements.

Comp Plan:

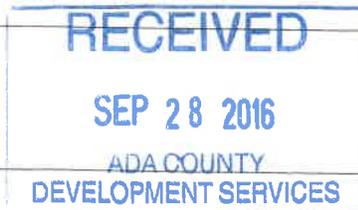
Agencies To Contact:

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:

Accessory structure
VARIANCE

Required Applications:





ADA COUNTY DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

App Type:	Descriptive Name:
AC	ACCESSORY USE
V	VARIANCE

Notes:

The property is currently within the Rural Residential (RR) District.

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 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.

If the accessory structure is over 1500 sq. ft. an Accessory Use application will need to be submitted. It can be submitted with the variance.

ACC 8-5-3-1

8-5-3-1: ACCESSORY STRUCTURE3:

A. General Standards:

1. A principal permitted dwelling with a valid certificate of occupancy, or a principal permitted dwelling under construction with a valid building permit, shall be present on the subject property.
2. The structure shall not be used as an additional dwelling, except as provided for secondary dwellings⁴.
3. The structure shall not be used for commercial or industrial purposes.
4. The accessory structure shall not be used to store commercial vehicles, except as provided in subsection 8-4G-4A2 of this title.
5. All accessory structures shall be included in the coverage calculations for a particular property.

B. Location Standards: The location of accessory structures shall be restricted as follows:

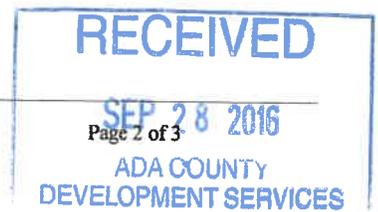
1. Accessory structures shall not be located in any required setbacks or on any publicly dedicated easements.
2. Accessory structures in the front yard shall not impede connection of the dwelling to a municipal wastewater collection and treatment system.
3. Accessory structures in the front yard shall not block the view of the main entrance to the principal permitted dwelling.

C. Size Standards: The size of accessory structures shall be restricted as follows:

1. Accessory structures in the front yard shall not exceed fifty percent (50%) of the square footage of the footprint of the principal permitted dwelling or one thousand five hundred (1,500) square feet, whichever is less.

D. Height Standards: The height of an accessory structure shall be restricted as follows:

1. An accessory structure shall not exceed a height of twenty four feet (24').





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DEVELOPMENT SERVICES**

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PREAPPLICATION CONFERENCE NOTES

2. In a residential base district, accessory structures located in the front yard, or within a side yard if any portion of the structure lies between the front property line and a distance of fifteen feet (15') behind the front wall of the principal permitted dwelling, shall not exceed the height of the principal permitted dwelling.

E. Design Standards:

1. All accessory structures shall meet all of the following design standards:

- a. The roofing and finish materials shall be similar in color to the principal permitted dwelling;
- b. The roof shall have a similar pitch to that of the principal permitted dwelling.

2. Accessory structures greater than one thousand five hundred (1,500) square feet shall meet the following additional standards:

- a. The accessory structure shall portray the architectural character of the principal permitted dwelling.

The applicant will need to hold a neighborhood meeting before submitting an application for a variance. See Section 8-7A-3 of the Ada County Code for information on neighborhood meetings. Neighborhood Meeting Mailing labels can be obtained for a fee. The current fee is \$26.50.

The applicant will also be responsible for posting the sign for the public hearing. See Section 8-7A-5F of the Ada County Code.

The Variance application is heard by the Board of Ada County Commissioners.

MEETING NOTES:

The applicant mentioned that there are existing properties in the neighborhood that also have agricultural structures and accessory structures in the front yard.

You will need to have a neighborhood meeting prior to submitting your application.

Prior to the public hearing you will need to post a public hearing notice sign on the property at least ten (10) days prior to the public hearing. The sign posting certification form and photos of the sign need to be submitted to the assigned planner at least seven (7) days prior to the public hearing. Since the property has frontage onto two (2) streets. You will need the sign(s) to be visible from both streets.

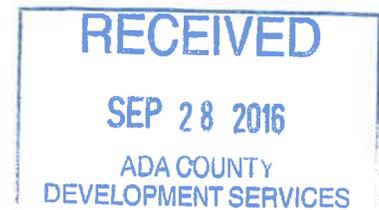
You want to specific in your detailed letter about what the variance will accomplish. Asking for a variance for the setback and for the accessory structures to be in the front yard in front of the house.

Mention that you are removing the existing residence to build a new residence on the property.

Additional Preap Conference: Not Recommended

Neighborhood Meeting Required? Yes

Cross References:





MASTER APPLICATION/PETITION REQUEST

ADA COUNTY DEVELOPMENT SERVICES

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

TYPE OF ADMINISTRATIVE APPLICATION:

- ACCESSORY USE*
- FARM DEVELOPMENT RIGHT
- FLOODPLAIN PERMIT
- HILLSIDE DEVELOPMENT*
- HIDDEN SPRINGS ADMINISTRATIVE
- HIDDEN SPRINGS SPECIAL EVENT
- LIGHTING PLAN
- LANDSCAPE PLAN
- DRAINAGE PLAN
- MASTER SITE PLAN*
- EXPANSION NONCONFORMING USE
- ONE TIME DIVISION
- PRIVATE ROAD
- PROPERTY BOUNDARY ADJUSTMENT
- PLANNED UNIT DEVELOPMENT (PUD)
- SIGN PLAN
- TEMPORARY USE*

TYPE OF HEARING LEVEL APPLICATION:

- CONDITIONAL USE
- DEVELOPMENT AGREEMENT
- SUBDIVISION, PRELIMINARY*
- PLANNED COMMUNITIES*
- SUBDIVISION, SKETCH PLAT*
- VACATION
- VARIANCE
- ZONING MAP AMENDMENT
- ZONING TEXT AMENDMENT

TYPE OF HEARING LEVEL PETITION:

- COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

TYPE OF ADDENDA:

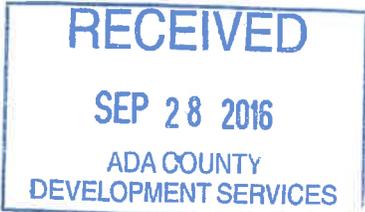
- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

REQUIRED SUBMITTALS:

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

SITE INFORMATION:

Section: 12 Township: 2N Range: 1W Total Acres: 2.466
 Subdivision Name: Poppyfield sub Lot: 12 Block: 2
 Site Address: 505 W Columbia Rd City: Meridian
 Tax Parcel Number(s): R7135690160
 Existing Zoning: RR Proposed Zoning: _____ Area of City Impact: none Overlay _____
 District(s) _____



OFFICE USE ONLY

Project #: <u>201601703-AC-V</u>	Planning Fees/GIS:	Engineering Fees:
Received By: <u>[Signature]</u> Date: <u>9.28.16</u> Stamped <input type="checkbox"/>	<u>280.00 AC</u>	
	<u>550.00 Variance</u>	
	<u>\$830.00</u>	

