



TO: ADA COUNTY PLANNING & ZONING COMMISSION

HEARING DATE: November 10, 2016

STAFF: Diana Sanders, Associate Planner

PROJECT NO.: 201601516 CU-MSP-PBA

APPLICANT: NEU Design Architecture

INTRODUCTION

Application to adjust property lines between parcel #S0431212530 and #S0431212565 to transfer land between properties in order to simplify the lot lines in an even exchange of land. A conditional use/master site plan to use Historical Barn as event center/social hall for weddings, corporate parties etc. A Landscape easement will be created on 9099 W. McMillan to create and provide an aesthetically pleasing barrier between the event center and the south and eastern property. The property is located at 9107 and 9099 W. McMillan Road, Section 31, T. 4N, R. 1W. The property for the event center contains 5 acres.

EXECUTIVE SUMMARY

The applicant has indicated in the detailed letter that the occupancy for the barn is 200 people. They are proposing forty (40) parking spaces and four (4) ADA parking spaces, which meets the current code, however the Planning & Zoning Commission can require a greater number of spaces in any application involving discretionary approval. Based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition, multi-purpose recreational facility (acre) indicates that the number of parking spaces required would be 361.52. Staff is recommending that an additional twenty-six (26) additional parking spaces be required for a total of seventy (70) parking spaces. This would mitigate any negative impact to the surrounding area.

The applicant, as conditioned shall submit a new landscape plan and a landscape maintenance plan. A new landscape plan was submitted on October 26, 2016. Staff has not reviewed the new landscape plan.

The applicant has stated that there will be music outside of the barn for events. To mitigate impact to the neighbors, a plan indicating the location of the music and the sound system will need to be submitted and approved.

RECOMMENDATION

Based upon Staff's review of the application, staff concludes that this application does comply with the Ada County Code and recommends approval to the Commission 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.: 201601516 CU-MSP-PBA

1. Master application and checklists (10 pages)
2. Applicant's Letter of Intent (4 pages)
3. Idaho Fish & Game Letter (2 pages)
4. Site Plan (1 page)
5. Landscape plan (1 page)
6. Natural Features Analysis (2 pages)
7. Pre-app notes (6 pages)
8. Vicinity Map (1 page)
9. Property Boundary Adjustment map (1 page)
10. Comment from Idaho State Historical Society dated September 14, 2016 (1 page)
11. Comment from Pioneer Irrigation District received September 14, 2016 (1 page)
12. Comment from Ada County Engineer received September 16, 2016 (2 pages)
13. Comment from Central District Health Department received September 19, 2016 (1 page)
14. Comment from Ada County Highway District received October 3, 2016 (6 pages)
15. Comment from Ada County Building Official received October 5, 2016 (1 page)
16. Landscape plan received October 26, 2016



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:

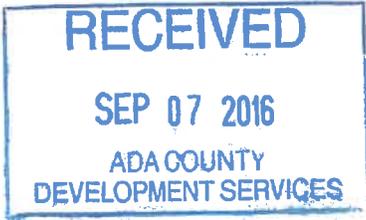
- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

REQUIRED SUBMITTALS:

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

SITE INFORMATION:

Section: 31 Township: 4N Range: 1W Total Acres: 4.00
 Subdivision Name: 4N 1W 31 Lot: _____ Block: _____
 Site Address: 9107 W MCMILLAN RD City: NAMPA
 Tax Parcel Number(s): S0431212565
 Existing Zoning: RUT Proposed Zoning: RUT Area of City Impact: MERIDIAN Overlay _____
 District(s): _____

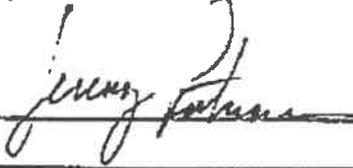


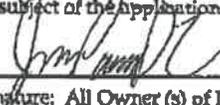
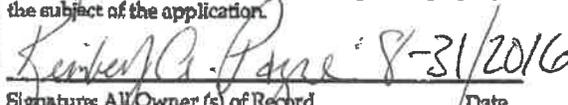
OFFICE USE ONLY

Project #: <u>201601516 PBA</u>	Planning Fees/GIS: _____	Engineering Fees: _____
Received By: <u>[Signature]</u> Date: <u>9-7-16</u> Stamped <input checked="" type="checkbox"/>	<u>\$30900</u>	_____

VERSION 2013-09

EXHIBIT 1
201601516 CU-MSP-PBA
NEU DESIGN ARCHITECTURE

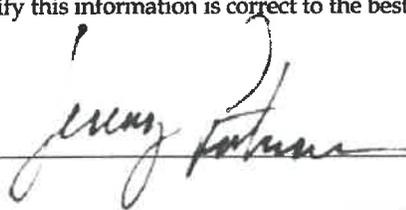
APPLICANT/AGENT: (Please print)		ADDITIONAL CONTACT if applicable: (Please Print)	
Name: <u>JEREMY PUTMAN</u>		Name: _____	
Address: <u>NEUDESIGN ARCHITECTURE</u>		Address: _____	
City: <u>MERIDIAN</u> State: <u>ID</u> Zip: <u>83642</u>		City: _____ State: _____ Zip: _____	
Telephone: <u>208.884.2824</u> Fax: _____		Telephone: _____ Fax: _____	
Email: <u>JEREMY@NEUDESIGNARCH.COM</u>		Email: _____	
I certify this information is correct to the best of my knowledge.		ENGINEER/SURVEYOR if applicable: (Please Print)	
		Name: <u>ACCURATE SURVEYING & MAPPING</u>	
		Address: <u>1602 W. Hays St., Suite 306</u>	
		City: <u>BOISE</u> State: <u>ID</u> Zip: <u>83702</u>	
		Telephone: <u>208.863.4198</u> Fax: _____	
		Email: <u>NATHAN@ACCURATESURVEYORS.COM</u>	
Signature: (Applicant) _____ Date _____		Signature: _____ Date _____	

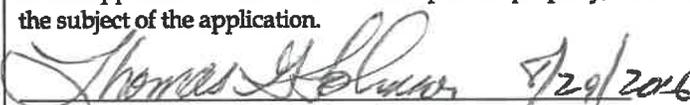
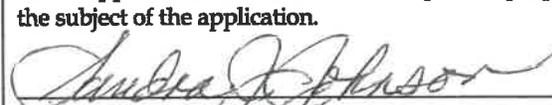
OWNER (S) OF RECORD: (Please Print)		OWNER (S) OF RECORD: (Please Print)	
Name: <u>Jerry M Payne</u>		Name: <u>Kimberly H. Payne</u>	
Address: <u>9099 W. McMillan Rd.</u>		Address: <u>9099 West McMillan</u>	
City: <u>Wampa</u> State: <u>ID</u> Zip: <u>83081</u>		City: <u>Wampa</u> State: <u>ID</u> Zip: <u>83681</u>	
Telephone: _____		Telephone: <u>360-477-8187</u>	
Fax: _____		Fax: _____	
Email: <u>drof.payne@hotmail.com</u>		Email: <u>drof.payne@hotmail.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.	
			
Signature: All Owner (s) of Record _____ Date <u>8-31-16</u>		Signature: All Owner (s) of Record _____ Date <u>8-31/2016</u>	

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

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

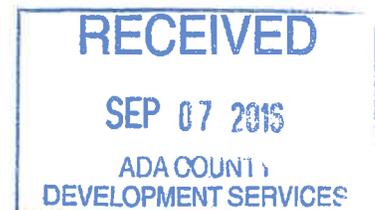


APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: <u>JEREMY PUTMAN</u>	Name: _____
Address: <u>NEUDESIGN ARCHITECTURE</u>	Address: _____
City: <u>MERIDIAN</u> State: <u>ID</u> Zip: <u>83642</u>	City: _____ State: _____ Zip: _____
Telephone: <u>208.884.2824</u> Fax: _____	Telephone: _____ Fax: _____
Email: <u>JEREMY@NEUDESIGNARCH.COM</u>	Email: _____
I certify this information is correct to the best of my knowledge. 	ENGINEER/SURVEYOR if applicable: (Please Print) Name: <u>ACCURATE SURVEYING & MAPPING</u> Address: <u>1602 W. Hays St., Suite 306</u> City: <u>BOISE</u> State: <u>ID</u> Zip: <u>83702</u> Telephone: <u>208.863.4198</u> Fax: _____ Email: <u>NATHAN@ACCURATESURVEYORS.COM</u>
Signature: (Applicant) _____ Date _____	

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: <u>THOMAS GEORGE JOHNSON</u>	Name: <u>SANDRA JEAN JOHNSON</u>
Address: <u>5235 SE 3RD AVENUE</u>	Address: <u>5235 SE 3RD AVENUE</u>
City: <u>NEW PLYMOUTH</u> State: <u>ID</u> Zip: <u>83655</u>	City: <u>NEW PLYMOUTH</u> State: <u>ID</u> Zip: <u>83655</u>
Telephone: <u>208-278-3700</u>	Telephone: <u>208-278-3700</u>
Fax: <u>N/A</u>	Fax: <u>N/A</u>
Email: _____	Email: <u>SandraJohnson1@b.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. 
Signature: All Owner (s) of Record _____ Date <u>9/29/2016</u>	Signature: All Owner (s) of Record _____ Date <u>08/29/2016</u>

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

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





ADA COUNTY DEVELOPMENT SERVICES

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

PROPERTY BOUNDARY ADJUSTMENT CHECKLIST (ACC 8-4C)

