TO: BOARD OF ADA COUNTY COMMISSIONERS

HEARING DATE: **December 14, 2016**

STAFF: Kristy Inselman, Associate Planner

PROJECT NO.: 201600465-V, Variance for Setbacks

APPLICANT: Rick Sattler

INTRODUCTION

An application for a variance to grant relief from development standards for racetracks; specifically requiring all structures or outdoor activity areas shall be located a minimum of three hundred feet (300') from any property line. The applicant is proposing to construct an indoor arena, an outdoor practice arena, a covered pit area, restrooms and concessions, a storage building, an equipment storage building, starting gate relocation, two (2) bike storage structures, additional parking stalls, and seventeen (17) light poles within the required 300-foot setback. The property is located on the east side of S. Pleasant Valley Road, approximately 16,000 feet south of the intersection of Kuna Mora Road and Pleasant Valley Road in the Rural Preservation (RP) District. The property contains 80 acres and is located at 21000 S. Pleasant Valley Road, Section 21, T.1N, R.2E.

EXECUTIVE SUMMARY

An application for a variance to grant relief from development standards for racetracks; specifically requiring all structures or outdoor activity areas shall be located a minimum of three hundred feet (300') from any property line. The applicant is proposing to construct an indoor arena, an outdoor practice arena, a covered pit area, restrooms and concessions, a storage building, an equipment storage building, starting gate relocation, two (2) bike storage structures, additional parking stalls, and seventeen (17) light poles.

The proposed structures and outdoor activity areas are located within the required 300-foot setback requirement for racetracks. Ada County Code restricts all structures or outdoor activity areas within 300-foot from any property line.

The submitted master site plan does not meet the dimensional standards for a racetrack. As required by Ada County Code 8-5-3-87, all structures or outdoor activity areas shall be located a minimum of three hundred feet (300') from any property line. The applicant is showing the following items within the required 300-foot setback:

- Indoor Arena, 41,600 square feet (**36-feet** from the south property line)
- Outdoor Practice Arena, 40,500 square feet (**40-feet** from the south property line)
- Covered Pit Area, 400 square feet (**74-feet** from the south property line)
- Restrooms & Concession, 1,800 square feet (**150-feet** from the south property line)

- Storage Building, 1,300 square feet (**148-feet** from the south property line,**120-feet** from west property line)
- Equipment Storage Building, 1,300 square feet (**81-feet** from the south property line, **120-feet** from the west property line)
- Starting Gate Relocation, (**275-feet** from south property line)
- Bike Storage #1, 7,500 square feet (**35-feet** from the east property line)
- Bike Storage #2, 6,000 square feet (**94-feet** from the east property line)
- Additional 20-parking stalls (adjacent to bike storage area)
- 17 Light Poles (varies from 2 to 240-feet from south and east property lines)

The large grandstand, parking area, motorcross track, mud drag race area, and atv/utv racetrack area were all approved in previous applications (2001 & 2009) and therefore would not be subject to the 300-foot setback requirement.

Staff is not recommending approval of the variance request. The applicant is seeking to utilize as much of the property as possible for the proposed use, including the area within the required 300-foot setback. The applicant's property is bordered on three sides by privately owned land, which could be redeveloped in the future. Granting the variance would place the use as close as 35-feet from the property line and could hinder the redevelopment of the properties surrounding it. Staff acknowledges that the adjacent property owner is supportive of the development; however the property could be sold in the future. There are no site characteristics that are causing the request for a variance. The site has an unnumbered "A" zone on the north side of the property (Exhibit #19). However, none of the areas included in the variance request are in the unnumbered "A" zone and that area has already obtained approve for it to be utilized for the ATV/UTV race area and the mud drag race area so the uses are not being forced onto another part of the property. Additionally, the floodplain area is almost entirely located within the required 300-foot setback (Exhibit #20). The intent of the 300-foot setback is to provide separation between an intrusive use and the adjacent property owners.

The applicant has stated in Exhibit #3 that the variance is needed due to the "topography of the land, flood zone restrictions, and the size and layout of the various race tracks, the placement of all structures and facilities must be nearly exactly as detailed on the Master Site Plan. In order to comply with the 300-foot setback requirement and retain all of the structures and features of this Project, Skyline would have to make significant adjustments to the layout and placement of the existing racetracks and structures which will likely prove to be logistically impossible."

At the time this staff report was written, the following agencies have provided comments: Ada County Building Division, Ada County Engineer, Nampa & Meridian Irrigation District, and Central District Health. The Ada County Building Official responded in Exhibit #13 that the Building Division has no objection to the proposed land use; however, the applicant should be aware that any structure for any use or occupancy will require a building permit. Plans prepared by a licensed Architect and/or Engineer including a thorough Code analysis based on the 2012 International Building Code will be necessary along with the permit application. The Ada County Engineer responded in Exhibit #14 that she has no comments for the variance. The Nampa & Meridian Irrigation District responded in Exhibit #15 that they have no comment on the above-referenced application. Central District Health Department responded in Exhibit #16 that the applicant must submit an application for a septic permit.

RECOMMENDATION

Based upon Staff's review of the application, staff concludes that this application does not comply with the Ada County Code and recommends denial to the Board as set out in the proposed Findings of Fact and Conclusions of Law attached hereto.

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

EXHIBIT LIST – PROJECT NO. 201600465-V:

1. Pre-Application Notes dated August 2, 2016 – 2 pages
2. Master Application and Checklists submitted October 5, 2016 – 3 pages
3. Detailed Letter submitted October 5, 2016 – 3 pages
4. Excerpt from 201600465-CU-MSP-FP Findings of Fact submitted October 5, 2016 – 1 page
5. Neighborhood Meeting Certification submitted October 5, 2016 – 2 pages
6. Deed submitted October 5, 2016 – 2 pages
7. Affidavit from adjacent property owner submitted October 5, 2016 – 1 page
8. Site plan submitted on October 5, 2016 – 1 page
9. Site plan with 300-foot setback submitted on October 5, 2016 – 1 page
10. Vicinity/Aerial Map – 2 pages
11. Agency Transmittal dated October 6, 2016 – 4 pages
12. Submittal Letter to Applicant dated October 7, 2016 – 1 page
13. Memo from Building Official dated October 7, 2016 – 1 page
14. Email from County Engineer dated October 14, 2016 – 2 pages
15. Letter from Nampa & Meridian Irrigation District received October 27, 2016 – 1 page
16. Memo from Central District Health Department received November 3, 2016 – 1 page
17. Radius Notice sent on November 4, 2016 – 2 pages
18. Radius Map & Mailing List – 2 pages
19. Floodplain Map – 1 page
20. Floodplain Map (with 300-foot setback) – 1 page
21. Ownership Map – 1 page
22. Residential Dwellings Map – 1 page
23. Legal Notice of Public Hearing published on November 22, 2016 – 1 page

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

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201600109 - PREAP - A

Status: Active **Date Received:** 7/21/2016 **Date Closed:**

Meeting Date: 8/2/2016 **Date Assigned:** 7/21/2016

Applicant's Name:
SATTLER RICKI

Project Description:
Would like a variance to reduce a 300 foot setback. (201600465-CU)

No. of Lots/Units: 0 **Total Acres:** 80.000

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

Development Services Staff Assigned To Meeting:

Staff Name:	Attended Meeting?
BRENT DANIELSON	☑
KRISTY INSELMAN	☑

Parcel Info:

Parcel Num:	Street Address:	City/State/Zip:
S2021210000	S PLEASANT VALLEY RD	Kuna, ID 83634-0000

Zone Info:

Zone Type:	Zone:
Existing Zone	RP

Twn / Rng / Sec Info:

Twn:	Rng:	Sec:	Qtr:
1N	2E	21	

Overlay Areas Info:

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

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:
Vehicle impound yard

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PREAPPLICATION CONFERENCE NOTES

Required Applications:

App Type:	Descriptive Name:
V	VARIANCE

Notes:

See Section 8-7-4 of the Ada County Code for information on Variances.

A variance will require a public hearing in front of the Board of Ada County Commissioners.

The Board will need to make the following three (3) 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.

The applicant would like to have camping on the site; however, camping is prohibited in the WUFI Overlay District.

See Article 8-3B of the Ada County Code for information on the WUFI Overlay District.

Prior to submitting an application for a variance you will need to have a neighborhood meeting. See Section 8-7A-3 of the Ada County Code for information on Neighborhood Meetings.

The applicant is responsible for posting the public hearing notice sign prior to the public hearing. See Subsection 8-7A-5F of the Ada County Code for information on Signposting Requirements.

Staff went through the zoning ordinance text amendment process. Another preap will be necessary to discuss the zoning ordinance text amendment.

An additional preap is not needed for the variance.