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: <u>Seumas and Emily Hodges</u>	Name: _____
Address: <u>505 W Columbia Rd</u>	Address: _____
City: <u>Meadian</u> State: <u>ID</u> Zip: <u>83642</u>	City: _____ State: _____ Zip: _____
Telephone: <u>208-313-8886</u> Fax: _____	Telephone: _____ Fax: _____
Email: <u>emily.mthornton@gmail.com</u>	Email: _____
I certify this information is correct to the best of my knowledge.	ENGINEER/SURVEYOR if applicable: (Please Print)
	Name: _____
	Address: _____
	City: _____ State: _____ Zip: _____
	Telephone: _____ Fax: _____
	Email: _____
<u>Seumas Hodges</u> <u>Emily Hodges</u> <u>9-23-16</u>	
Signature: (Applicant) _____ Date _____	

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: <u>Seumas Hodges</u>	Name: <u>Emily Hodges</u>
Address: <u>505 W Columbia Rd</u>	Address: <u>505 W Columbia Rd</u>
City: <u>Meadian</u> State: <u>ID</u> Zip: <u>83642</u>	City: <u>Meadian</u> State: <u>ID</u> Zip: <u>83642</u>
Telephone: <u>208-313-8888</u>	Telephone: <u>208-559-4888</u>
Fax: _____	Fax: _____
Email: <u>hodgehotods@gmail.com</u>	Email: <u>emilymthornton@gmail.com</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>Seumas Hodges</u> <u>9-23-16</u>	<u>Emily Hodges</u> <u>9-23-16</u>
Signature: All Owner (s) of Record _____ 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.



EXHIBIT 2
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ADA COUNTY DEVELOPMENT SERVICES



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ACCESSORY USE CHECKLIST (ACC 8-5A)

An Accessory Use request is a staff level application.

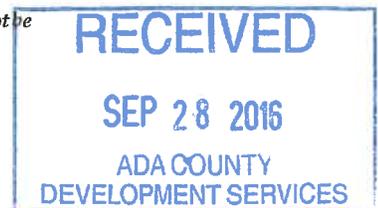
GENERAL INFORMATION:

Check all boxes that apply

Applicant	DESCRIPTION	Staff
<input checked="" type="checkbox"/>	One paper copy and one electronic copy of all required submittals. (if applicable)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Completed and signed Master Application	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Completed Supplemental Information	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	DEED or evidence of proprietary interest.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	SITE PLAN showing all existing and proposed easements, property lines, setbacks, and proposed and existing structures (including sq. ft.) drawn to scale on 8 1/2" X 11" paper.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	DETAILED LETTER by the applicant fully describing the request or project and addressing specific uses in ACC 8-5 and the following:	
<input checked="" type="checkbox"/>	Proposed Use(s).	
<input checked="" type="checkbox"/>	Total square feet of proposed use:	
<input checked="" type="checkbox"/>	Outdoor speaker system? YES () NO ()	
<input checked="" type="checkbox"/>	Outdoor storage? YES () NO ()	
	Check appropriate accessory use:	
<input checked="" type="checkbox"/>	ACCESSORY STRUCTURE >1,500 SQ. FT. (ACC 8-5-3-1)	
	DISTRIBUTED POWER FACILITY, WIND ROOFTOP (ACC 8-5-3-83)	
	DWELLING, CARETAKER (ACC 8-5-3-39)	
	DWELLING, ADDITIONAL FARM (ACC 8-5-3-38)	
	DWELLING, SECONDARY ATTACHED OR DETACHED (ACC 8-5-3-40)	
	GROUP DAYCARE FACILITY (ACC 8-5-3-33)	
	HOME OCCUPATION (ACC 8-5-3-54)	
	KENNEL, HOBBY (ACC 8-5-3-39)	
	PIT, MINE, OR QUARRY (ACC 8-5-3-81, 8-4L-4I, 8-5B, 8-7-2 A5)	
	PORTABLE CLASSROOM (ACC 8-5-3-82)	
	PRODUCE STANDS, ROADSIDE & AGRICULTURAL (ACC 8-5-3-98)	
	SIGN, ADMINISTRATIVE APPROVAL	
	TOWER OR ANTENNA STRUCTURE, PRIVATE (ACC 8-5-3-115)	
APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net 280.00		

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, WUI, Boise River Greenway, airport influence, and/or hazardous or unique areas of development.

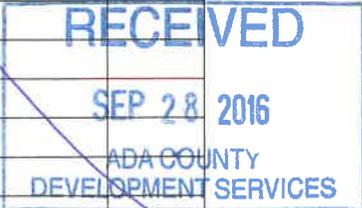
Application will not be accepted unless all applicable items on the form are submitted. This application shall not be considered complete until staff has received all required information.



ACCESSORY USE SUPPLEMENTAL INFORMATION

(to be completed by the applicant)

ACCESSORY STRUCTURE ≥1,500 SQ. FT. (ACC 8-5-3-1)	
✓	Square footage of structure: <u>current 1660 proposed 1812</u>
✓	Height of structure: <u>19 ft.</u>
	Submit picture of the principal permitted dwelling.
	Submit an elevation drawing of the proposed accessory structure.
DISTRIBUTED POWER FACILITY, WIND ROOFTOP (ACC 8-5-3-83)	
	Elevation drawing showing the maximum height of the rooftop wind facility including blades.
	Maximum Blade Diameter.
	The Maximum decibels emitted from the facility.
DWELLING, ADDITIONAL FARM (ACC 8-5-3-38)	
	Is this the only permanent additional dwelling?
	Provide documentation that the dwelling is occupied by an individual receiving not less than 75% of their annual income from the work on the farm.
	Demonstrate the need for the additional farm dwelling based on characteristics of the farm and/or farm operation. (8-5-3-38 E)
DWELLING, CARETAKER (ACC 8-5-3-39)	
	Explain how the caretaker dwelling is needed to house the employee. Provide documentation that this is the only permanent additional dwelling.
DWELLING, SECONDARY ATTACHED OR DETACHED (ACC 8-5-3-40)	
	Provide the square footage of the footprint of the principal permitted dwelling and the secondary dwelling.
	Describe how proposed parking complies with ACC8-4G-6.
	Indicate who will occupy the secondary dwelling: Property owner, member of owner's immediate family, or Owner's employee.
	Indicate how the proposed secondary dwelling will be architecturally compatible with the principal permitted dwelling.
	Indicate if the detached dwelling is two stories.
GROUP DAYCARE FACILITY (ACC 8-5-3-33)	
	Property fenced: YES () NO ()
	Type of fencing:
	# of Staff: # of Children:
	Ages of Children: 18 months and under () 18 months and older + ()
	Net interior floor area regularly used by clients, excluding halls, bathrooms, and kitchens:
	Area in sq. ft. of outdoor play area:
	Outdoor Lighting YES () NO ()
	Days of Operation:
	Hours of operation:
	Height and location of proposed play equipment for group daycare:
HOME OCCUPATION (ACC 8-5-3-54)	
	Sq. Ft. of proposed area of Home Occ.
	Total Floor area of the principal permitted dwelling.
	# of Non-resident Employees:



ADA COUNTY DEVELOPMENT SERVICES

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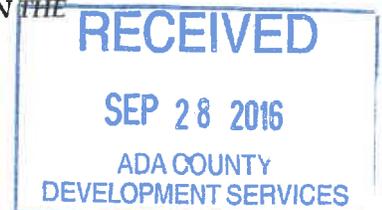
VARIANCE CHECKLIST (ACC 8-7-4)