A Property Boundary Adjustment request is a staff level application.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
X	One paper copy and one electronic copy of all required submittals.	
X	Completed and signed Master Application	
X	DETAILED LETTER by the applicant fully describing the request or project and addressing the following:	
	X Reason for the property boundary adjustment.	
	Is a vacation or variance involved with the property boundary adjustment? YES () NO (X)	
X	SITE PLAN showing all existing and proposed easements, property lines, adjusted property lines, and structures drawn to scale on 8 1/2" X 11" paper .	
X	DEED or evidence of proprietary interest.	
X	SITE INFORMATION PROPERTY #1	
	Location:	
	Site Address: 9107 W MCMILLAN RD City: NAMPA	
	1/4 Section: Section: 31 Township:4N Range:1W	
	Total Acres: 4.00	
	Subdivision Name: 4N 1W 31	
	Lot: Block:	
	Tax Parcel Number(s): S0431212565	
	Zoning: RUT	
	Area of City Impact: MERIDIAN	
	Owners(s) of record (All owners must sign master application.)	
	Name: THOMAS & SANDI JOHNSON	
X	SITE INFORMATION PROPERTY #2	
	Location:	
	Site Address: 9099 W MCMILLAN RD City: NAMPA	
	Section: Township31 Range: 4N 1W	
	Total Acres: 5.00	
	Subdivision Name: 4N 1W 31	
	Lot: Block:	
	Tax Parcel Number(s): S0431212530	
	Zoning: RUT	
	Area of City Impact: MERIDIAN	
	Owners(s) of record (All owners must sign master application.)	
	Name: TERRY & KIMBERLY PAYNE	
X	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	309.00

RECEIVED

SEP 07 2016

ADA COUNTY DEVELOPMENT SERVICES

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



MASTER APPLICATION/PETITION REQUEST

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- ZONING TEXT AMENDMENT

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- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
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- *SUPPLEMENTAL WORKSHEET REQUIRED

SITE INFORMATION:

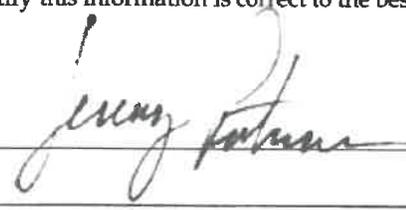
Section: 31 Township: 4N Range: 1W Total Acres: 4.00
 Subdivision Name: 4N 1W 31 Lot: _____ Block: _____
 Site Address: 9107 W MCMILLAN RD City: NAMPA
 Tax Parcel Number(s): S0431212565
 Existing Zoning: RUT Proposed Zoning: RUT Area of City Impact: MERIDIAN Overlay
 District(s): _____

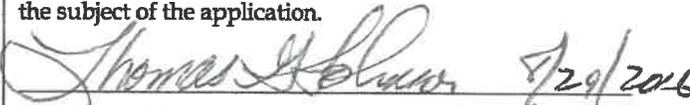
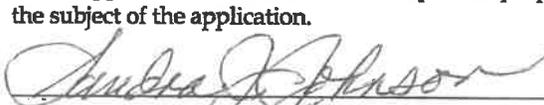


OFFICE USE ONLY

Project #: <u>201601516 CUMSP</u>	Planning Fees/GIS:	Engineering Fees:
Received By: <u>[Signature]</u> Date: <u>8-30-16</u> Stamped <input checked="" type="checkbox"/>	<u>CU = 1619.84</u> <u>MSP = 1169.84</u>	<u>_____</u>

1 - 2789.68

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: <u>JEREMY PUTMAN</u>	Name: _____
Address: <u>NEUDESIGN ARCHITECTURE</u>	Address: _____
City: <u>MERIDIAN</u> State: <u>ID</u> Zip: <u>83642</u>	City: _____ State: _____ Zip: _____
Telephone: <u>208.884.2824</u> Fax: _____	Telephone: _____ Fax: _____
Email: <u>JEREMY@NEUDESIGNARCH.COM</u>	Email: _____
I certify this information is correct to the best of my knowledge. 	ENGINEER/SURVEYOR if applicable: (Please Print) Name: <u>ACCURATE SURVEYING & MAPPING</u> Address: <u>1602 W. Hays St., Suite 306</u> City: <u>BOISE</u> State: <u>ID</u> Zip: <u>83702</u> Telephone: <u>208.863.4198</u> Fax: _____ Email: <u>NATHAN@ACCURATESURVEYORS.COM</u>
Signature: (Applicant) _____ Date _____	

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: <u>THOMAS GEORGE JOHNSON</u>	Name: <u>SANDRA JEAN JOHNSON</u>
Address: <u>5235 SE 3RD AVENUE</u>	Address: <u>5235 SE 3RD AVENUE</u>
City: <u>NEW PLYMOUTH</u> State: <u>ID</u> Zip: <u>83655</u>	City: <u>NEW PLYMOUTH</u> State: <u>ID</u> Zip: <u>83655</u>
Telephone: <u>208-278-3700</u>	Telephone: <u>208-278-3700</u>
Fax: <u>N/A</u>	Fax: <u>N/A</u>
Email: _____	Email: <u>SANDIJOHNSON1@Q.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. 
Signature: All Owner (s) of Record _____ Date <u>8/29/2016</u>	Signature: All Owner (s) of Record _____ Date <u>08/29/2016</u>

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

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ADA COUNTY DEVELOPMENT SERVICES

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CONDITIONAL USE CHECKLIST

A Conditional Use request requires a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
X	One paper copy and one electronic copy of all required submittals.	
X	Completed and signed Master Application	✓
X	DETAILED LETTER by the applicant fully describing the request or project and addressing the following:	✓
X	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: Friday, Saturday, Sunday	
	Hours of use: Fri 5pm-10pm, Sat-Sun 10am-10pm	
	Duration of use(s):	
X	MASTER SITE PLAN (if required)	✓
X	NEIGHBORHOOD MEETING CERTIFICATION	✓
X	PRE-APPLICATION CONFERENCE NOTES	✓
X	SITE PLAN is not required if associated with a MSP.	
	Show existing and proposed structures.	
	Submit one electronic copy, one full sized plan and one 8 1/2"X 11" plan.	
X	DEED (or evidence of proprietary interest)	✓
	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	
	N/A HILLSIDE (ACC8-3H)	
	N/A FLOOD HAZARD (ACC 8-3F)	
	N/A WILDLAND-URBAN FIRE INTERFACE (ACC8-3B)	
	N/A SOUTHWEST PLANNING AREA (ACC 8-3C)	
	N/A PLANNED UNIT DEVELOPMENT (ACC8-3D)	
	N/A BOISE RIVER GREENWAY (ACC 8-3G)	
	N/A BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
X	APPLICATION FEE: Call County or go to www.adaweb.net for fees	1619.84

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.



ADA COUNTY DEVELOPMENT SERVICES

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



MASTER SITE PLAN CHECKLIST (ACC 8-4D)

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

GENERAL INFORMATION:

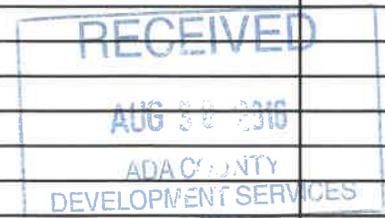
Applicant	DESCRIPTION	Staff
X	One paper copy and one electronic copy of all required submittals.	
X	Completed and signed Master Application.	✓
X	Completed Supplemental Information.	✓
X	DETAILED LETTER by the applicant fully describing the request or project and address the information on supplemental sheet;	✓
X	DEED or evidence of proprietary interest.	✓
X	IDAHO DEPARTMENT OF FISH AND GAME LETTER.	✓
X	FULL SIZE SCALED PLOT PLAN , showing all existing and proposed easements, property lines, and structures drawn to scale, including one electronic copy and one copy reduced to 8 1/2 X 11. (Address required information on supplemental sheet)	✓
	FULL SIZE NATURAL FEATURES ANALYSIS ACC 8-4E-4D , including one electronic copy and one copy reduced to 8 1/2 X 11. (Address required information on supplemental sheet)	✓
X	LANDSCAPING (ACC 8-4F) (Address required information on supplemental sheet) One electronic copy, one full size, and one 8 1/2 X 11 copy.	✓
X	X Drawn by a landscape professional. (within an area of impact)	
	OFF STREET PARKING & LOADING FACILITIES (ACC 8-4G) (Address required information on supplemental sheet)	✓
N/A	LIGHTING (ACC 8-4H) (Address required information on supplemental sheet)	
N/A	SIGN PLAN (ACC 8-4I)	
	Indicate all proposed and existing signs.	
X	NATURAL FEATURES ANALYSIS (ACC 8-4E-4D) see supplemental info.	✓
N/A	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	
N/A	HILLSIDE DEVELOPMENT (ACC 8-3H)	
N/A	FLOOD HAZARD (ACC 8-3F)	
N/A	WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)	
N/A	SOUTHWEST PLANNING AREA (ACC 8-3C)	
N/A	PLANNED UNIT DEVELOPMENT (ACC 8-3D)	
N/A	BOISE RIVER GREENWAY (ACC 8-3G)	
N/A	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
APPLICATION FEE: Call County or go to www.adaweb.net for fees 116984		

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.