Additional Preap Conference: Required

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
- [x] 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
- [x] 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:

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

SITE INFORMATION:

Section: 21 Township: 1N Range: 2E Total Acres: 80

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: 21000 S. Pleasant Valley Rd. City Kuna

Tax Parcel Number(s): S2021210000

Existing Zoning: RP Proposed Zoning: _____ Area of City Impact: _____ Overlay District(s) WUFI and FEMA Floodzone A

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Project #.: 201600465-V	Planning Fees/GIS: 550.00	Engineering Fees:
Received By: BA Date: 10/5/16 Stamped ☑		

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: Rick Sattler	Name:
Address: 9382 W. Calico St. City: Boise State: ID Zip: 83709	Address: City: State: Zip:
Telephone: (208) 407-8006 Fax: Email: ricki.sattler@yahoo.com	Telephone: Fax: Email:
I certify this information is correct to the best of my knowledge. Signature: (Applicant) Date	ENGINEER / SURVEYOR if applicable: (Please Print) Name: Address: City: State: Zip: Telephone: Fax: Email:

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: B&B Holdings LP	Name:
Address: 10464 W. Waterway Ct.	Address:
City: Boise State: ID Zip: 83714	City: State: Zip:
Telephone: (208) 850-2595 Fax: Email: edatbnb@cableone.net	Telephone: Fax: Email:
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application. 9-2-16 Signature: All Owner (s) of Record Date	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

Edmond Gaiennie

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

VARIANCE CHECKLIST (ACC 8-7-4)

A Variance 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 address the following:		✓
	X	Reason for the variance. Be specific.	
	X	Explain how the variance does not grant a right or special privilege that is not otherwise allowed in the base district.	
	X	Explain how the variance relieves an undue hardship due to the characteristics of the site.	
	X	Explain how the variance is not detrimental to the public health, safety, and welfare.	
	X	What is the hardship if the variance is denied?	
	X	Are there characteristics of the property that are unusual and make it necessary to obtain the variance?	
	X	Were you aware of this hardship prior to purchasing or developing your property?	
	X	How does the request comply with Idaho Code 67-6516?	
X	**CURRENT SITE PLAN** One reduced copy to 8 1/2 X 11.		✓
X	**DEED** or evidence of proprietary interest.		✓
X	**NEIGHBORHOOD MEETING CERTIFICATION**		✓
X	**PRE-APPLICATION CONFERENCE NOTES**		✓
X	**MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)**		
X	**APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net**		✓

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

APPLICATION FOR VARIANCE - DETAILED LETTER **September 19, 2016**

TO: ADA COUNTY PLANNING AND ZONING COMMISSION

PROJECT NO.: **201600465-CU-MSP-FP**
Skyline Park and Event Center ("Skyline")
Ada County Parcel No. S2021210000 (the "Subject Property")

APPLICANT: RICKI SATTLER

Reason for the Variance. In order to proceed with Project No. 201600465-CU-MSP-FP (the "Project"), it is necessary to make application for a variance to the 300 foot setback requirement, as outlined in the Ada County Planning and Zoning Commission's findings (see Exhibit A):

> "The Commission finds as conditioned that the indoor arena with concession stand restrooms and grandstand, practice arena and covered pit area, storage buildings, bike storage, and seventeen (17) light poles shall be located a minimum of 300-feet from the property line. . . . **The applicant may apply for a variance to the setback requirement** [emphasis added]. The large grandstand, parking area, motorcross track, mud drag race area, and atv/utv racetrack area were all approved in previous applications (2001 & 2009) and therefore would not be subject to the 300-foot setback requirement as identified in Exhibit #24." (FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER 201600465 CU-MSP-FP Ricki Sattler Page 7)

Variance does not grant a right or special privilege that is not otherwise allowed in the base district. In previous applications (2001 & 2009) the Commission approved and granted a variance to the 300 foot setback requirement for the large grandstand, parking area, motorcross track, mud drag race area, and atv/utv racetrack area, as identified in Exhibit #24 of the Findings of Fact and Conclusions of Law (see Exhibit B). The approval of this Application for Variance would not grant any additional right or special privilege that has not already been granted or allowed in the Rural Preservation District and, more specifically, within the boundaries of the Subject Property.

Variance relieves an undue hardship due to the characteristics of the site. Due to the topography of the land (see Exhibit C), flood zone restrictions, and the size and layout of the various race tracks, the placement of all structures and facilities must be nearly exactly as detailed on the Master Site Plan. In order to comply with the 300 foot setback requirement and

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retain all of the structures and features of this Project, Skyline would have to make significant adjustments to the layout and placement of the existing racetracks and structures which will likely prove to be logistically impossible.

Variance is not detrimental to the public health, safety, and welfare. The adjacent surrounding area of the Subject Property, in all directions, is undeveloped, vacant land and is located entirely within the Rural Preservation (RP) District. It was determined by the Ada County Planning and Zoning Commission that "the racetrack and social hall/event facility uses will not create undue adverse impacts on surrounding properties due to the fact that the adjacent properties are vacant or owned by the Bureau of Land Management (BLM) and the nearest residence is approximately 4,000 feet from the property." (FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER 201600465 CU-MSP-FP Ricki Sattler Page 9). In addition, the areas which would be affected by this variance are located far enough away from the main public road and access, so as to pose no additional detriment to the general public.

Hardship if Variance is denied. If the variance is not granted, Skyline envisions that it will be forced to forego the construction and development of the indoor arena with concession stand, restrooms and grandstand, practice arena and covered pit area. This would result in negative economic consequences to this Project, as Skyline would have to forego the equine events and activities, negatively impacting several groups within the equestrian/rodeo community which have already pledged their support of this Project. These hardships would not only result in lost revenue to Skyline, but would also result in the loss of support and participation from both local and out of state organizations and communities, not to mention the loss of revenue that would be generated to the local economy by the influx of spectators and participants.

Characteristics of the property that are unusual and make it necessary to obtain the Variance. The Subject Property has a unique layout that has been in existence for many years, virtually undisturbed, except for minor grooming. The racetracks, as they currently exist, are well-designed and in need of only minor improvements, so it is important to retain as much of the current layout as possible, which can only be achieved if the variance is granted and the Project proceeds according to the Master Site Plan.

Awareness of hardship prior to purchasing or developing the property. Skyline was aware of the 300 foot setback requirement and held to the belief that the approvals in previous applications (2001 & 2009) might extend to the scope of the present Project.

How does the request comply with Idaho Code 67-6516? This request for a variance to the setback requirement complies with Idaho Code in that: 1) it does not grant any right or special privilege not otherwise allowed in the Rural Preservation District; 2) it would grant relief of an undue hardship due to the characteristics of the site; and 3) it is not detrimental to the public health, safety, and welfare. Additionally, the owner of the land abutting three sides of the Subject Property has pledged his support of this Application for Variance in a separate Affidavit (see Exhibit D).

Respectfully submitted this 19 day of September, 2016.

Ricki K. Sattler
Manager, Skyline Park & Event Center, LLC

EXHIBIT A

The Commission finds that proposed structures associated with the social hall/event facility use meeting the minimum required setbacks for the Rural Preservation (RP) District

B. *Any food service shall be approved by the central district health department.*

The Commission finds that that as conditioned any person selling, serving, or giving away food shall be required to obtain approved from the Central District Health Department.

6. The Commission finds **Section 8-5-3-87 of the Ada County Code** is applicable because the applicant has applied for a racetrack. The Commission finds that the application complies with the specific use standards found in **Section 8-5-3-87 of the Ada County Code**. Regarding Section 8-5-3-87 of the Ada County Code, the Commission finds the following:

A. *If the racetrack provides animal boarding, such facilities shall be subject to the regulations of section 8-5-3-10, "Animal Boarding With Outside Runs", of this chapter. If the racetrack provides horse boarding, such facilities shall be subject to the regulations in section 8-5-3-107, "Stable Or Riding Arena, Commercial", of this chapter.*

The Commission finds that as part of this application, the applicant is proposing to hold rodeo events on the property. The Commission finds that the applicant stated in Exhibit #3 that they will not be providing animal boarding facilities, therefore this does not apply.

B. *All structures or outdoor activity areas shall be located a minimum of three hundred feet (300') from any property line. The use shall be located a minimum of one thousand feet (1,000') from any residential district.*

The Commission finds that the indoor arena with concession stand restrooms and grandstand, practice arena and covered pit area, storage buildings, bike storage, and seventeen (17) light poles are proposed to be located within the required 300-foot setback from property lines. The Commission finds as conditioned that the indoor arena with concession stand restrooms and grandstand, practice arena and covered pit area, storage buildings, bike storage, and seventeen (17) light poles shall be located a minimum of 300-feet from the property line. The Commission finds that the applicant and/or owner shall be required to submit a revised master site plan showing all structures and outdoor activity areas located a minimum of 300-feet from any property line. The applicant may apply for a variance to the setback requirement. The large grandstand, parking area, motorcross track, mud drag race area, and atv/utv racetrack area were all approved in previous applications (2001 & 2009) and therefore would not be subject to the 300-foot setback requirement as identified in Exhibit #24. The Commission finds that there are no residential districts within 1000-feet of the property lines; therefore that setback does not apply.