A Variance request requires a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
EH	One paper copy and one electronic copy of all required submittals.	✓
EH	Completed and signed Master Application	✓
EH	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?	
EH	CURRENT SITE PLAN One reduced copy to 8 1/2 X 11.	✓
EH	DEED or evidence of proprietary interest.	✓
EH	NEIGHBORHOOD MEETING CERTIFICATION	✓
EH	PRE-APPLICATION CONFERENCE NOTES	✓
	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
EH	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	\$550.00

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



To whomever it may concern,

The existing barn is currently 1660 square feet. We would like to move the existing stairs from the outside of the barn and relocate them to the inside of the barn. Moving the stairs to the inside of the barn will make it safer by only allowing access from the inside. The stairs are currently on the North side of the building which makes it dangerous in the winter because they freeze over and don't get any sunlight to melt the ice on them making them a slip hazard. Moving the stairs to the inside would eliminate this slip hazard. We will also move the west wall out four feet to the end of the current overhang building adding 152 square feet making it 1812 square feet. We would install a new garage door and exterior walk thru door on the south side of the building. After all modifications are made we would like to stucco over the existing cinder block improving the look and making it look like the other buildings on the property. The height of the building is 19 feet and will stay the same height. This will improve the look of the building and make it look more like the surrounding buildings. The barn will be similar in style and color to the other buildings in the neighborhood and on the property.

The proposed use of the shop would be a shop for hobbies such as wood working or storing classic cars and a sewing and craft room upstairs. It would also be used to store garden and yard work equipment. The building will not have an outdoor storage. The building will also not have an outdoor speaker system.

Sincerely,
~~Seumas~~ *Hodges*
Seumas Hodges

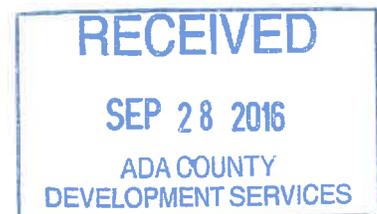


EXHIBIT 5
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Project # 201601703 AC-V

accessory use detailed letter

To whomever it may concern,

We bought the property at 505 W. Columbia Rd. Meridian, Idaho 83642 beginning of June 2015. The property was an existing dairy farm. The adjacent Poppy Field subdivision was developed off of the farm twenty years ago. After visiting with neighbors and looking at existing public records the buildings have been in existence since the 50's. To our knowledge the farm is one of the original farms in the area. We bought the property because we loved that it had several outbuildings and we could be first time home buyers. Initially, we anticipated on remodeling the existing home and outbuildings. We have spent lots of money and time over the last year clearing and cleaning the property of trash, concrete, scrap metal, corrals, and other debris. We have also demolished and disposed of a 1969 single wide trailer.

The property has a 1900 sq. ft. barn, a detached garage that has around 1500 sq. ft., a primary dwelling that has 1050 sq. ft., an implement building that is 1800 sq. ft. and two small sheds. The barn and the house currently have a 25 ft. setback from the road. After meeting with planning and zoning on August 23, 2016, we discovered that ACHD has future plans of widening Columbia Road. After ACHD widens Columbia Rd, the house will only have a 15 ft. setback. Since this is really close to the road for a primary residence, we are wanting to build a new primary residence somewhere else on the property.

The logical place to put a new primary residence would be on the west side of the property. In discussion with Ada County Planning and Zoning, we would need a 50ft. setback from Columbia Rd. During the discussion, we were informed that the primary dwelling needed to be in front of the existing buildings or the new primary dwelling behind the accessory building needs to be 50% larger and as to be at least the same height. With Ada County Planning and Zonings requirement of a 50 ft. setback and having your primary dwelling in front of your existing buildings requirement or the new primary dwelling behind the accessory building needs to be 50% larger and has to be at least the same height, we couldn't build a new home on the property. This property being the original farm makes it unique and hard to fulfill the requirements.

Therefore, we are requesting a variance to build a new home on the property and keep the existing buildings. The cost of demolishing the concrete buildings, the hauling of the debris, and the disposal fees would be extremely expensive and unnecessary. We have already spent lots of money and time over the last year clearing and cleaning the property of trash, concrete, scrap metal, corrals, and other debris. We have also demolished and disposed of a 1969 single wide trailer. It would be a hardship on us to remove the existing buildings because of all the concurred costs of removal. The money spent on demolishing all the existing buildings could be spent on beautifying the existing structures. It is unnecessary to fill the landfills of a building that has existed and functioned properly for years.

We bought the property because we loved that it had several outbuildings. Initially, we anticipated on remodeling the current house but after meeting with planning and zoning (a year after buying it) and discovering the future plans with the widening of Columbia Rd, remodeling the house is no longer a viable option. Remodeling the house would create horrible resale value because of the proximity to the future road. When we bought the property we had no idea of the future plans of widening Columbia Rd.

According to the requirements without obtaining a variance, to keep the existing structures, we would need to build a new home with a setback of 50ft, the home would have to be 50% larger than the barn. This would mean the new home would have to be around 4,000 sq. ft. This would definitely be a

EXHIBIT 6
Page 1 of 2
Project # 201601703 AC-V



Notes: ...

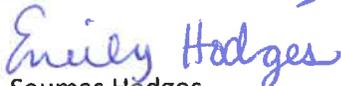
hardship for us because we cannot afford to build a 4,000 sq. ft. home. So we would not be able to build a home without a variance.

Obtaining a variance to build a home and keeping the existing structures is not detrimental to the public health, safety, and welfare because we would be building a new home that meets current codes.

After our meeting with planning and zoning, we started to notice while driving that many homes in our area have accessory and farm use buildings in front of their primary dwelling. The primary dwellings are smaller than the outbuildings. See attached pages.

A variance to build a smaller home and keep the existing structures is definitely needed to make a new home plausible. If the variance is denied, then we wouldn't have a home on the property and we wouldn't have a place to live. We have spent lots of money already cleaning it up to make it beautiful and to become first time home buyers.