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



	Outdoor speakers	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	TEMPORARY, NOT FIXED
X	Perimeter Landscaping & Screening		
	see L.S. Plan	Required landscape points: Minimum landscape width:	
X	Parking Area Landscaping & Screening		
		% of Shading required:	
X		Screening	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
		Pedestrian access required	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
PARKING			
X	Identify all off street parking and loading.		
	Phased project	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
X	Restrictions on use YES <input type="checkbox"/> NO <input type="checkbox"/>		
	Within 300' of the entrance:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
	Joint Parking Agreement (Submitt copy)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
X	Identify width, angle, and depth of parking spaces.		
X	Address Bicycle Parking.		
X	List the number of required spaces for cars, bikes:		
X	List the number of off street loading spaces:		
X	List dimensionsof off street loading spaces:		
	Detailed description of proposed paving materials.		
LIGHTING (If applicable)			
	Setbacks of the proposed lights:		
	Maximum Height:		
	Floodlights	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
N/A	Shielding	YES <input type="checkbox"/> NO <input type="checkbox"/>	
NATURAL FEATURES ANALYSIS			
X	HYDROLOGY. ACC 8-4E-4D1		
X	SOILS ACC 8-4E-4D2		
X	TOPOGRAPHY ACC 8-4E-4D3		
X	VEGETATION ACC 8-4E-4D4		
X	SENSITIVE PLANT AND WILDLIFE SPECIES ACC 8-4E-4D5		
X	HISTORIC RESOURCES ACC 9-4E-4D6		
N/A	HAZARDOUS AREAS ACC 8-4E-4D7		
X	IMPACT ON NATURAL FEATURES ACC 8-4E-4D8		



8/29/16

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

Re: Mint Barrel Barn 9107 W. McMillan Rd. Nampa, ID 83687

This property has two existing structures, a single family residence and an approximately 7,000sf historic barn. The purpose of this Conditional Use application is to request the barn be able to be used as an event center (social hall) for weddings, corporate parties, etc.

The barn building has been restored over the years by the landowners to maintain the character of the 100-year-old structure. It is the historic character that has inspired the entrepreneurial venture to use this structure and surrounding landscape as an event center.

The expected hours of operation are Friday 5pm-10pm, Sat-Sun 10am-10pm. The seasons of heaviest use would be late spring through fall.

The maximum occupancy for the barn would be 200 guests on the second floor, where events would occur. Due to the use of the building a fire suppression system will be designed to protect the occupants in an event. The suppression system will be supplied by a well and back up draft connection from a pond (which will also be used for aesthetic purposes).

Parking for this event facility will be provided in the northwest corner of the property near McMillan Rd. This parking area will have a dust free surface.

The first phase of this project will include upgraded landscaping along the perimeter of the property, the parking area landscaping, and will include the addition of the pond. A future phase will provide more detailed landscape on the interior of the property, including some hardscape elements and non-occupied structures for aesthetic purposes.

No food preparation will occur at this facility. Any food use during the events will be catered food (prepared off site).

Sincerely,



Jeremy Putman, AIA
neUdesign Architecture, LLC
jeremy@neUdesignarch.com



9/06/16

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

Re: Property Boundary Adjustment 9107 W. McMillan Rd. and 9099 W McMillan Rd.

The proposed property boundary adjustment will transfer land between properties in order to simplify the lot lines in an even exchange of land. Neither lot will change in total area.

As part of the land exchange an landscape easement will be created on 9099 W McMillan in which plantings and landscaping will be created to provide an aesthetically pleasing barrier.

The attached survey documents show the even transfer of land and the approval of both landowners.

Sincerely,



Jeremy Putman, AIA
neUdesign Architecture, LLC
jeremy@neUdesignarch.com



Diana Sanders

From: Jeremy Putman <jeremy@neudesignarch.com>
Sent: Friday, October 07, 2016 1:31 PM
To: Diana Sanders
Cc: Paul W. Norberg (paul@harvestdesign.tv)
Subject: Re: Questions concerning event center
Attachments: 16257_A-101_RevD_20161007.pdf

Diana,

Good afternoon. I'm sorry for not getting back with you sooner. I found your last few emails in my spam folder.

I have attached an updated site plan for your review and address the questions below in **red**.

Paul will be finishing his responses to your comments early next week. He will send PDFs of his plans. I can bring hard copies in when they have been printed. How many copies would you like?

Best regards,

Jeremy Putman, AIA



725 E. 2nd St. in downtown Meridian, ID - 83642
o | [208.884.2824](tel:208.884.2824) c | [661.373.2589](tel:661.373.2589) f | [208.287.8166](tel:208.287.8166)
www.neUdesignArch.com

On Wed, Oct 5, 2016 at 10:30 AM, Diana Sanders <dsanders@adaweb.net> wrote:

Jeremy,

I sent a couple of emails with questions concerning the event center. I just want to make sure you got them and address them for my staff report.

As we spoke before, I will need the following:

1. The square footage of the barn including the deck. **See updated plan attached**
2. Parking space dimensions. **See updated plan attached**
3. Drive aisle dimensions. **See updated plan attached**
4. What dust free surface are you proposing?

1. **Compacted 4" layer of ¾" – 1" minus Recycled Asphaltic Pavement (RAP) over**

2. Compacted 6" layer of ¾" minus road mix gravel over
 3. Compacted native material sub-grade
 4. All compaction to be to 95% Standard Proctor – a pneumatic roller will be used to compact all layers.
5. Is there an agreement for the landscape easement? Yes agreement has been made between the two land owners (see Property Boundary Adjustment documents associated with this application)
6. Who is responsible to maintain the landscape? The owners of the Mint Barrel Barn will be responsible for the easement maintenance. This will be written into the final deeds for the properties, once the property boundary adjustment is approved by Ada County.
7. You need to include the gazebo sq. ft. See updated plan attached
8. Parking needs to meet the code based on the sq. ft. of all structures. See updated plan attached
9. How many bicycle spaces are proposed. See plan attached
10. You indicate in the detailed letter that some weddings will be outdoors. Is there going to be an outdoor sound system or only indoors? There will be temporary sound system that will be relocated for the needs of the event. The events will be set up on south or west side of the property (near the pond).
11. Are the restrooms indoors or are you providing port-a-potties? There are currently restrooms in barn on the first floor. Two additional ADA stalls will be installed to meet current ADA requirements.

Thanks,



Diana Sanders

Associate Planner

AdaCounty Development
Services

200 W. Front St., Boise, ID
83702

[\(208\) 287-7905](tel:(208)287-7905) office

[\(208\) 287-7909](tel:(208)287-7909) fax



IDAHO DEPARTMENT OF FISH AND GAME

SOUTHWEST REGION
3101 South Powerline Road
Nampa, Idaho 83686

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

August 24, 2016

Jeremy Putman
neUdesign Architecture
725 E. 2nd St., Meridian, ID 83642
208.884.2824
jeremy@neudesignarch.com



RE: Ada County Conditional Use Permit, Mint Barrel Barn

Dear Mr. Putman,

The Idaho Department of Fish and Game (Department) has reviewed your request for an analysis of sensitive plant and wildlife species potentially affected by activities associated with a Conditional Use Permit for an events center using existing structures at 9107 W. McMillan Rd., Nampa, ID and generally located in Section 31, T4N, R1W, Boise Meridian.

Section 8-4E-4 of Ada County Code requires applicants to include a Natural Features Analysis as part of the Conditional Use Permit application. Subsection 8-4E-4D5 states:

Sensitive Plant and Wildlife Species: Analysis of sensitive plant and wildlife species of the site including, but not limited to, those species listed in the Idaho conservation data center (state of Idaho department of fish and game).

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 do we anticipate such species to be present. Additionally, the Department has no records of any Species of Greatest Conservation Need, nor do we anticipate such species to be present.

Subsection 8-4E-4D8 of the Natural Features Analysis states:

Impact On Natural Features: The applicant shall provide a written statement explaining how the design of the plan protects or mitigates impacts on the natural features of the site.

Ada County staff have indicated that wildlife is one component of the natural features of a site. Because the site has been heavily disturbed in the past, the Department does not anticipate significant additional impacts to wildlife resources as a result of the proposed activities.

Thank you. Please contact Rick Ward in the Southwest Regional Office at (208)475-2763 or rick.ward@idfg.idaho.gov if you have any questions.