C. *Any outdoor speaker system associated with the racetrack shall comply with the noise regulations of section 5-13-3 of this code.*

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: Skyline Park & Event Center, LLC - 201600465-CU-MSP-FP/Setback Variance

Date and time of neighborhood meeting: Thursday, September 1, 2016 at 7:00 PM

Location of neighborhood meeting: Idaho Pizza Company, 331 Avenue East, Kuna, Idaho 83634

SITE INFORMATION:

Location: Quarter: N2NW4 Section: 21 Township: 1N Range: 2E Total Acres: 80

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: 21000 S. Pleasant Valley Road
Kuna, ID 83634

Tax Parcel Number(s): S2021210000

APPLICANT:

Name: Rick Sattler

Address: 9382 W. Calico St.

City: Boise State: ID Zip: 83709

Telephone: (208) 407-8006 Fax: _____

Email: ricki.sattler@yahoo.com

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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: (Applicant) Date

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

8/4/11

Exhibit 5
201600465-V
Rick Sattler

Skyline Park and Event Center
Neighborhood Meeting Attendance Record
September 1, 2016

PROPERTY OWNER(S)	SIGNATURE OF ATTENDEE(S)	CONSENT TO SALE OF ALCOHOL ON PREMISES
B&B HOLDINGS LP 10464 W WATERWAY CT BOISE ID 83714	Printed Name of Attendee:	☐ Yes _____ Initials If "No" please state reason:
USA BUREAU OF LAND MGMT 1387 S VINNELL WAY BOISE ID 83709	Printed Name of Attendee:	☐ Yes _____ Initials If "No" please state reason:
JUAN & LISA VUITTONET 3216 S MONTEGO WAY NAMPA ID 83686		☐ Yes _____ Initials If "No" please state reason:
KENNETH & NORMA BLEVINS 13695 S CLOVERDALE RD KUNA ID 83634-2523	Norma Blevins	☐ Yes _____ Initials If "No" please state reason:
KENNETH BLEVINS JAMES HUTCHINGS 13695 S CLOVERDALE RD KUNA ID 83634-2523	Ken Blevins	☐ Yes _____ Initials If "No" please state reason:
MORA VALLEY PROP OWNER GRP 16834 S VISTA AVE KUNA ID 83634-2523	Printed Name of Attendee:	☐ Yes _____ Initials If "No" please state reason:

Upon Recording Return to:
Risch Pisca, PLLC
407 W. Jefferson St.
Boise, Idaho 83702

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 BONNIE
RISCH PISCA PLLC
2015-025178
03/30/2015 01:13 PM
AMOUNT:$13.00
00080669201500251780020029

WARRANTY DEED
(DEED IN LIEU OF FORECLOSURE)

For value received, receipt of which is hereby acknowledged, MARK CAMPBELL and DENISE CAMPBELL, husband and wife, the Grantors, do hereby grant and convey (in lieu of foreclosure) to B&B HOLDINGS LIMITED PARTNERSHIP, an Idaho limited partnership, whose address is 10464 West Waterway Court, Boise, Idaho 83714, the Grantee, the following described premises, in Ada County, State of Idaho, to wit:

> The North half of the Northwest Quarter of Section 21, Township 1 North, Range 2 East, Boise, Meridian, Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the Grantee, its successors and assigns forever. This grant of a fee simple interest in said premises is not to merge with the Promissory Note, the Amendments thereto or the Mortgage executed in favor of the Grantee recorded in Ada County, State of Idaho, filed for record on July 14, 2006, as Instrument No. 105095029, records of Ada County, State of Idaho, and said Note and Mortgage shall remain in favor of the Grantee. Further, the said Grantors do hereby covenant to, and with, the Grantee that they are the owner in fee simple of said premises; that they will warrant and defend the same from all lawful claims whatsoever, and that the premises is free from all incumbrances EXCEPT current taxes and easements of record or in view.

Dated: March 30, 2015

MARK CAMPBELL

DENISE CAMPBELL

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STATE OF IDAHO)
:ss.
COUNTY OF ADA)

On this 30th day of March, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark Campbell and Denise Campbell, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal the day and year first herein above written.

MAGGIE P. MALLEA NOTARY PUBLIC STATE OF IDAHO

Maggie P. Mallea
Notary Public for the State of Idaho
Residing at Boise, ID
My Commission Expires 11/15/19

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DEVELOPMENT SERVICES

COUNTY RECORDER STATE -OF- IDAHO OF ADA COUNTY

STATE OF IDAHO, COUNTY OF ADA, ss.
I, Christopher D. Rich, Ada County Recorder, do hereby certify that the annexed is a full, true and correct copy of Instrument Number 2015-025178, as it appears in the recorded documents system of the Ada County Recorder, State of Idaho. IN WITNESS WHEREOF, I have set my hand and affixed my official Seal this 10 day of February, 2016
Christopher D. Rich, Recorder
By
Lisa Batt, Deputy Recorder

Exhibit 6
201600465-V
Rick Sattler

AFFIDAVIT IN SUPPORT OF
APPLICATION FOR VARIANCE
OF SKYLINE PARK AND EVENT CENTER

STATE OF IDAHO

COUNTY OF ADA

I, KENNETH D. BLEVINS, being first duly sworn, depose and say that:

1. I am the owner of the land abutting the north, south, and east boundary lines of Ada County Parcel No. S2021210000 which is the proposed location of Skyline Park and Event Center ("Skyline"), identified under Ada County Planning & Zoning Commission Project No. 201600465-CU-MSP-FP.

2. I have had the opportunity to review Skyline's Application for a Variance to reduce the 300 foot setback requirement (the "Variance") and pledge my full support of it.

DATED this 7th day of September, 2016.

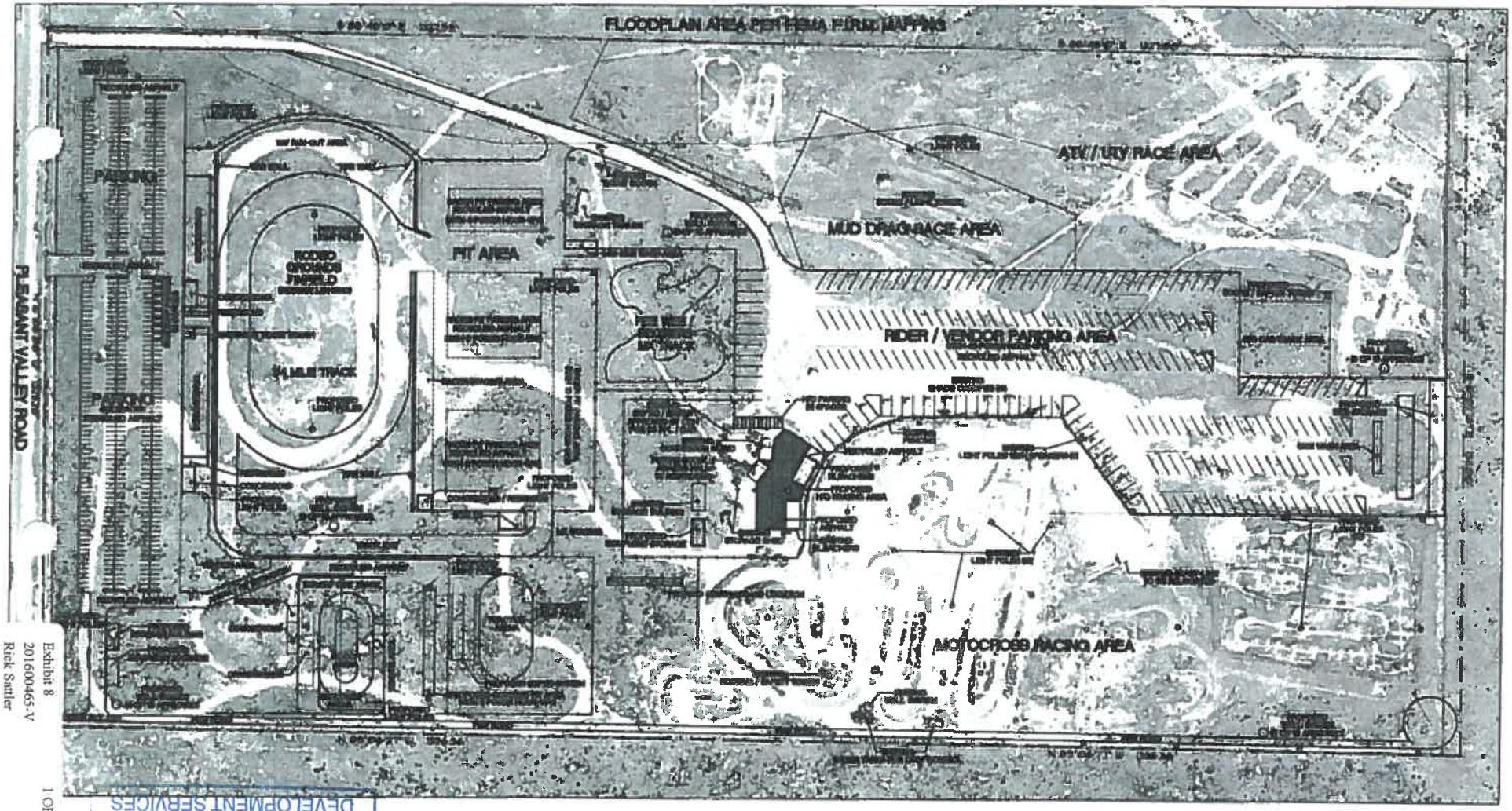
Kenneth Blevins
Kenneth D. Blevins

SUBSCRIBED AND SWORN to before me this 7th day of September, 2016.