Sincerely,



Seumas Hodges

Emily Hodges

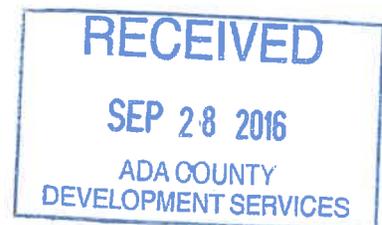


EXHIBIT 6
Page 2 of 2
Project # 201601705 AC-V



Ada County Development Services

Current site plan

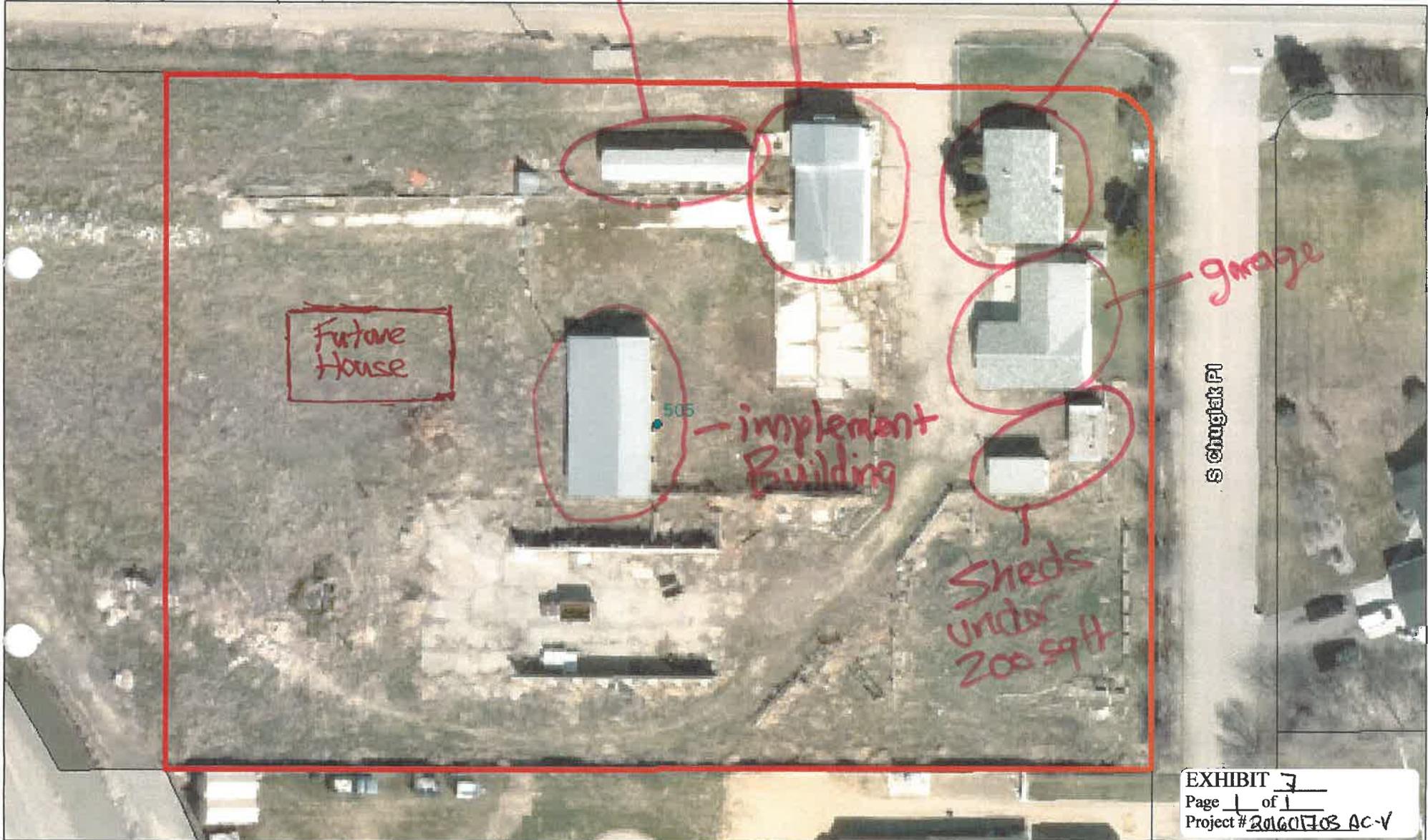
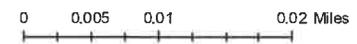


EXHIBIT 7
Page 1 of 1
Project # 201601703 AC-V

- Search Results: **City Limits**
- Parcels
 - Addresses
- | | |
|---|--|
| GARDEN CITY | STAR |
| BOISE | KUNA |
| EAGLE | MERIDIAN |
- Major Streets



Date: 8/8/2016



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 ADA COUNTY
 DEVELOPMENT SERVICES

EXHIBIT 8
 Page 1 of 14
 Project # 201601703 AC-V

EXHIBIT 1



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SEP 28 2016
ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 8
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Project # 20160703 AC-V

Google Maps

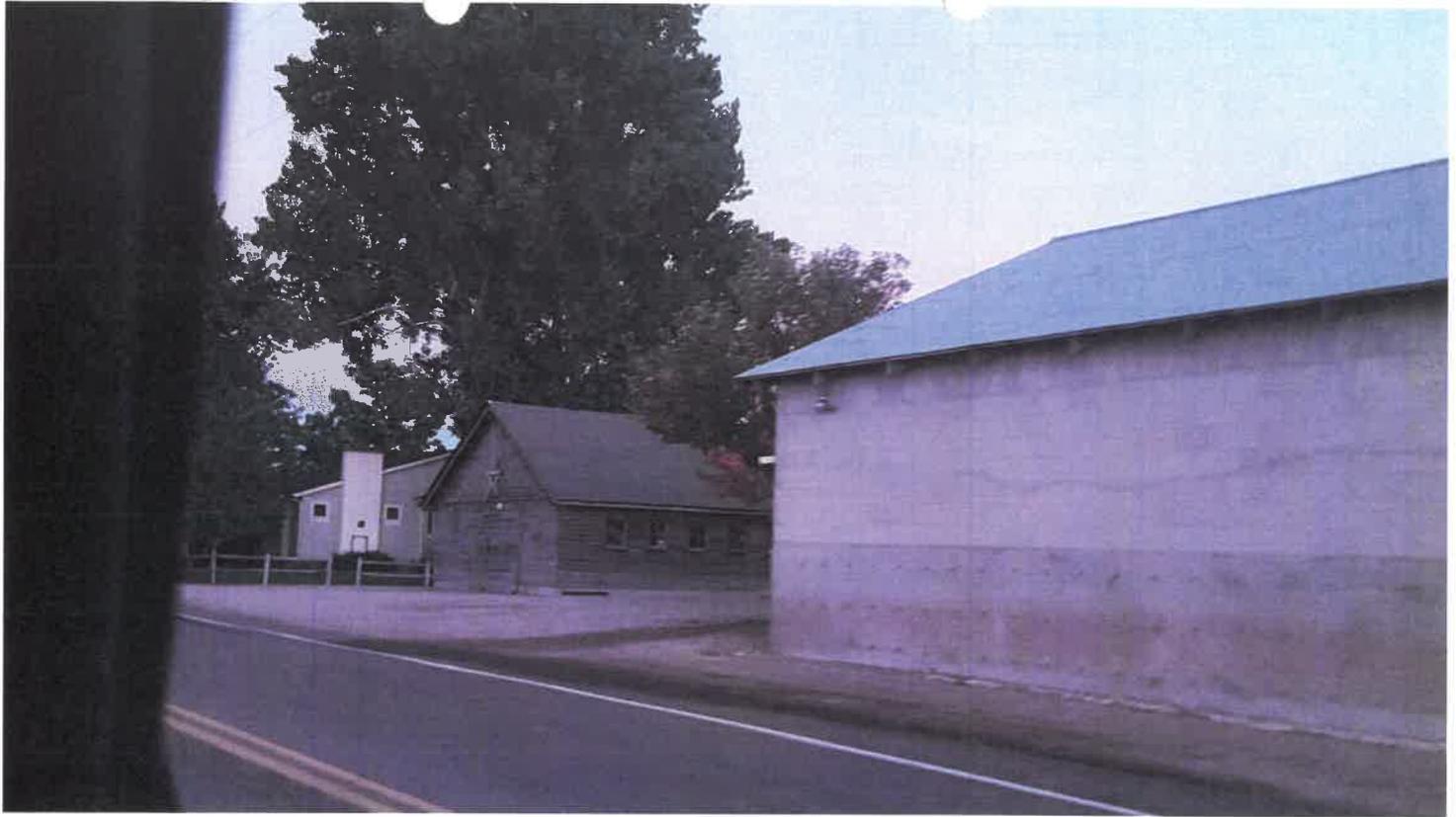
Exhibit 2



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 Project # 201601705 AC-V



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ADA COUNTY
DEVELOPMENT SERVICES