Sincerely,



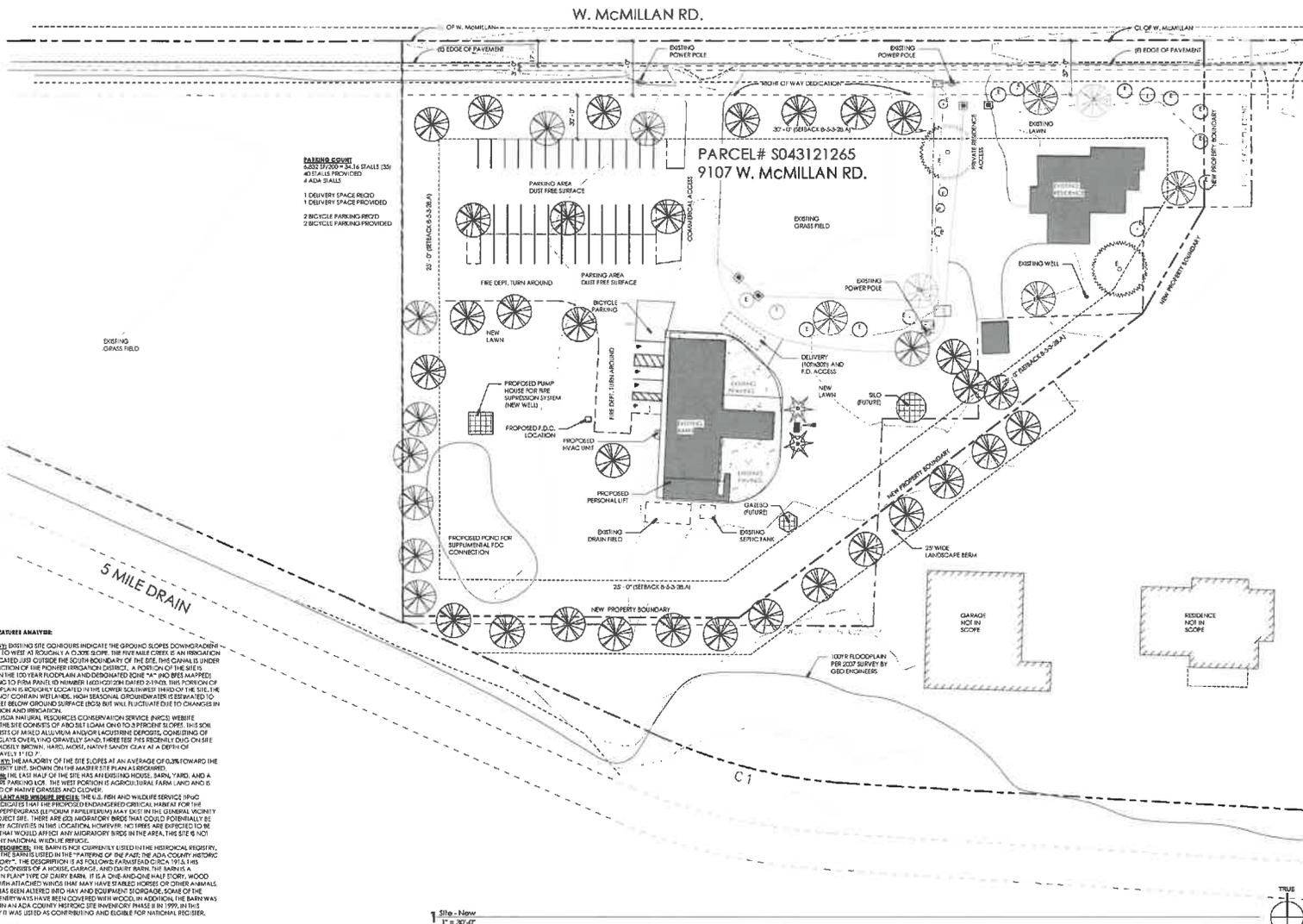
Scott Reinecker
Southwest Regional Supervisor

SR/rw

cc: Vecellio/ HQ

cc: Gold file





NATURAL FEATURES ANALYSIS:

INTRODUCTION: EXISTING SITE CONDITIONS INDICATE THE GROUND SLOPES DOWNWARD FROM THE EAST TOWARD THE SOUTHWEST. A CROSS SECTION OF THE SITE SHOWS AN IRRIGATION CANAL LOCATED JUST OUTSIDE THE SOUTH BOUNDARY OF THE SITE. THIS CANAL IS UNDER THE JURISDICTION OF THE POWER IRRIGATION DISTRICT. A PORTION OF THE SITES LOCATED IN THE 100-YEAR FLOODPLAIN AND DESIGNATED ZONE "A" HAS BEEN MAPPED ACCORDING TO FEMA PANEL ID NUMBER 180222N DATED 2/1/10. THIS PORTION OF THE FLOODPLAIN IS HIGHLY LOCATED IN THE LOWER SOUTHWEST THIRD OF THE SITE. THE SITE DOES NOT CONTAIN WETLANDS. HIGH SEASONAL GROUNDWATER IS ESTIMATED TO BE AT 5.5 FEET BELOW GROUND SURFACE (BGS) BUT WILL FLUCTUATE DUE TO CHANGES IN PRECIPITATION AND IRRIGATION.

SOILS: THE IRRIGATION RESOURCES COOPERATION SERVICE (IRCS) WEB SITE INDICATES THE SITE CONSISTS OF MUCKEY CLAY ON TO 3 FEET TO 5 FEET. THIS SOIL UNIT CONSISTS OF MIXED ALLUVIUM AND/OR LACUSTRINE DEPOSITS, CONSISTING OF SILT AND CLAY COVERING GRAVELLY SAND. THESE REFS ARE RECENTLY DUG ON SITE INDICATE MOIST, BROWN, SAND, MUCKEY, SANDY CLAY AT A DEPTH OF APPROXIMATELY 1 FEET.

TOPOGRAHY: THE MAJORITY OF THE SITE SLOPES AT AN AVERAGE OF ONE TOWARD THE WEST PROPERTY LINE, SHOWN ON THE MASTER SITE PLAN AS REQUIRED.

VEGETATION: THE EAST HALF OF THE SITE HAS AN EXISTING HORSE, BARN, YARD, AND A GRAVEL DIRT PARKING LOT. THE WEST PORTION IS AGRICULTURAL FARM LAND AND IS COMPOSED OF NATIVE GRASSES AND CLOVER.

PLANT AND ANIMAL SPECIES: THE U.S. FISH AND WILDLIFE SERVICE (FW) WEBSITE INDICATES THAT THE PROPOSED DEVELOPMENT IS CRITICAL HABITAT FOR THE SOUTHWEST PENINSULAR LEOPARD PAPERBUTTERFLY. THIS BUTTERFLY IS A SPECIES OF SPECIAL CONCERN. IT IS A BUTTERFLY SPECIES THAT COULD POTENTIALLY BE AFFECTED BY ACTIVITIES IN THIS LOCATION. HOWEVER, NO TREES ARE EXPECTED TO BE REMOVED THAT WOULD AFFECT ANY HABITAT SITES WITHIN THE SITE. THE SITE IS NOT PART OF ANY NATIONAL WILDLIFE REFUGE.

HISTORIC RESOURCES: THE BARN IS NOT CURRENTLY LISTED IN THE HISTORICAL REGISTER. HOWEVER, THE BARN IS LISTED IN THE "PATTERNS OF THE PAST" THE ADA COUNTY HISTORIC REGISTER. THE DESCRIPTION IS AS FOLLOWS: "THE BARN IS A HISTORIC FARMSTEAD CONSISTS OF A HORSE, GARAGE, AND DAIRY BARN. THE BARN IS A "MID-CENTURY PLANT TYPE OF DAIRY BARN. IT IS A ONE-AND-A-HALF STORY, WOOD FRAMED, WITH ATTACHED WINGS THAT MAY HAVE STABLES FOR HORSES OR OTHER ANIMALS. THE BARN HAS BEEN ALTERED INTO HAY AND EQUIPMENT STORAGE. SOME OF THE ORIGINAL ENTRY WAYS HAVE BEEN COVERED WITH WOOD. IN ADDITION, THE BARN WAS INCLUDED IN AN ADA COUNTY HISTORIC SITE INVENTORY PHASE II IN 1999. IN THIS INVENTORY IT WAS LISTED AS COOPERATION SERVICE (IRCS) AND NOT AS A NATIONAL REGISTER.

HABITAT DATA: N/A

IMPACT ON NATURAL FEATURES: THE PROPOSED IMPROVEMENTS WILL CAUSE REQUIRE REPAIRS TO THE NATURAL TERRAIN AND PLAINS OF THE SURROUNDING LAND.

MAP FEATURES: SHOWN ON THE MASTER SITE PLAN AS REQUIRED.

OTHER ENVIRONMENTAL DATA: SUPPLIED AS NEEDED.

1 Site - New
1" = 30'-0"



RECEIVED
 AUG 30 2016
 ADA COUNTY
 DEVELOPMENT SERVICES



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CUSTOMER:
KAPRI MAUPIN
MINT BARREL BARN EVENT CENTER
 9107 W. McMullan Rd.
 IDAHO, ID 83442

PROFESSIONAL SEAL
 LICENSED ARCHITECT
 ALL STATES
 08-20-16
 J. MAUPIN
 JEREMY PUTMAN
 STATE OF IDAHO

NO.	DESCRIPTION	DATE
A	2016 Site Review	07.15.16
B	Final List	08.03.16
C	Master Site Plan	08.27.16