JACQUELINE G MORGAN
Notary Public
State of Idaho

Jacqueline G Morgan
Notary Public in and for the state of Idaho
My Commission Expires: 4-13-19

SKYLINE PARK
MASTER SITE PLAN
SCALE : 1" = 80'-0"



RECEIVED
MAR 29 2016
ADA COUNTY
DEVELOPMENT SERVICES

RECEIVED
OCT 05 2016
ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT B

300-foot setback line

Previously approved areas/activities (2001 & 2009)

Newly proposed structures & activities in 300-foot setback

RECEIVED
MAR 29 2016
ADA COUNTY
DEVELOPMENT SERVICES

SKYLINE PARK
MASTER SITE PLAN

SCALE : 1" = 80'-0"

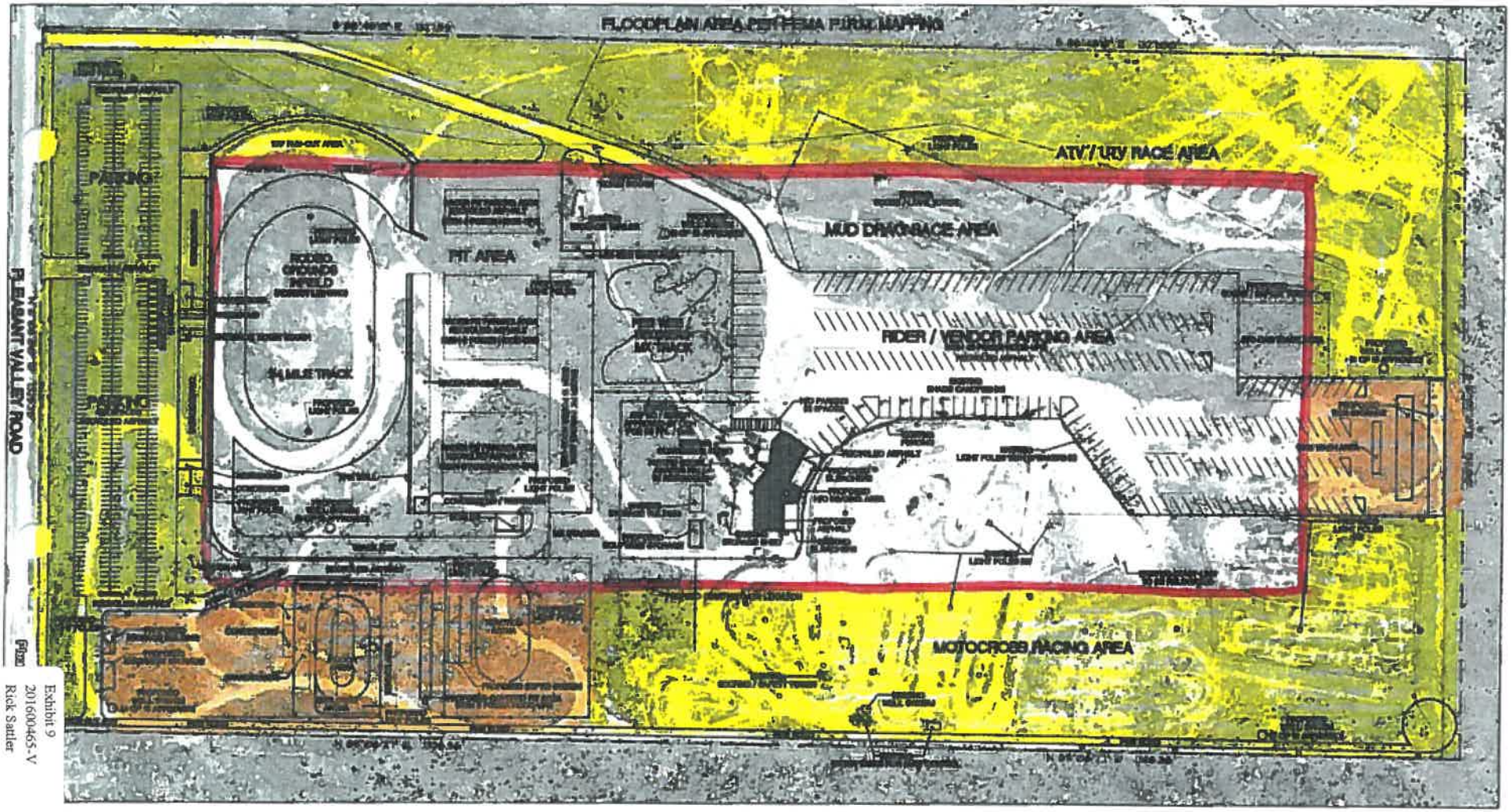


Exhibit 9
201600465-V
Rick Sattler

201600465 - V - Aerial Map

Exhibit 10
201600465-V
Rick Sattler

Search Results: Parcels
Parcels

City Limits
BOISE
EAGLE
GARDEN CITY
KUNA
MERIDIAN
STAR
Street Names
Major Streets
Parks