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Project # 201601703AC-V

Google Maps

Exhibit 3



Google

S Meridian Rd

EXHIBIT 8
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 Project # 201601703 AC-V

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Exhibit 3



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EXHIBIT 8
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Project # 201601703 AC-V



Exhibit 4



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Exhibits

Shop

House

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EXHIBIT 8
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EXHIBIT 8
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Exhibit 5



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EXHIBIT 8
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Project # 201601708 AC-V

Google Maps

Exhibit 6



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EXHIBIT 8
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 Project # 201601705 AC-V



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DEVELOPMENT SERVICES

EXHIBIT 8
Page 11 of 14
Project # 2016 01703 Ac-V

Google Maps

Exhibit 7



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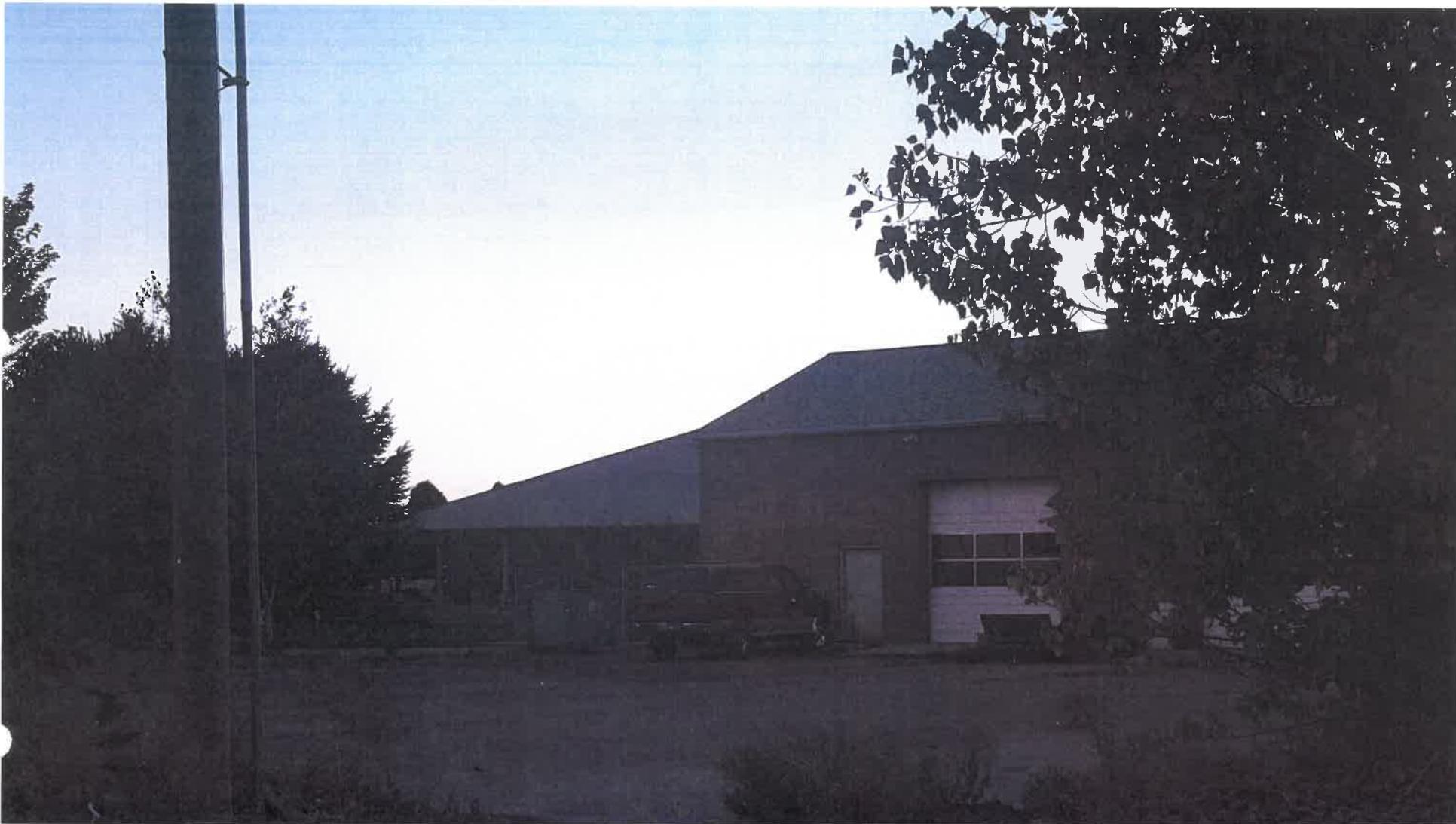
RECEIVED

SEP 28 2016

ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 8
Page 12 of 14
Project # 20160703 AC-V