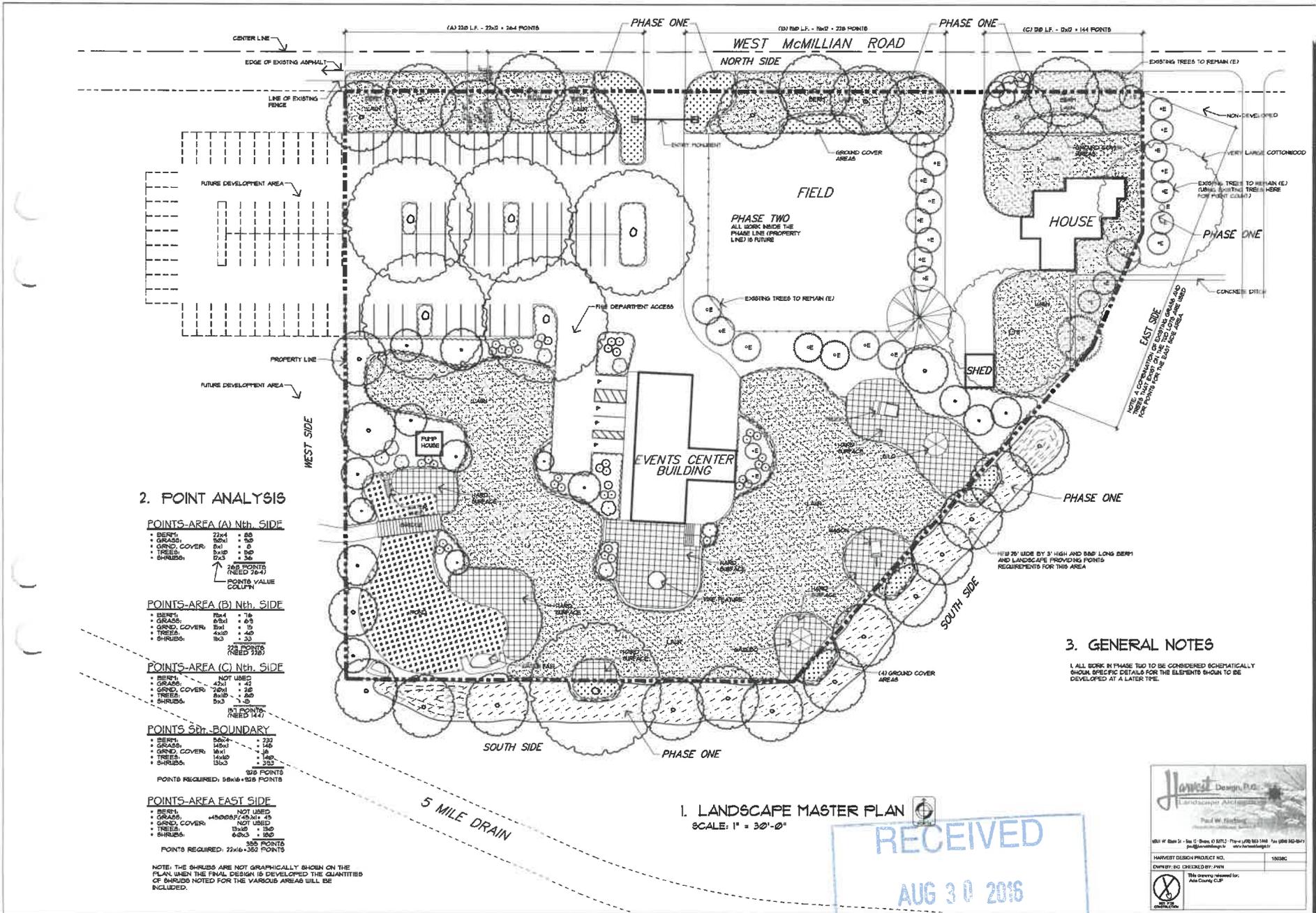
Site Plan

SHEET

A-101

DATE: 11/15/16
 JOB NUMBER: 11557
 DRAWN BY: JMT

EXHIBIT 4
 2/11601516 CU-MSP-PBA
 NEU DESIGN ARCHITECTURE



2. POINT ANALYSIS

POINTS-AREA (A) Nth. SIDE

- BERRY: 22x4 = 88
- GRASS: 10x1 = 10
- GRND. COVER: 5x1 = 5
- TREES: 2x3 = 6
- SHRUBS: 2x3 = 6

248 POINTS
(NEED 284)

POINTS-AREA (B) Nth. SIDE

- BERRY: 15x4 = 60
- GRASS: 6x1 = 6
- GRND. COVER: 5x1 = 5
- TREES: 4x3 = 12
- SHRUBS: 1x3 = 3

228 POINTS
(NEED 239)

POINTS-AREA (C) Nth. SIDE

- BERRY: NOT USED
- GRASS: 42x1 = 42
- GRND. COVER: 7x1 = 7
- TREES: 8x3 = 24
- SHRUBS: 5x3 = 15

128 POINTS
(NEED 144)

POINTS SPT. BOUNDARY

- BERRY: 56x4 = 224
- GRASS: 14x1 = 14
- GRND. COVER: 16x1 = 16
- TREES: 14x3 = 42
- SHRUBS: 13x3 = 39

POINTS REQUIRED: 58x16 = 928 POINTS

POINTS-AREA EAST SIDE

- BERRY: NOT USED
- GRASS: 45x3x3 = 405
- GRND. COVER: NOT USED
- TREES: 12x3 = 36
- SHRUBS: 6x3 = 18

POINTS REQUIRED: 22x16 = 352 POINTS

NOTE: THE SHRUBS ARE NOT GRAPHICALLY SHOWN ON THE PLAN UNLESS THE FINAL DESIGN IS DEVELOPED THE QUANTITIES OF SHRUBS NOTED FOR THE VARIOUS AREAS WILL BE INCLUDED.

I. LANDSCAPE MASTER PLAN

SCALE: 1" = 30'-0"

3. GENERAL NOTES

1. ALL WORK IN PHASE TWO TO BE CONSIDERED SCHEMATICALLY. SHOW SPECIFIC DETAILS FOR THE ELEMENTS SHOWN TO BE DEVELOPED AT A LATER TIME.

RECEIVED
 AUG 30 2016
 ADA COUNTY
 DEVELOPMENT SERVICES

Harvest Design, P.C.
Landscape Architects

Paul W. Redding
pwr@harvestdesign.com www.harvestdesign.com

801 S. Main St. • Box 11 • Heber, UT 84703 • Phone: 435.863.1168 • Fax: 435.863.0471
pwr@harvestdesign.com www.harvestdesign.com

HARVEST DESIGN PROJECT NO.	10030C
OWNER: ADA COUNTY	This drawing prepared for: Ada County CIP

DATE: 10/20/15
DRAWN BY: [Signature]

EXHIBIT 5
201601516 CU-MSP-PBA
Landscape Architecture

McMILLAN EVENT CENTER
1007 W. McMILLAN RD.
NANPWA, ID 83457

CLIENT: **KAPRI MAUPIN**
PROFESSIONAL SEAL

NO.	DESCRIPTION	DATE

Landscape Plan
SHEET
L1.0

DATE: 10/20/15
ISSUE DATE: 10/20/15
DRAWN BY: [Signature]

NATURAL FEATURES ANALYSIS:

HYDROLOGY: EXISTING SITE CONTOURS INDICATE THE GROUND SLOPES DOWNGRADIENT FROM EAST TO WEST AT ROUGHLY A 0.30% SLOPE. THE FIVE MILE CREEK IS AN IRRIGATION CANAL LOCATED JUST OUTSIDE THE SOUTH BOUNDARY OF THE SITE. THIS CANAL IS UNDER THE JURISDICTION OF THE PIONEER IRRIGATION DISTRICT. A PORTION OF THE SITE IS LOCATED IN THE 100 YEAR FLOODPLAIN AND DESIGNATED ZONE "A" (NO BFES MAPPED) ACCORDING TO FIRM PANEL ID NUMBER 16001C0120H DATED 2-19-03. THIS PORTION OF THE FLOODPLAIN IS ROUGHLY LOCATED IN THE LOWER SOUTHWEST THIRD OF THE SITE. THE SITE DOES NOT CONTAIN WETLANDS. HIGH SEASONAL GROUNDWATER IS ESTIMATED TO BE AT 5.5 FEET BELOW GROUND SURFACE (BGS) BUT WILL FLUCTUATE DUE TO CHANGES IN PRECIPITATION AND IRRIGATION.

SOILS: THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEBSITE INDICATES THE SITE CONSISTS OF ABO SILT LOAM ON 0 TO 3 PERCENT SLOPES. THIS SOIL UNIT CONSISTS OF MIXED ALLUVIUM AND/OR LACUSTRINE DEPOSITS, CONSISTING OF SILTS AND CLAYS OVERLYING GRAVELLY SAND. THREE TEST PITS RECENTLY DUG ON SITE INDICATE MOSTLY BROWN, HARD, MOIST, NATIVE SANDY CLAY AT A DEPTH OF APPROXIMAYELY 1' TO 7'.

TOPOGRAPHY: THE MAJORITY OF THE SITE SLOPES AT AN AVERAGE OF 0.3% TOWARD THE WEST PROPERTY LINE. SHOWN ON THE MASTER SITE PLAN AS REQUIRED.

VEGETATION: THE EAST HALF OF THE SITE HAS AN EXISITNG HOUSE, BARN, YARD, AND A GRAVEL DIRT PARKING LOT. THE WEST PORTION IS AGRICULTURAL FARM LAND AND IS COMPRISED OF NATIVE GRASSES AND CLOVER.

SENSITIVE PLANT AND WILDLIFE SPECIES: THE U.S. FISH AND WILDLIFE SERVICE (IPaC WEBSITE) INDICATES THAT THE PROPOSED ENDANGERED CRITICAL HABITAT FOR THE SLICKSPOT PEPPERGRASS (LEPIDIUM PAPILLIFERUM) MAY EXIST IN THE GENERAL VICINITY OF THE PROJECT SITE. THERE ARE (20) MIGRATORY BIRDS THAT COULD POTENTIALLY BE AFFECTED BY ACTIVITIES IN THIS LOCATION, HOWEVER, NO TREES ARE EXPECTED TO BE REMOVED THAT WOULD AFFECT ANY MIGRATORY BIRDS IN THE AREA. THIS SITE IS NOT PART OF ANY NATIONAL WILDILFE REFUGE.

HISTORIC RESOURCES: THE BARN IS NOT CURRENTLY LISTED IN THE HISTROICAL REGISTRY, HOWEVER, THE BARN IS LISTED IN THE "PATTERNS OF THE PAST: THE ADA COUNTY HISTORIC SITE INVENTORY". THE DESCRIPTION IS AS FOLLOWS: FARMSTEAD CIRCA 1915. THIS FARMSTEAD CONSISTS OF A HOUSE, GARAGE, AND DAIRY BARN. THE BARN IS A "WISCONSIN PLAN" TYPE OF DAIRY BARN. IT IS A ONE-AND-ONE HALF STORY, WOOD FRAMED, WITH ATTACHED WINGS THAT MAY HAVE STABLED HORSES OR OTHER ANIMALS. THE BARN HAS BEEN ALTERED INTO HAY AND EQUIPMENT STORGAGE. SOME OF THE ORIGINAL ENTRYWAYS HAVE BEEN COVERED WITH WOOD. IN ADDITION, THE BARN WAS INCLUDED IN AN ADA COUNTY HISTROIC SITE INVENTORY PHASE II IN 1999. IN THIS INVENTORY IT WAS LISTED AS CONTRIBUTING AND ELGIBLE FOR NATIONAL REGISTER.