0 0.03 0.06 0.12 Miles

Date: 12/1/2016

N

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

201600465 - V - Vicinity Map

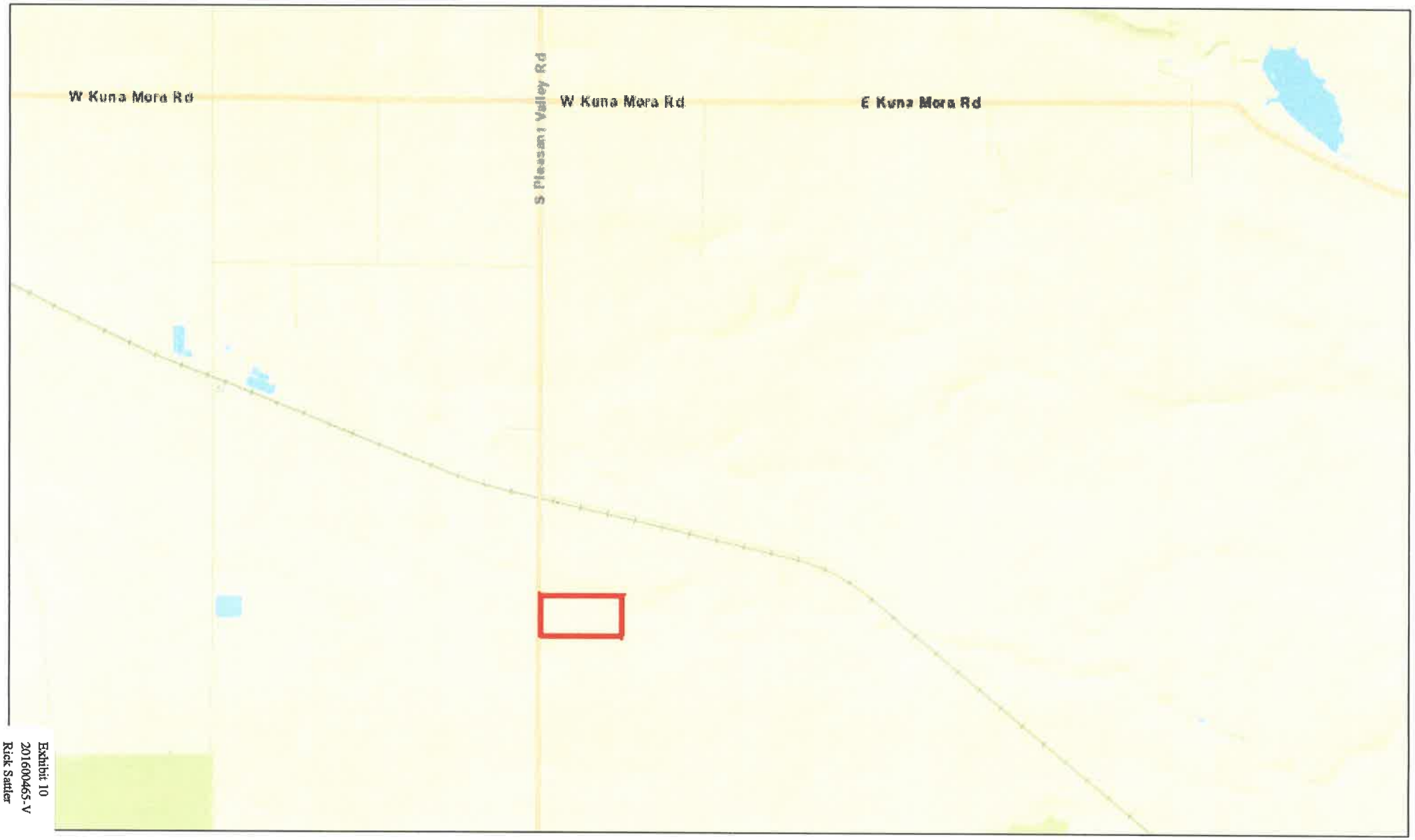


Exhibit 10
201600465-V
Rick Sattler
2 OF 2

Search Results:
Parcels
.imits
BOISE

EAGLE
GARDEN CITY
KUNA

MERIDIAN
STAR
Parks

0 0.475 0.95 1.9 Miles

Date: 12/1/2016

N

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

Kristy Inselman

From: Kristy Inselman
Sent: Thursday, October 06, 2016 5:02 PM
To: chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; tfischer@blm.gov; Cecily Willerton; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; cmiller@compassidaho.org; neal.murphy@ang.af.mil; james.heuring@bgab.afcent.af.mil; alan.clarke@ang.af.mil; ryan.odneal@ang.af.mil; rward@idfg.idaho.gov; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Ryan Strain; Ryan Strain; lee.d.rubel.mil@mail.mil; farin.d.schwartz.mil@mail.mil; james.p.anderson3.mil@mail.mil; darren.ream.mil@mail.mil; Mark Ferm; Angela Gilman; Jean Schaffer; Jerry Servatius; richard.hedrick.1@us.af.mil; richard.hedrick.1@us.af.mil; rkinney@republicservices.com; jstuber@republicservices.com; Kristy Inselman
Cc: Kristy Inselman
Subject: Ada County Application Transmittal Notice.

Ada County Development Services
Planning & Zoning Division Transmittal

File Number: 201600465-CU / FP / MSP / V	**X-Reference**: NONE
Description: Variance application requesting approval of a reduction to the required 300-foot setback from property lines for all structures or outdoor activity areas associated with a racetrack. Items proposed within the setback include: concession stand restrooms and grandstand, practice arena and covered pit area, storage buildings, bike storage, and seventeen (17) light poles.	
Reviewing Body: BOCC	**Hearing Date**: 12/14/2016
Applicant: SATTLER RICKI	**P&Z Recommendation:**
Property: The property contains 80.000 acres and is located at S PLEASANT VALLEY RD KUNA 83634, Section 21 1N 2E.	

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 10/21/2016. When responding, please reference the file number identified above. If responding by email, please send comments to kinselman@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,

KRISTY INSELMAN, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
kinselman@adaweb.net
(208) 287-7998

ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: IDAHO STATE FIRE MARSHALL	Date: 10/6/2016
File Number: 201600465-CU / FP / MSP / V	X-Reference: NONE
Description: Variance application requesting approval of a reduction to the required 300-foot setback from property lines for all structures or outdoor activity areas associated with a racetrack. Items proposed within the setback include: concession stand restrooms and grandstand, practice arena and covered pit area, storage buildings, bike storage, and seventeen (17) light poles.	
Reviewing Body: BOCC	Hearing Date: 12/14/2016
Applicant: SATTLER RICKI	P & Z Recommendation:
Property: The property contains 80.000 acres and is located at S PLEASANT VALLEY RD KUNA 83634, Section 21 1N 2E.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the 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, maps and other information detailing the request.

We request that you submit your comments or recommendations by 10/21/2016. When responding, please reference the file number identified above.

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,

KRISTY INSELMAN, ASSOCIATE PLANNER (208) 287-7998 kinselman@adaweb.net
200 W Front Street, Boise ID 83702

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

IDAHO STATE FIRE MARSHALL
ATT: NESHA PABST
700 W STATE ST FL 3RD
BOISE ID 83702

Exhibit 11
201600465-V
Rick Sattler

ADA COUNTY DEVELOPMENT SERVICES
Planning & Zoning Division Transmittal

To: NAMPA MERIDIAN IRRIGATION DISTRICT	Date: 10/6/2016
File Number: 201600465-CU / FP / MSP / V	X-Reference: NONE
Description: Variance application requesting approval of a reduction to the required 300-foot setback from property lines for all structures or outdoor activity areas associated with a racetrack. Items proposed within the setback include: concession stand restrooms and grandstand, practice arena and covered pit area, storage buildings, bike storage, and seventeen (17) light poles.	
Reviewing Body: BOCC	Hearing Date: 12/14/2016
Applicant: SATTLER RICKI	P & Z Recommendation:
Property: The property contains 80.000 acres and is located at S PLEASANT VALLEY RD KUNA 83634, Section 21 1N 2E.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search for the 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, maps and other information detailing the request.

We request that you submit your comments or recommendations by 10/21/2016. When responding, please reference the file number identified above.

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,

KRISTY INSELMAN, ASSOCIATE PLANNER (208) 287-7998 kinselman@adaweb.net
200 W Front Street, Boise ID 83702

14 ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST RM 2125
BOISE, ID 83702

NAMPA MERIDIAN IRRIGATION DISTRICT
1503 1ST ST
NAMPA ID 83651

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

ADA COUNTY
Development Services Department

October 7, 2016

Rick Sattler
9382 W. Calico St.
Boise, ID 83709

RE: **PROJECT NO. 201600465-V, Rick Sattler**

Dear Applicant/Owner;

This is to notify you that your application has been scheduled to be heard by the Board of Ada County Commissioners on **December 14, 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.

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.

If you have any questions, please call 287-7998 or via email at kinselman@adaweb.net.

Sincerely,

Kristy Inselman

Kristy Inselman, Associate Planner
Ada County Development Services

Cc: B&B Holdings, LP

MEMORANDUM

DATE: 10/7/2016

RE: 201600465-CU/FP/MSP/V Sattler Track

TO: Kristy Inselman, Associate Planner

FROM: Mark Ferm, Ada County Building Official

Summary of Project:

Conditional use and master site plan applications for an event facility. The applicant is proposing to host events including rodeos, horse competitions, non-motorized events, off-road automobile, motorcycle, ATV and UTV racing and public practice events. Facilities for animal boarding will no be provided. When all phases are complete the site is proposed to include an outdoor and indoor arena, multiple racetracks, grandstands, concessions, restrooms, lighting, fencing, etc. The proposed hours of operation: 7am-10pm (Mon - Sun) with extended hours for special races/equine events. A portion of the site is also located in the a floodway. This property is located on S Pleasant Valley Road.

Findings and Conditions:

The Building Division has no objection to the proposed use of the land however the applicant should be aware that any *structure* for any use or occupancy will require a building permit. Plans prepared by a licensed Architect and/or Engineer including a thorough Code analysis based on the 2012 International Building Code will be nessasary along with the permit application.

STRUCTURE. That which is built or constructed.

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

Kristy Inselman

From: Angela Gilman
Sent: Friday, October 14, 2016 2:06 PM
To: Kristy Inselman
Subject: RE: Ada County Application Transmittal Notice.

Hi Kristy,

I have no comments for the variance.

Thanks,

Angie

Ada County 2025
Collaborate. Innovate. Thrive
www.adacounty2025.com

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: Kristy Inselman
Sent: Thursday, October 06, 2016 5:02 PM
To: chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; tfischer@blm.gov; Cecily Willerton; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; cmiller@compassidaho.org; neal.murphy@ang.af.mil; james.heuring@bgab.afcent.af.mil; alan.clarke@ang.af.mil; ryan.odneal@ang.af.mil; rward@idfg.idaho.gov; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Ryan Strain; Ryan Strain; lee.d.rubel.mil@mail.mil; farin.d.schwartz.mil@mail.mil; james.p.anderson3.mil@mail.mil; darren.ream.mil@mail.mil; Mark Ferm; Angela Gilman; Jean Schaffer; Jerry Servatius; richard.hedrick.1@us.af.mil; richard.hedrick.1@us.af.mil; rkinney@republicservices.com; jstuber@republicservices.com; Kristy Inselman
Cc: Kristy Inselman
Subject: Ada County Application Transmittal Notice.