Exhibit 7

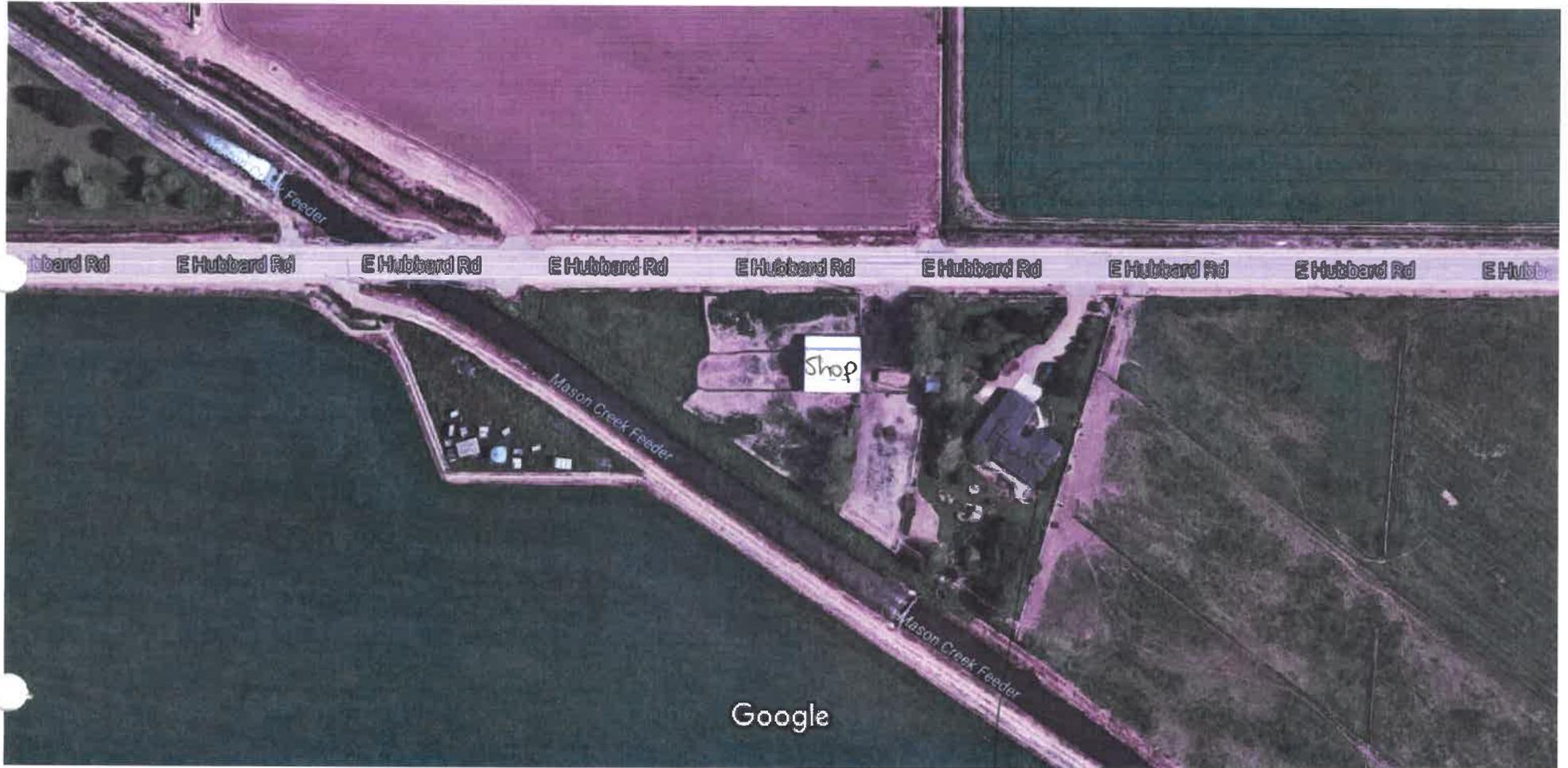


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 ADA COUNTY
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Google Maps

Exhibit 8



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House

EXHIBIT 8
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EXHIBIT 9
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Project # 201601705 AC-V

Accessory Structure Front



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EXHIBIT 10
Page 1 of 1
Project # 20160703 AC-V

Single Family Dwelling

ACCOMMODATION

Electronically Recorded-DO NOT
Remove the County Stamped First
Page as it is now incorporated as
Part of the original Document

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 LISA BATT
PIONEER TITLE CANYON - CALDWELL

2015-064304
07/16/2015 03:00 PM
\$13.00

WARRANTY DEED

FOR VALUE RECEIVED, LAVAR K. THORNTON and WILMA THORNTON, husband and wife ("Grantors") do hereby grant, bargain, sell and convey unto SEUMAS HODGES and EMILY HODGES, husband and wife ("Grantees"), whose address is 505 West Columbia Road, Meridian, ID 83642, the following described premises, situated in Ada County, State of Idaho, to-wit:

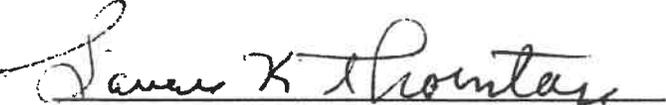
Lot 12, Block 2, Poppy Field Subdivision, according to the plat thereof, filed in Book 70 of Plats at Pages 7195-7197, records of Ada County, Idaho, and amended by an Affidavit recorded November 29, 1995, as Instrument No. 95087756.

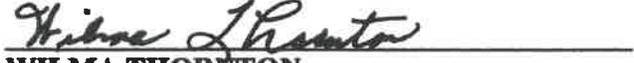
Together with all water, water rights, ditches and rights-of-way for ditches appurtenant thereto or in anywise appertaining;

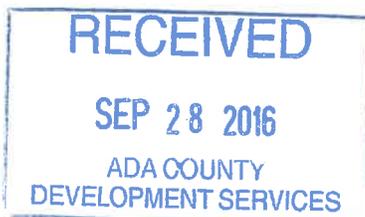
Subject to taxes and assessments for the year 2015 and all subsequent years.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantees and their assigns forever. Grantors do hereby covenant to and with Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances, and that Grantors will warrant and defend the same from all lawful claims whatsoever.

Dated this 13th day of July, 2015.


LAVAR K. THORNTON


WILMA THORNTON



Neighborhood Meeting Certification

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

www.adaweb.net (208) 287-7900

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Ada County Code or ask one of our planners for more information on neighborhood meetings.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes all involved Neighborhood Associations and property owners within **300, 1,000, or 2,640 feet** of the subject property boundary need to be invited to your meeting. See ACC 8-7A-5C (1) & (2) for uses and districts requiring the 1000' or 2,640' notification.

Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

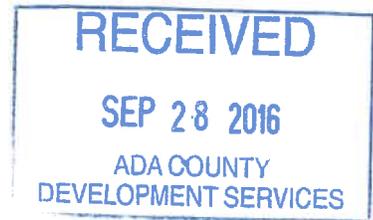
Description of proposed project: Discussed a variance to build a new home
Date and time of neighborhood meeting: 7 pm. September 23, 2016
Location of neighborhood meeting: 505 W. Columbia Rd.

SITE INFORMATION:

Location: Quarter: _____ Section: 12 Township: 2N Range: 1W Total Acres: 2.466
Subdivision Name: Poppyfield SUB Lot: 12 Block: 2
Site Address: 505 W. Columbia Rd. Tax Parcel Number(s): R 7135690160

APPLICANT:

Name: Emily Hodges & Seumas Hodges
Address: 505 W. Columbia Rd.
City: Meridian State: ID Zip: 83642
Telephone: 208-313-8888 Fax: _____
Email: hodgeshotrods@gmail.com



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

Signature: ~~Seumas Hodges~~ Emily Hodges Date: 9-23-2016

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

8/4/11

EXHIBIT 12
Page 1 of 1
Project # 20160703 AC-V



201601703 AC-V Vicinity Map



EXHIBIT 13
 Page 1 of 1
 Project # 201601703 AC-V

Search Results: — Major Streets
 Parcels

Parcels Parks

Street Names

0 0.015 0.03 0.06 Miles

Date: 9/30/2016



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201601703 AC-V Aerial



Search Results: — Major Streets
 Parcels

Parcels  Parks

Street Names

0 0.015 0.03 0.06 Miles

Date: 9/30/2016



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201601703 AC-V Aerial



Search Results: — Major Streets
 Parcels

Parcels Parks

Street Names

0 0.045 0.09 0.18 Miles

Date: 9/30/2016



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ADA COUNTY
Development Services Department

Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Engineering & Surveying
Permitting
Planning & Zoning

Ada County Commissioners
Jim Tibbs, First District
Rick Yzaguirre, Second District
David L. Case, Third District

October 3, 2016

Seumas & Emily Hodges
505 W. Columbia Road
Meridian, ID 83642

RE: PROJECT #201601703 AC-V; HODGES

Dear Mr. & Mrs. Hodges;

This is to notify you that your application has been scheduled to be heard by the Board of Ada County Commissioners on **November 9, 2016**. This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. I can be reached at 287-7913 or via e-mail at bdanielson@adaweb.net.

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

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

Sincerely,

A handwritten signature in cursive script that reads "Brent Danielson".