HAZARDOUS AREAS: N/A



IMPACT ON NATURAL FEATURES: THE PROPOSED IMPROVEMENTS WILL CAUSE NEGLIGIBLE IMPACT TO THE NATURAL TERRAIN AND PLANTS OF THE SURROUNDING LANDS.

MAP FEATURES: SHOWN ON THE MASTER SITE PLAN AS REQUIRED.

OTHER SUPPLEMENTAL DATA: SUPPLIED AS NEEDED.





ADA COUNTY
DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201500051 - PREAP - A

Status: Active

Date Received: 3/20/2015

Date Closed:

Meeting Date: 3/31/2015 Date Assigned: 3/20/2015

Project Description:

Applicant's Name:
LANGSTON JARRON

Applicant would like to convert existing barn into a social
hall/event center.

No. of Lots/Units: 0 Total Acres: 4.000

Development Services Staff Assigned To Meeting:

Table with 2 columns: Staff Name, Attended Meeting?
Brent Danielson, Mark Ferm, Megan Basham

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

Parcel Info:

Parcel Num: S0431212565 Street Address: 9107 W MCMILLAN RD City/State/Zip: Nampa, ID 83687-0000

Zone Info:

Zone Type: Existing Zone Zone: RUT

TwN / Rng / Sec Info:

TwN: Rng: Sec: Qtr: 4N 1W 31

Overlay Areas Info:

Table with 4 columns: Overlay Area, Overlay Value, Code Ref, Comments
Flood, Historic Site, Impact Area

Comp Plan:

Agencies To Contact:

Table with 2 columns: Agency Name, Contact Person
ADA County Highway District, Central District Health Department, Idaho Power Company

Proposed Allowed Uses:

Club or lodge or social hall



ADA COUNTY DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

Required Applications:

App Type:	Descriptive Name:
BP	BUILDING PERMIT
CU	CONDITIONAL USE

Notes:

The property is zoned Rural-Urban Transition (RUT). An event center would likely fall under the specific use standard of a club or lodge or social hall.

A club or lodge or social hall and a commercial kennel are conditional uses in the Rural-Urban Transition (RUT) District.

Specific Use Standards for

8-5-3-28: CLUB OR LODGE OR SOCIAL HALL:

- A. All structures shall meet the minimum required setbacks for the applicable base district, or a minimum setback of thirty five feet (35') from any public street and twenty five feet (25') from any other property line, whichever is greater.
- B. Any food service shall be approved by the central district health department.

See Article 8-4E of the Ada County Code for information on Master Site Plans.

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

- A natural features analysis is not required if the entire subject property already had one completed from a previous approved master site plan.

- A master site plan also requires submittal of a parking plan. See Article 8-4G 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 Restaurant requires one (1) parking space per 200 square of gross floor area.

- The applicant may submit a landscaping and screening plan at the time of application if a landscaping and screening plan 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. The property is within Meridian's area of impact and the landscape plan must be stamped by a licensed landscape professional.

- If any outdoor lighting is proposed or anticipated, the applicant shall submit a lighting plan. See Article 8-4H for information on lighting plans.

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

See Article 8-5B for information on Conditional Uses.

An application for a conditional use will require a neighborhood meeting prior to application submission. See Section 8-7A 3 of the Ada County Code for more information on Neighborhood Meetings. For a fee of \$26.50 our office can provide you with mailing labels of the neighboring property owners and registered neighborhood associations you are required to notify for the neighborhood meeting.

For applications involving a public hearing in front of the Planning & Zoning Commission the applicant is responsible for posting the public hearing notice sign on the property prior to the public hearing. See Subsection 8-7A-5F for information on Signposting Requirements of the applicant, which includes the size, what the sign needs to say, and where the sign needs to be placed. The sign will need to be erected at least ten (10) days prior to the public hearing and the sign posting certification form and photos of the sign need to be submitted to the Development Services Department at least seven (7) days prior to the public hearing.



ADA COUNTY DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

The barn was built as an ag structure. There have not been any building permits on the barn. The barn would be brought up to today's code, accessibility, and a structural engineer will need to look at the structure. An architect will need to design the changes that will need to be done. Will need to comply with the energy code. Chapter 34 in the building code explains how to bring the structure into compliance. A building permit to change the occupancy is required.

A flood study was done 4-16-2007 which was accepted by the county engineer, file #2007292.

Parking will need to be paved or an alternative dust free plan. Event Center will require 1 parking space per 200 sq ft

An architect would be needed to change the building occupancy of the barn from agricultural for the retrofit.

Typically, the parking area would need to be paved. However, you could ask for an alternative. For the alternative material it will need to be dust free and you will need to provide documents regarding the alternative materials. An engineer would likely need to stamp the alternative parking plan.

Will need to have accessible ADA facilities on the first floor.

Will need water storage for fire sprinklers.

MEETING NOTES:

Parking would be west of the barn.

They are looking at first doing just an outdoor event center. The outdoor event center would be primarily for weddings.

For the outdoor event center the applicant will need to address restroom facilities and sanitary issues, how catering would be done, etc.

The indoor would be done later. They would like to start with the indoor facility first.

Fire flow needs to be at least for 30 minutes.

If the parking extends into the floodplain you will need to apply for a floodplain permit.

The Central District Health Department will need to approve the portable restrooms. You want to look at where the drainfields are located and the parking lots.

A neighborhood meeting is required prior to the public hearing. The purpose of the neighborhood meeting is educate and communicate with your neighbors about your project.

The structure will need to be brought up to code.

Additional Preap Conference: Not Recommended

Neighborhood Meeting Required? No

Cross References:



ADA COUNTY
DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201400064 - PREAP - A

Status: Active

Date Received: 6/2/2014

Date Closed:

Meeting Date: 6/12/2014 Date Assigned: 6/2/2014

Project Description:

Applicant's Name:
PUTMAN JEREMY

Convert Barn into Social Hall

No. of Lots/Units: 0 Total Acres: 4.000

Development Services Staff Assigned To Meeting:

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

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

Parcel Info:

Parcel Num:	Street Address:	City/State/Zip:
S0431212565	9107 W MCMILLAN RD	Nampa, ID 83687-0000

Zone Info:

Twn / Rng / Sec Info:

Overlay Areas Info:

Overlay Area:	Overlay Value:	Code Ref:	Comments:
Flood	A Zone Unnumbered	Article 8-3F	

Comp Plan:

Agencies To Contact:

Agency Name:	Contact Person:
ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170 Comments:	LITTLE CHRISTY
CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517 Comments:	RENO MIKE
CITY OF STAR FIRE DISTRICT - (208)-286-7772 Comments:	TIMINSKY GREG
IDAHO POWER COMPANY - (208)-388-2699 Comments:	PHILLIPS RACHAEL

Proposed Allowed Uses:

Club or lodge or social hall

Required Applications:

App Type:	Descriptive Name:
CU	CONDITIONAL USE
MSP	MASTER SITE PLAN





ADA COUNTY DEVELOPMENT SERVICES

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

PREAPPLICATION CONFERENCE NOTES

Notes:

The property is zoned Rural-Urban Transition (RUT). An event center would fall under the specific use standard of a club or lodge or social hall.

A club or lodge or social hall are conditional uses in the Rural-Urban Transition (RUT) District.

Specific Use Standards for

8-5-3-28: CLUB OR LODGE OR SOCIAL HALL:

- A. All structures shall meet the minimum required setbacks for the applicable base district, or a minimum setback of thirty five feet (35') from any public street and twenty five feet (25') from any other property line, whichever is greater.
- B. Any food service shall be approved by the central district health department.

See Article 8-4E of the Ada County Code for information on Master Site Plans.

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

- A natural features analysis is not required if the entire subject property already had one completed from a previous approved master site plan.

- A master site plan also requires submittal of a parking plan. See Article 8-4G 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.

- 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. The property is within Meridian's area of impact and the landscape plan must be stamped by a licensed landscape professional.

- If any outdoor lighting is proposed or anticipated, the applicant shall submit a lighting plan. See Article 8-4H for information on lighting plans.

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

See Article 8-5B for information on Conditional Uses.

An application for a conditional use will require a neighborhood meeting prior to application submission. See Section 8-7A-3 of the Ada County Code for more information on Neighborhood Meetings. For a fee of \$26.50 our office can provide you with mailing labels of the neighboring property owners and registered neighborhood associations you are required to notify for the neighborhood meeting.

For applications involving a public hearing in front of the Planning & Zoning Commission the applicant is responsible for posting the public hearing notice sign on the property prior to the public hearing. See Subsection 8-7A-5F for information on Signposting Requirements of the applicant, which includes the size, what the sign needs to say, and where the sign needs to be placed. The sign will need to be erected at least ten (10) days prior to the public hearing and the sign posting certification form and photos of the sign need to be submitted to the Development Services Department at least seven (7) days prior to the public hearing.

The barn was built as an ag structure. There have not been any building permits on the barn. The barn would be brought up to today's code, accessibility, and a structural engineer will need to look at the structure. An architect will need to design the changes that will need to be done. Will need to comply with the energy code. Chapter 34 in the building code explains how to bring the structure into compliance. A building permit to change the occupancy is required.