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

File Number: 201600465-CU / FP / MSP / V	**X-Reference**: NONE
Description: Variance application requesting approval of a reduction to the required 300-foot setback from property lines for all structures or outdoor activity areas associated with a racetrack. Items proposed within the setback include: concession stand restrooms and grandstand, practice arena and covered pit area, storage buildings, bike storage, and seventeen (17) light poles.	
Reviewing Body: BOCC	**Hearing Date**: 12/14/2016
Applicant: SATTLER RICKI	**P&Z Recommendation:**
Property: The property contains 80.000 acres and is located at S PLEASANT VALLEY RD	

KUNA 83634, Section 21 1N 2E.

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 10/21/2016. When responding, please reference the file number identified above. If responding by email, please send comments to kinselman@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,
KRISTY INSELMAN, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
kinselman@adaweb.net
(208) 287-7998

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-468-6092

NAMPA, IDAHO 83651-4395
nmid.org

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

RECEIVED
OCT 27 2016
ADA COUNTY
DEVELOPMENT SERVICES

October 18, 2016

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

RE: 201600465-CU/FP/MSP/V/ Setback for Racetrack; S. Pleasant Valley Rd.

Dear Development Services:

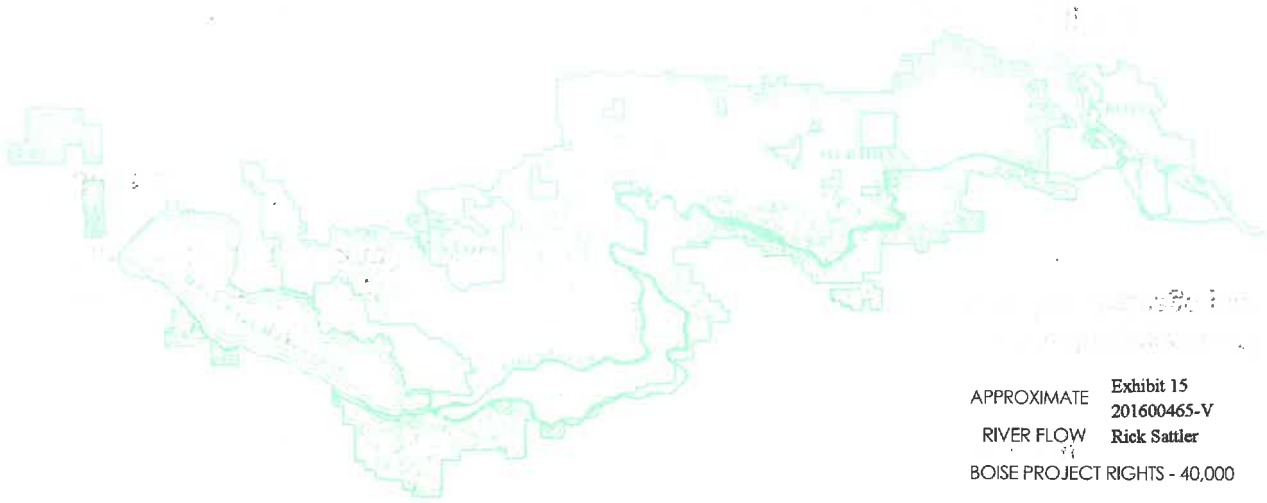
Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,

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

PC: Office/File



APPROXIMATE RIVER FLOW
BOISE PROJECT RIGHTS - 40,000

Exhibit 15
201600465-V
Rick Sattler

CENTRAL DISTRICT HEALTH DEPARTMENT

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

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

RECEIVED
NOV 03 2016
ADA COUNTY
DEVELOPMENT SERVICES

Rezone # _____

Conditional Use # 201600465-CU | FP | MSP

Preliminary / Final / Short Plat _____

Sect. 21

☐ 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 submit application for septic permit

Reviewed By: Lori Badger

Date: 10/27/16

Exhibit 16
201600465-V
Rick Sattler

Review Sheet

15726-001EH1111

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

ADA COUNTY
Development Services Department

November 4, 2016

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Board of County Commissioners will hold a public hearing on **December 14, 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:

201600465 -V, Rick Sattler: A variance application requesting approval of a reduction to the required 300-foot setback from property lines for all structures or outdoor activity areas associated with a racetrack. Items proposed within the setback include: concession stand restrooms and grandstand, practice arena and covered pit area, storage buildings, bike storage, and seventeen (17) light poles. The property is located on S. Pleasant Valley Road, Kuna, and contains 80.0 acres; Section 21, T.1N, R.2E.

Contact Kristy Inselman, Associate Planner, at 287-7998 or kinselman@adaweb.net 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 2000' 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 online by completing the following:

1. **Type gisx.adaweb.net/acdsv2/**
2. **Enter "201600465-V" in search application by file number**
3. **Click on 'Application Information'**
4. **Review documents by clicking on 'Supporting Documents'**

Five (5) days prior to the hearing you can go the www.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 three days prior to this public hearing to make arrangements.

EXHIBIT B

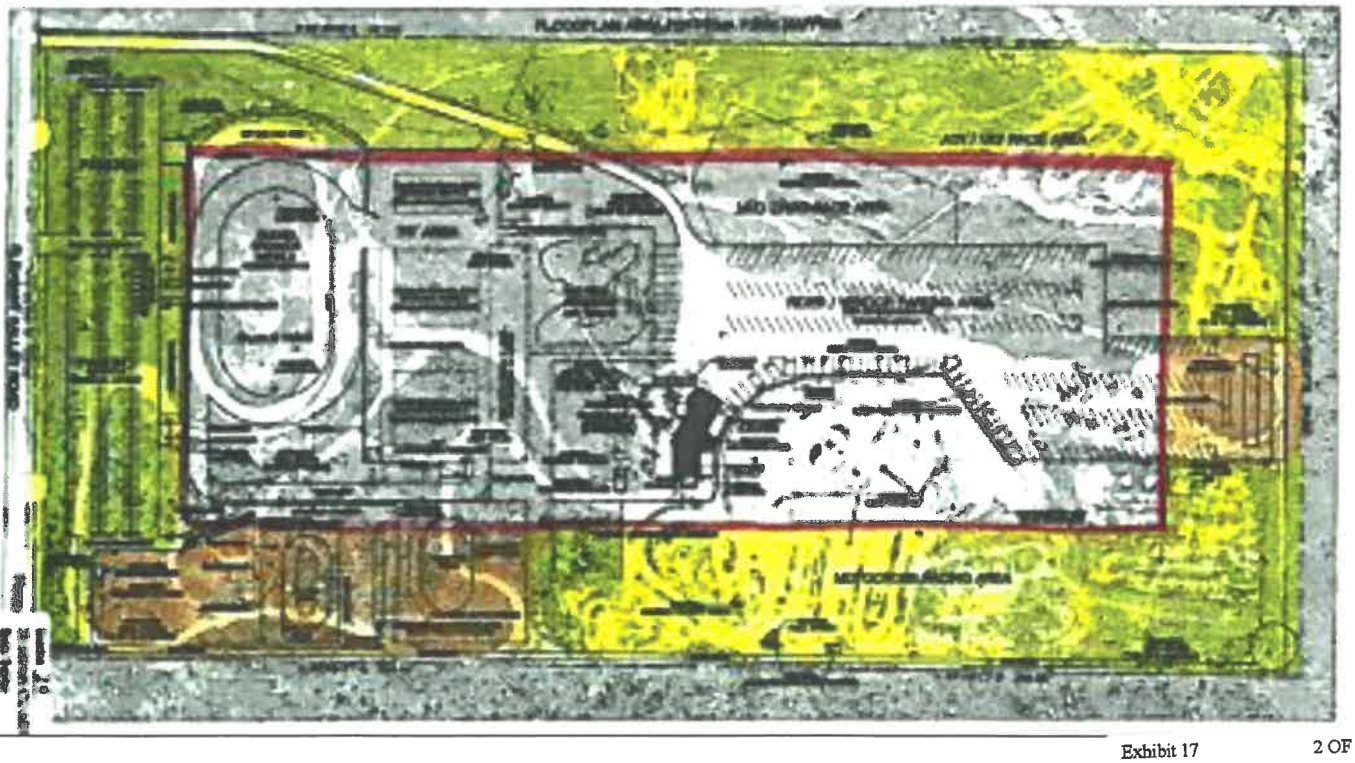
300-foot setback line

Previously approved areas/activities (2001 & 2009)