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

EXHIBIT 16
Page 1 of 1
Project # 201601703 AC-V

Brent Danielson

From: Brent Danielson
Sent: Monday, October 03, 2016 4:36 PM
To: chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; Cecily Willerton; laurenboehlke@yahoo.com; carla.bernardi@cableone.biz; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; cmiller@compassidaho.org; msinglet@intgas.com; jtillman@kunafire.com; velta@nyid.org; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Mark Ferm; Angela Gilman; Jean Schaffer; Jerry Servatius; Brent Danielson
Cc: Brent Danielson
Subject: Ada County Application Transmittal Notice.

	<p>Ada County Development Services Planning & Zoning Division Transmittal</p>
---	--

File Number: 201601703-AC / V	X-Reference: NONE
Description: An accessory use application to add onto an existing accessory structure resulting in accessory structure consisting of 1,812 square feet. Also, a request for a variance seeking relief from the specific use standard that requires accessory structures in the front yard to not exceed fifty percent (50%) of the square footage of the footprint of the principal permitted dwelling or 1,500 square feet, whichever is less.	
Reviewing Body: BOCC	Hearing Date: 11/9/2016
Applicant: HODGES SEUMAS EMILY	P&Z Recommendation:
Property: The property contains 2.466 acres and is located at 505 W COLUMBIA RD MERIDIAN 83642, Section 12 2N 1W.	

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

We request that you submit your comments or recommendations by 10/18/2016. When responding, please reference the file number identified above. If responding by email, please send comments to bdanielson@adaweb.net.

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

Sincerely yours,
 BRENT DANIELSON, ASSOCIATE PLANNER
 200 W Front Street
 Boise ID 83702
bdanielson@adaweb.net



201601703 AC-V Radius Map

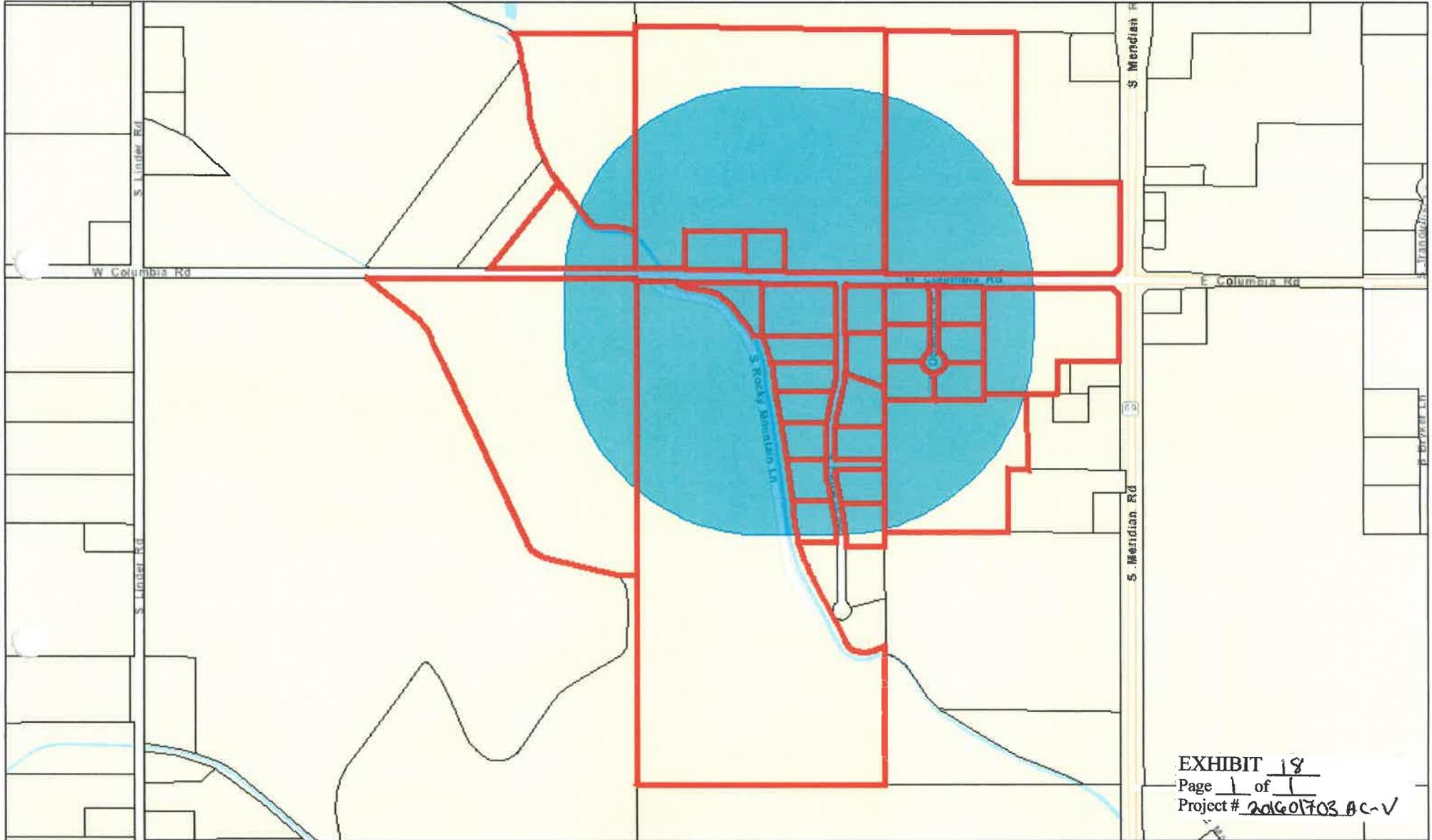
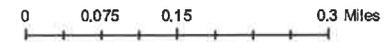


EXHIBIT 18
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 Project # 201601703 AC-V

Search Results:
 Parcels

-  Parcels
-  Parks



Date: 10/4/2016



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PRIMOWNER
ALTAMIRANO JOE
ALVA & HELEN ESTATES HOA INC
BANKHEAD DENNIS
BREWER DUANE E
BROWN STEPHEN J
COOK BRADFORD J
COOK SCOTT
COOL JEFFREY P
DURRANT C RUSSELL & MARIE B LIVING TRUST
FISHER JERRALD J
HODGES SEUMAS
JOHNSON CHRISTOPHER S
KOCH KENNETH
KOLSEN RODNEY K
NE KUNA FARM LLC
PALMER LARRY N
PEACE BILLY R
PERRY DANIEL S
POP ILIE
ROWE GREGG R
SHEFFIELD WAYNE
SIEMINSKI WILLIAM
SMITH PROPERTIES LLC
STONE JOHN
TEWALT JOSH D
YOUNG DONNA
IDAHO HOLDINGS LLC

SECOWNER
ALTAMIRANO THERESA

BANKHEAD TAMERA
SWEARINGEN SYLVIA J
BROWN LILA JO F
COOK MARTHA Y
COOK SELENA
COOL BETTE S
DURRANT MARIE B TRUSTEE
FISHER TAMI S
HODGES EMILY
JOHNSON MARY A
KOCH GLENDA
KOLSEN KIMBERLY R