**ADA COUNTY
DEVELOPMENT SERVICES**

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

PREAPPLICATION CONFERENCE NOTES

A flood study was done 4-16-2007 which was accepted by the county engineer, file #2007292.

Parking will need to be paved or an alternative dust free plan. 1 ADA space is required for 25 spaces.

Meeting notes:

May want to do a property boundary adjustment.

Will be required to sprinkle the building and place a pond on the property.

The occupancy of the structure would be approximately 200 people.

Must meet the dust free parking requirement.

Landscaping plan will need to be done by a licensed landscape architect.

Additional Preap Conference: Not Recommended

Neighborhood Meeting Required? Yes

Cross References:





Ada County Development Services



Search Results: City Limits
Parcels

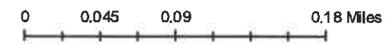


- BOISE
- EAGLE

- GARDEN CITY
- KUNA
- MERIDIAN

- STAR
- Street Names
- Major Streets

- Parks
- P&Z Applications



Date: 10/25/2016



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



14 September 2016

C.L. "Butch" Otter
Governor of Idaho

Janet Gallimore
Executive Director

Administration
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 334-2682
Fax: (208) 334-2774

Membership and Fund
Development
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 334-2682
Fax: (208) 334-2774

Historical Museum and
Education Programs
610 North Julia Davis Drive
Boise, Idaho 83702-7695
Office: (208) 334-2120
Fax: (208) 334-4059

State Historic Preservation
Office and Historic Sites
Archeological
Survey of Idaho
210 Main Street
Boise, Idaho 83702-7264
Office: (208) 334-3861
Fax: (208) 334-2775

Statewide Sites:
• Franklin Historic Site
• Pierce Courthouse
• Rock Creek Station and
• Stricker Homesite

Old Penitentiary
2445 Old Penitentiary Road
Boise, Idaho 83712-8254
Office: (208) 334-2844
Fax: (208) 334-3225

Idaho State Archives
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 334-2620
Fax: (208) 334-2626

North Idaho Office
112 West 4th Street, Suite #7
Moscow, Idaho 83843
Office: (208) 882-1540
Fax: (208) 882-1763

Diana Sanders
Associate Planner
Ada County Development Services
200 West Front Street
Boise, Idaho 83702

Re: 201601516-CU / SHPO# 2016-1132

Dear Ms. Sanders:

Thank you for allowing our office an opportunity to comment on the above referenced project. Our understanding is that the proposed conditional use permit would allow the historic barn to be used as event space. Exterior alterations would be limited.

After reviewing the information provided, it is likely the property is eligible for listing in the National Register of Historic Places. As a National Register-eligible property, we recommend that exterior alterations remain consistent with respect to the Secretary of the Interior's Standards for the Treatment of Historic Properties. We further recommend that the Ada County Historic Preservation Council be allowed to comment on any proposed exterior alterations to help ensure proposed changes retain the historic integrity of the barn. Our office is also happy to assist with interpretation of the standards, if desired.

Thank you again for the opportunity to comment. If you have any questions, please feel free to contact me via phone or email at 208.488.7468, or matt.halitsky@ishs.idaho.gov.

Sincerely,

**Matthew Halitsky, AICP
Historic Preservation Review Officer
Idaho State Historical Preservation Office**



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Equal Opportunity Employer.

EXHIBIT 10
201601516 CU-MSP-PBA
NEU DESIGN ARCHITECTURE

Diana Sanders

From: Mark Zirschky <mark@pioneerirrigation.com>
Sent: Wednesday, September 14, 2016 12:31 PM
To: Diana Sanders
Cc: Lupe; Carl Hayes
Subject: Project No. 20161516-CU (9107, 9099 W. McMillan Road, Nampa)
Attachments: 20161516-CU 9107, 9099 McMillan Rd Nampa P and Z Notice.pdf

Diana,

The above referenced project does not impact any Pioneer Irrigation District owned facilities. However, the Fivemile Drain is adjacent to the subject property and has a 110 foot federal right of way, 55 feet from center of drain along each side.

There is to be no encroachments within the Fivemile Drain right of way, without the written consent of the Federal Bureau of Reclamation. Lupe Rodriguez of the Bureau of Reclamation can be reached at 208-383-2221.

If you should have any questions or comments, please do not hesitate to contact me.

Regards,

Mark Zirschky, Superintendent
208-459-3617
208-250-8481



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Diana Sanders

From: Angela Gilman
Sent: Friday, September 16, 2016 12:09 PM
To: Diana Sanders
Subject: RE: Ada County Application Transmittal Notice.

Hi Diana,

The flood study they had done was never submitted to FEMA and therefore isn't valid. I guess we accepted them back in 2007 without requiring that. Anyway, the pond is in the A zone and will require a floodplain application. Let's talk about it before you contact them.

They don't define what type of dust free surface they plan to use and where all they plan to use it. They may or may not need a drainage plan depending on the type of surface.

Thanks,

Angie



Angela M. Gilman, PE, CFM
County Engineer
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7925 office
(208) 287-7909 fax

From: Diana Sanders
Sent: Friday, September 09, 2016 10:31 AM
To: chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; Cecily Willerton; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; Greg Timinsky; jamie.huff@dhs.gov; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; mhill@meridiancity.org; mark@pioneerirrigation.com; fromm.carla@epa.gov; ethan.morton@ishs.idaho.gov; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Brent Danielson; Mark Ferm; Angela Gilman; Jerry Hastings; Jean Schaffer; Jerry Servatius; Diana Sanders
Cc: Diana Sanders
Subject: Ada County Application Transmittal Notice.

Ada County Development Services Planning & Zoning Division Transmittal

File Number: 201601516-CU / MSP / PBA	X-Reference: NONE
--	--------------------------

Description: A conditional use/master site plan to use Historical Barn as Event Center/Social Hall for Weddings, Corporate Parties Etc. A property boundary adjustment to transfer land between properties in order to simplify the lot lines in an even exchange of land. A Landscape easement will be created on 9099 W. McMillan to create and provide an aesthetically pleasing barrier.

Reviewing Body: P AND Z	Hearing Date: 11/10/2016
Applicant: NEU DESIGN ARCHITECTURE	P&Z Recommendation:
Property: The property contains 4.000 acres and is located at 9107 W MCMILLAN RD NAMPA 83687, Section 31 4N 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 9/24/2016. When responding, please reference the file number identified above. If responding by email, please send comments to dsanders@adaweb.net.

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

Sincerely yours,
DIANA SANDERS, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
dsanders@adaweb.net
(208) 287-7905



CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

Return to:

RECEIVED
SEP 23 2016
ADA COUNTY
DEVELOPMENT SERVICES

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

Rezone # _____

Conditional Use # 201601516-CU/MSP/PBA

Preliminary / Final / Short Plat _____

Sect. 31

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

14. No objection to lot line adjustments as long as each septic system remains on its own property and >5' from property line
Must submit accessory use for Event Center

Reviewed By:

[Signature]

Date:

9/19/16

EXHIBIT 13
 201601516 CU-MSP-PBA
 NEU DESIGN ARCHITECTURE

Review Sheet



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

October 3, 2016
(Via email)

To: Jeremy Putman
Neudesign Architecture
725 E. 2nd Street
Meridian, ID 83642

Subject: ADA16-0070/ 201601516-CU-MSP & 201601516-PBA
9107 W. McMillan Road & 9099 W. McMillan Road
Mint Barrel Barn Event Center/Property Boundary Adjustment

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

A. Findings of Fact

1. McMillan Road

a. **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.

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.

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.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-foot wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-foot 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.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

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 McMillan Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 58-foot street section within 80-feet of right-of-way.

Staff Comments/Recommendations: Per policy, the applicant should be required to construct a 5-foot wide detached concrete sidewalk on McMillan Road abutting the developing site. The applicant should also be required to widen the pavement on McMillan Road to a minimum of 17-feet from centerline (approximately 5-feet) plus a 3-foot wide gravel shoulder abutting the developing site.

The applicant should dedicate 12-feet of right-of-way to ACHD for future widening. This section of McMillan is not listed in the impact fee eligible Capital Improvements Plan, so no compensation will be provided for additional dedication of right-of-way.

Due to the rural location and specific use of the property, and low volumes on McMillan Road, staff recommends a waiver of the sidewalk requirement with the following conditions:

- The applicant will be required to widen McMillan Road to a minimum of 17-feet of pavement from centerline, plus a 3-foot wide gravel shoulder.
- The applicant will be required to dedicate right-of-way on McMillan Road for future widening without compensation.

B. Site Specific Conditions of Approval

1. Dedicate 12-feet of right-of-way on McMillan Road. The applicant will not be compensated for the right-of-way dedication.
2. Widen the pavement on McMillan Road to a minimum of 17-feet from centerline (approximately 5-feet) plus a 3-foot wide gravel shoulder abutting the developing site.
3. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
4. Plans shall be submitted to the ACHD Development Services Department for plans acceptance, and impact fee assessment (if an assessment is applicable).
5. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

Due to the unique nature of the proposed use, trip generation for the application is unknown. It appears that most of the event traffic will be during the non-peak hours. Peak hour traffic is 4PM-6PM, Monday thru Friday.

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
McMillan Road	576-feet	Minor Arterial	83	Better than "D"

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

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

- The average daily traffic count for McMillan Road east of Can Ada Road was 1,116 on May 18, 2016.