Newly proposed structures & activities in 300-foot setback

SKYLINE PARK

MASTER SITE PLAN



Ada County Development Services

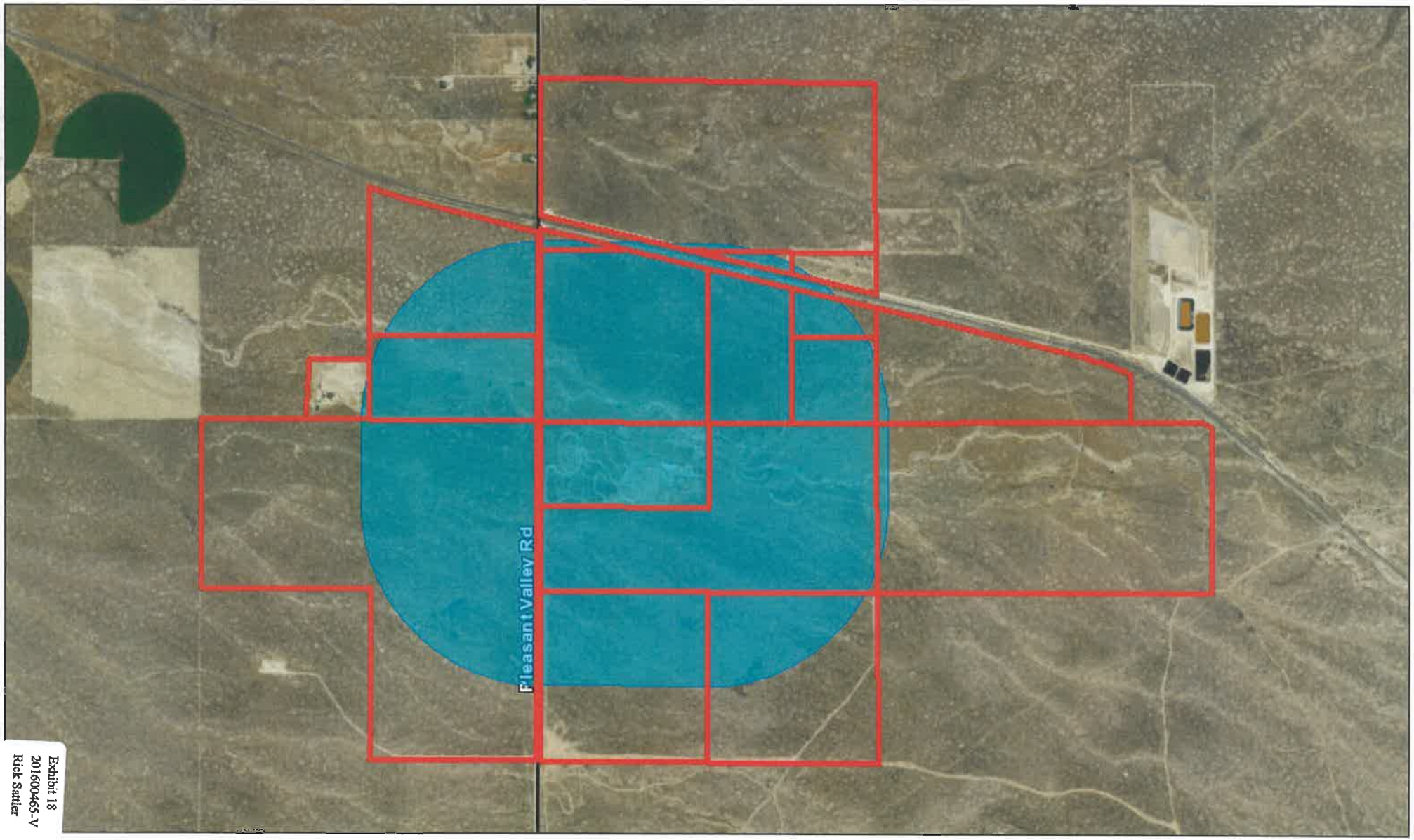


Exhibit 18
201600465-V
Rick Sattler

Search Results:
Parcels
Limits
BOISE
EAGLE
GARDEN CITY
KUNA
MERIDIAN
STAR
Major Streets
Parks

0 0.225 0.45 0.9 Miles

Date: 10/7/2016

N

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

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
B&B HOLDINGS LP		10464 W WATERWAY CT	BOISE, ID 83714-0000
BLEVINS KENNETH	BLEVINS NORMA	13695 S CLOVERDALE RD	KUNA, ID 83634-2523
BLEVINS KENNETH	HUTCHINGS JAMES	13695 S CLOVERDALE RD	KUNA, ID 83634-2523
CAMPBELL BRYAN J	CAMPBELL DOUGLAS J	1671 SHADOW VALLEY DR	OGDEN, UT 84403-0000
CARPENTER JAMES E	CARPENTER NORA JANE	1310 W RANCH RD	BOISE, ID 83702-0000
GINGERICH LAUREN E	MCCOY ALEXANDER H	1350 S FIVE MILE RD # 191027	BOISE, ID 83719-0000
HUTCHINGS JAMES	HUTCHINGS SHERRI D	13695 S CLOVERDALE RD	KUNA, ID 83634-0000
KIMBALL STEVEN C		10210 W COUNTRYMAN DR	BOISE, ID 83709-0000
MANSFELD GEORGE	MANSFELD LINDA	9775 HUBBARD LN	KUNA, ID 83634-0000
USA (BUREAU OF LAND MANAGEMENT)		1387 S VINNELL WAY	BOISE, ID 83709-0000
VUITTONET JUAN M	VUITTONET LISA	3216 S MONTEGO WAY	NAMPA, ID 83686-0000

201600465 - V - Floodplain Map

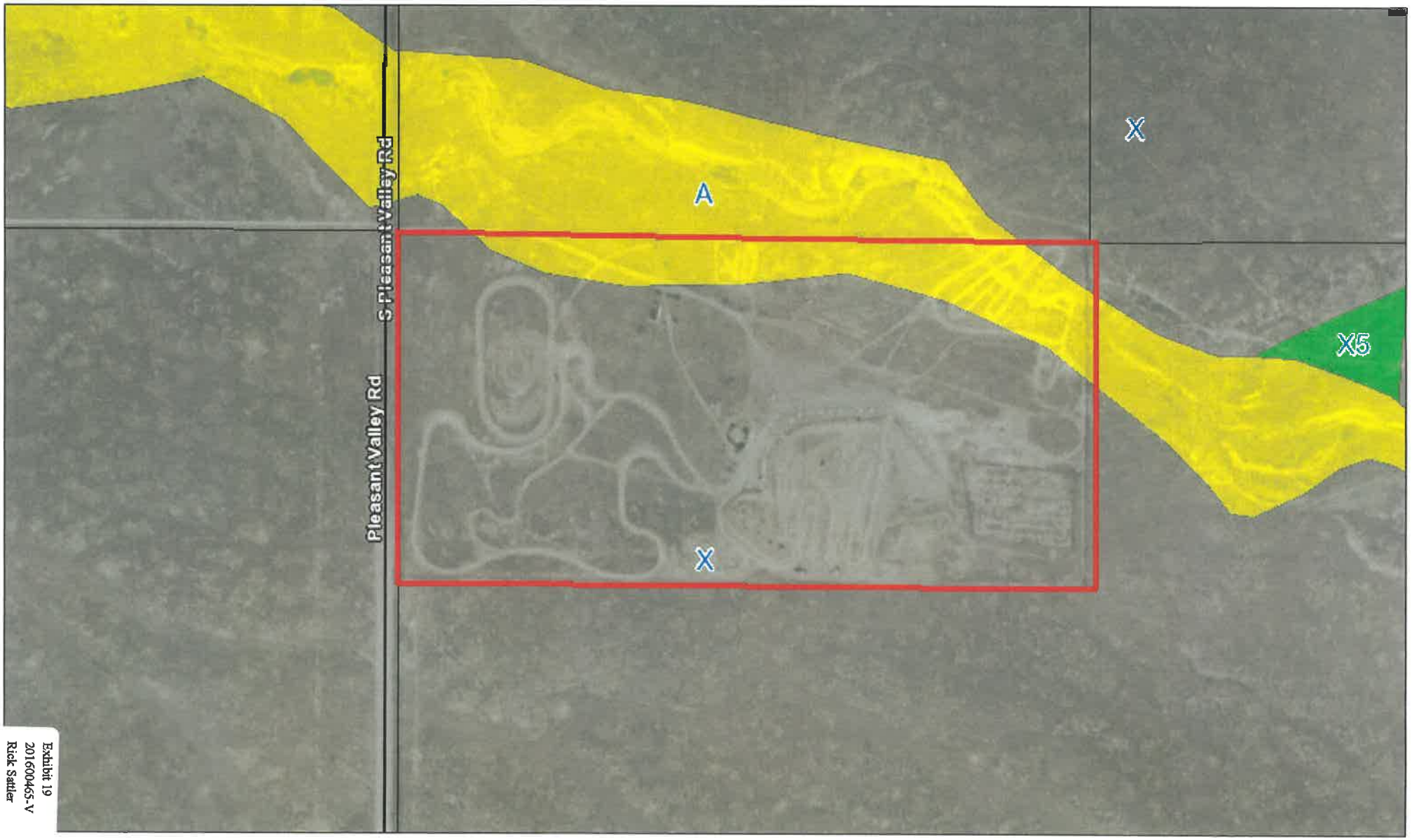


Exhibit 19
201600465-V
Rick Sattler

1 OF 1

Search Results:
Parcels
Parcels
Limits
BOISE
EAGLE
GARDEN CITY
KUNA
MERIDIAN
STAR
Street Names
Major Streets