PALMER BECKY J
PEACE SHAUNA L
PERRY MICHELLE
POP GLICHERIA L
ROWE LEAH M
SHEFFIELD DOROTHY
SIEMINSKI THERESE

STONE REBECCA
TEWALT CHANEL M
YOUNG EDWARD P

ADDCONCAT
8052 S CHUGIAK PL
8048 S OBADIAH LN
8049 S OBADIAH LN
8371 S CHUGIAK PL
8331 S CHUGIAK PL
8372 S CHUGIAK PL
8152 S OBADIAH LN
8132 S CHUGIAK PL
8397 S OLD FARM PL
8048 S OBADIAH LN
505 W COLUMBIA RD
8211 S CHUGIAK PL
8131 S CHUGIAK PL
8332 S CHUGIAK PL
6152 W HALF MOON LN
8375 S MERIDIAN RD
8292 S CHUGIAK PL
8153 S OBADIAH LN
8171 S CHUGIAK PL
660 W COLUMBIA RD
7015 S MERIDIAN RD
8291 S CHUGIAK PL
610 W COLUMBIA RD
8100 S OBADIAH LN
930 W COLUMBIA RD
8212 S CHUGIAK PL
839 S BRIDGEWAY PL

STATCONCAT
MERIDIAN, ID 83642-7151
MERIDIAN, ID 83642-0000
MERIDIAN, ID 83642-7151
MERIDIAN, ID 83642-0000
MERIDIAN, ID 83642-0000
MERIDIAN, ID 83642-0000
MERIDIAN, ID 83642-0000
EAGLE, ID 83616-0000
MERIDIAN, ID 83642-0000
EAGLE, ID 83616-0000

ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST BOISE ID 83702



October 5, 2016

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Board of Ada County Commissioner's will hold a public hearing on **November 9, 2016** at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear the following:

201601703 AC-V, An accessory use application to add onto an existing accessory structure resulting in the accessory structure consisting of 1,812 square feet. Also, a request for a variance seeking relief from the specific use standard that requires accessory structures in the front yard to not exceed fifty percent (50%) of the square footage of the footprint of the principal permitted dwelling or 1,500 square feet, whichever is less. The property contains 2.466 acres and is located at 505 W. Columbia Road in Section 12, T. 2N, R. 1W, Meridian, ID.

Contact, Brent Danielson, AICP, Associate Planner, at 287-7913 for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within **1,000'** of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed by completing the following:

- 1 Type <http://gisx.adaweb.net/acdsv2>
- 2 Enter **"201601703-AC"** in search application by file number.
- 3 Click on 'Application Information'.
- 4 Review documents by clicking on 'Supporting Documents'.

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



NOTES:

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

MEMORANDUM



DATE: 10/5/2016

RE: 201601703-AC/V Hodges

TO: Brent Danielson, Associate Planner

FROM: Mark Ferm, Ada County Building Official



Summary of Project:

An accessory use application to add onto an existing accessory structure resulting in accessory structure consisting of 1,812 square feet at 505 W Columbia Road. Also, a request for a variance seeking relief from the specific use standard that requires accessory structures in the front yard to not exceed fifty percent (50%) of the square footage of the footprint of the principal permitted dwelling or 1,500 square feet, whichever is less.

Findings and Conditions:

The Building Division has no objection to the proposed structure or variance, however the applicant should be aware that a permit will be required for the construction of this building.

Conclusion:

Approved as submitted

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

markf@adaweb.net



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

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



Rezone # _____
 Conditional Use # 201601703-AC/V
 Preliminary / Final / Short Plat _____

Sect. 12

- 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. Must apply for septic permit for the new home. Reviewed By: [Signature] Date: 10/25/16

On 8-5-15 approval was given to 10' x 27' addition of a pantry, laundry & bedroom in order to attach house to garage.



MEMORANDUM

DATE: 17 October 2016

RE: Recommendation Regarding File 201601703 AC V: Application for Accessory Structure at 505 W. Columbia Rd., Meridian, ID.

TO: Brent Danielson, Associate Planner

FROM: Dale P Meyers, Associate County Surveyor

CC: Angela Gilman, Ada County Engineer

Brent,

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

- Detailed Letter
- Site Plan

My comments and Conditions of Approval are as follows:

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

Dale

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Board of Ada County Commissioners will hold a public hearing on November 9, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201601093-PR-S, B & A ENGINEERS INC; Preliminary plat and private road application for a 2 lot residential subdivision in a Residential Urban Transition (RUT) zone. The private road is proposed to be 20-foot wide and taking access from McMillan Road. One parcel is proposed to be 5.05-acres. The second parcel is 18.46-acres. The property contains 23.97 acres and is located at 7230 W. McMillan Rd. Meridian, ID 83646 in Sections 29, T. 4N., R. 1W. Kristy Inselman 287-7998. 201601186-A, MCCOLL BRIAN; An appeal of the Director's decision for a private road. The property contains 27.15 acres and is located at 8478 N. Pierce Park Ln., Boise, ID 83714 in Sections 17, T. 4N., R. 2E. Brent Danielson 287-7913. 201601297-CPA, ADA COUNTY DEVELOPMENT SERVICES; Ada County 2025 is the update to the County's Comprehensive Plan. The updated Comprehensive Plan will serve as a policy guide for the growth and physical development of unincorporated Ada County, outside Areas of City Impact, over the next ten years. Megan Basham 287-7944. 201601337-ZC-OTD-DA, CANTLON VICKI; A zoning ordinance map amendment to rezone the subject property from the Rural Preservation (RP) District to the Rural Residential (RR) District with a Development Agreement. Also, an application for a one time division to create an 11.43 acre parcel from the subject property. The property contains 40 acres and is located at 8401 S. Cole Rd., Boise, ID 83709 in Section 12, T. 2N, R. 1E. Brent Danielson 287-7913. 201601575-PBA-VAC, FOX LAND SURVEYS INC; Application to adjust property lines between lots 3 and 4 Block 1 Springwood Subdivision to allow for the placement of an accessory structure. A vacation of the easements along the existing property line is also a part of this application. The property contains 15.07 acres and is located at 701 & 899 S. Crystal Springs Ln., Star, ID 83669 in Section 16, T. 4N., R. 1W. Diana Sanders 287-7905. 201601663-CU-MSP-V. TONY BROWN; Conditional use, master site plan, and variance application for a Contractors yard in a Rural Residential (RR) District. The applicant is proposing to store three boom trucks with trailers for a cable company. The property contains 5.24 acres and is located at 4664 N. Skyline Dr., Eagle, ID 83616 in Sections 30, T. 5N., R. 1E. Kristy Inselman 287-7998. 201601703-V-AC, HODGES SEUMAS EMILY; An accessory use application to add onto an existing accessory structure resulting in accessory structure consisting of 1,812 square feet. Also, a request for a variance seeking relief from the specific use standard that requires accessory structures in the front yard to not exceed fifty percent (50%) of the square footage of the footprint of the principal permitted dwelling or

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1,500 square feet, whichever is less. The property contains 2.466 acres and is located at 505 W. Columbia Rd., Meridian, ID 83642 in Section 12, T. 2N, R. 1W. Brent Danielson 287-7913. Staff Reports Available On-Line 5 Days before Hearing Date adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. BOARD OF ADA COUNTY COMMISSIONERS Mark Perfect, Planning & Zoning Administrator Pub. Oct. 18, 2016 **Publish Dates:** 10/18/2016-11/1/2016

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1964 Aerial Photo



Search Results:
Parcels

Street Names



Major Streets

Addresses

Parks

0 0.0075 0.015 0.03 Miles

Date: 10/27/2016



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