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

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary of Highway Systems, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

MEMORANDUM



DATE: 10/25/2016

RE: 201601516-CU/MSP/PBA Barn

TO: Diana Sanders, Associate Planner

FROM: Mark Ferm, Ada County Building Official

Summary of Project:

A conditional use/master site plan to use Historical Barn as Event Center/Social Hall for Weddings, Corporate Parties Etc. A property boundary adjustment to transfer land between properties in order to simplify the lot lines in an even exchange of land. A Landscape easement will be created on 9099 W. McMillan to create and provide an aesthetically pleasing barrier.

Findings and Conditions:

The Building Division has no objection to the proposed use of the land however the applicant should be aware that the use of Historical Barn structure for these events would alter its intended use and occupancy and a permit would be required for the change of use and occupancy. Plans prepared by a licensed Architect and/or Engineer including a thorough Code analysis based on the 2012 International Building Code and ANSI 117.1 2009 edition will be required for the application.

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



725 E 2nd St.
Meridian, ID 83642
208.854.2624

CONSULTANT

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NEDESIGN ARCHITECTURE, LLC

CLIENT: KAPRI MAUPIN
MCMILLAN EVENT CENTER
8107 W. MCMILLAN RD.
NANPA, ID 83687

PROFESSIONAL SEAL

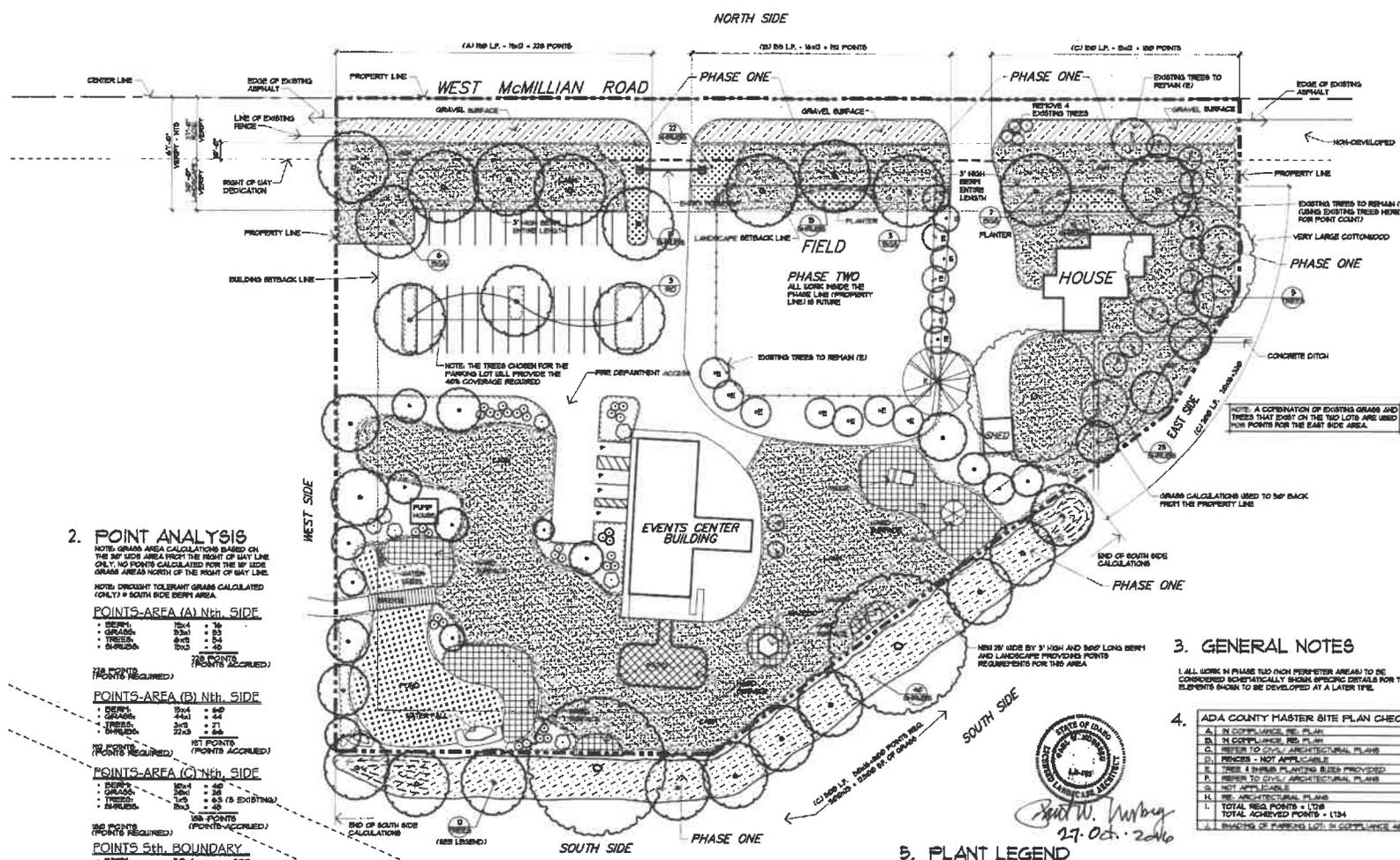
NO. DESCRIPTION DATE

Landscape Plan

SHEET

L1.0

DATE: 10/16/2016
JOB NUMBER: 16027
DRAWN BY:



2. POINT ANALYSIS

NOTE: GRASS AREA CALCULATIONS BASED ON THE 30' SIDE AREA FROM THE RIGHT OF WAY LINE ONLY. NO POINTS CALCULATED FOR THE 30' SIDE GRASS AREAS NORTH OF THE RIGHT OF WAY LINE.
NOTE: DROUGHT TOLERANT GRASS CALCULATED (ONLY) IN SOUTH SIDE BERRY AREA.

POINTS-AREA (A) NH. SIDE

- BERRY: 15x4 = 16
- GRASS: 15x4 = 16
- TREES: 8x3 = 24
- SHRUBS: 20x3 = 60

76 POINTS (POINTS ACCRUED)

POINTS-AREA (B) NH. SIDE

- BERRY: 12x4 = 48
- GRASS: 12x4 = 48
- TREES: 8x3 = 24
- SHRUBS: 20x3 = 60

180 POINTS (POINTS ACCRUED)

POINTS-AREA (C) NH. SIDE

- BERRY: 15x4 = 40
- GRASS: 15x4 = 40
- TREES: 8x3 = 24 (EXISTING)
- SHRUBS: 20x3 = 60

164 POINTS (POINTS ACCRUED)

POINTS 5th. BOUNDARY

- BERRY: 15x4 = 200
- GRASS: 15x4 = 200
- TREES: 8x3 = 24 (EXISTING TREES)
- SHRUBS: 20x3 = 60 (NEW TREES)

584 POINTS (POINTS ACCRUED)

POINTS-AREA EAST SIDE

- BERRY: 15x4 = 100
- GRASS: 15x4 = 100
- TREES: 8x3 = 18 (EXISTING TREES)
- SHRUBS: 20x3 = 18 (NEW TREES)

336 POINTS (POINTS ACCRUED)

POINTS 5th. BOUNDARY

- BERRY: 15x4 = 100
- GRASS: 15x4 = 100
- TREES: 8x3 = 18 (EXISTING TREES)
- SHRUBS: 20x3 = 18 (NEW TREES)

336 POINTS (POINTS ACCRUED)

NOTE: THE SHRUBS ARE NOT GRAPHICALLY SHOWN ON THE PLAN WHEN THE FINAL DESIGN IS DEVELOPED THE QUANTITIES OF SHRUBS NOTED FOR THE VARIOUS AREAS WILL BE INCLUDED.

3. GENERAL NOTES

1. ALL WORK IN PHASE TWO (NON-PERIMETER AREAS) TO BE COMPLETED SIMULTANEOUSLY WITH PERIMETER DETAILS FOR THE ELEMENTS SHOWN TO BE DEVELOPED AT A LATER TIME.

4. ADA COUNTY MASTER SITE PLAN CHECKLIST

A.	IN COMPLIANCE, SEE PLAN
B.	IN COMPLIANCE, SEE PLAN
C.	REFER TO CIVIL ARCHITECTURAL PLANS
D.	REFER TO CIVIL ARCHITECTURAL PLANS
E.	REFER TO CIVIL ARCHITECTURAL PLANS
F.	REFER TO CIVIL ARCHITECTURAL PLANS
G.	NOT APPLICABLE
H.	SEE ARCHITECTURAL PLANS
I.	TOTAL REQ. POINTS = 1708
J.	TOTAL ACCRUED POINTS = 1734
K.	SHADING OF PARKING LOT: IN COMPLIANCE WITH

5. PLANT LEGEND

- PLANT TYPES
- TREES (CLASS 1) ALL IN BORNE CITY APPROVED TREE SELECTION GUIDE)
 - BLOODWOOD BYCANYONE - 1" CAL.
 - RED OAK - 1" CAL.
 - CROWN PALM - 1" CAL.
 - ROYALTI ORANGEAPPLE - 1" CAL.
 - SHRUBS (PARTIAL LIST - ALL PROVIDED FOR THEIR TOLERANCE TO LOCAL CONDITIONS)
 - LILACS - 1" GAL.
 - SPREDBARK - 1" GAL.
 - BURNING BUSH - 1" GAL.
 - PISTO PINES - 1" GAL.
 - POTENTILLA - 1" GAL.



Scott W. Murphy
27. Oct. 2016

1. LANDSCAPE MASTER PLAN
SCALE: 1" = 30'-0"

RECEIVED
OCT 27 2016
ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 16
211601516 CU-MSP-PBA
NEU DESIGN ARCHITECTURE