FEMA Floodzones
A
AE
FLOODWAY
AH
AO
X5
X
Parks

0 0.05 0.1 0.2 Miles

Date: 12/2/2016

N

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

201600465 - V - Floodplain Map w/Setback

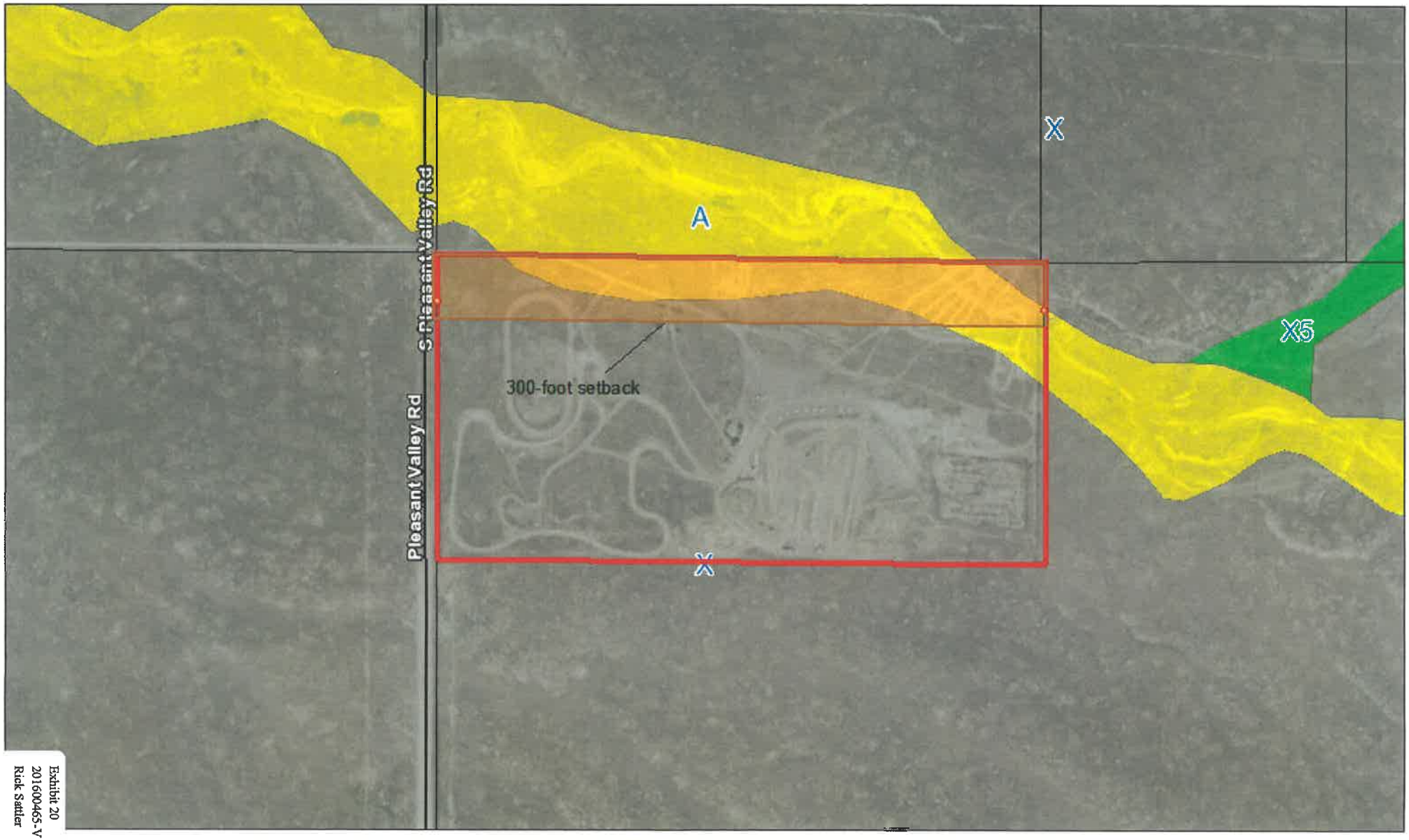


Exhibit 20
201600465-V
Rick Sattler
1 OF 1

earch Results:
arcels
arcels
nits
OISE

EAGLE
GARDEN CITY
KUNA
MERIDIAN

STAR
Street Names
Major Streets

FEMA Floodzones
A
AE

FLOODWAY
AH
AO
X5

X
Parks

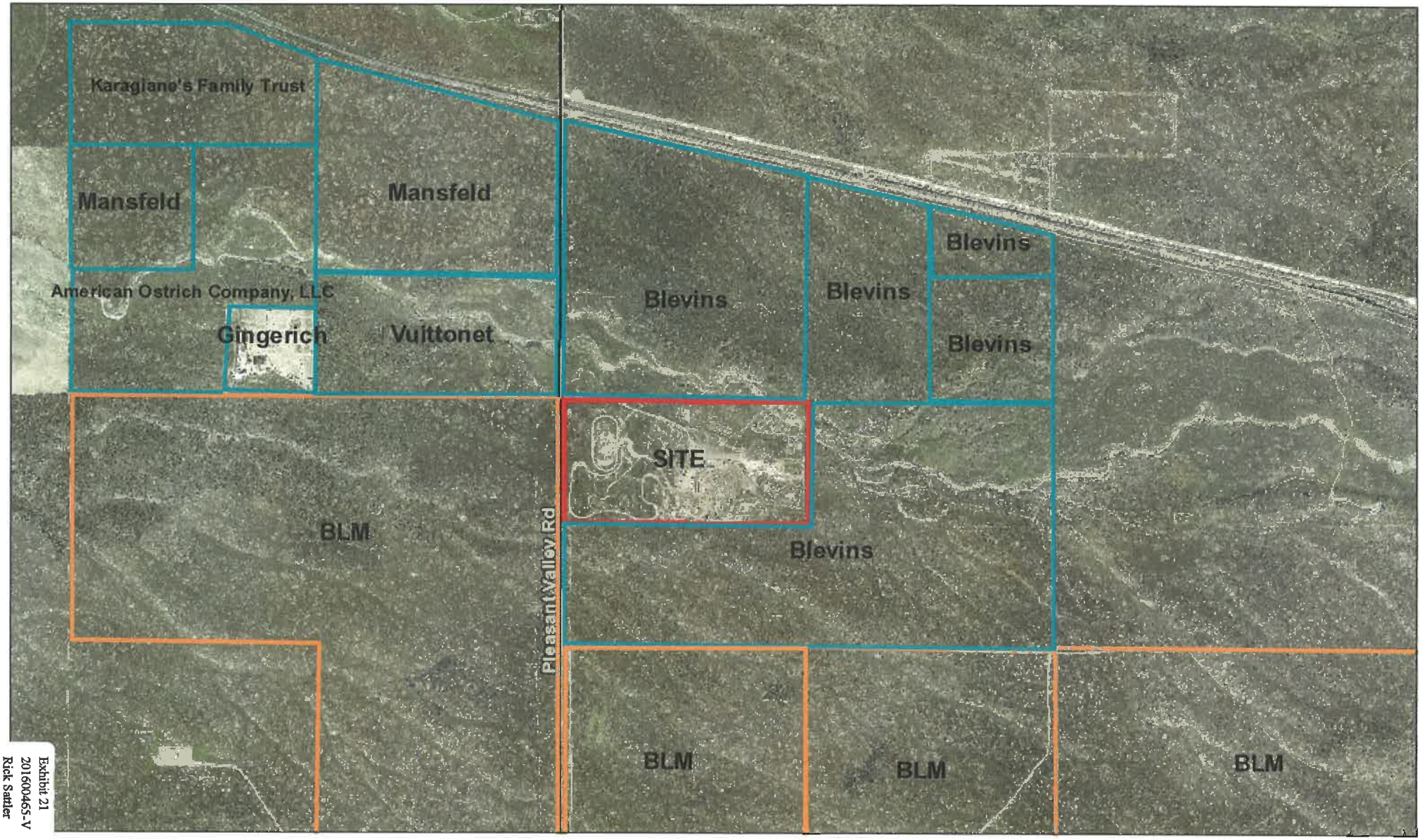
0 0.05 0.1 0.2 Miles

N

Date: 12/2/2016

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.

201600465 - V - Ownership Map



Search Results:
Parcels
Limits
BOISE
EAGLE
GARDEN CITY
KUNA
MERIDIAN
STAR
Major Streets
Parks

0 0.15 0.3 0.6 Miles

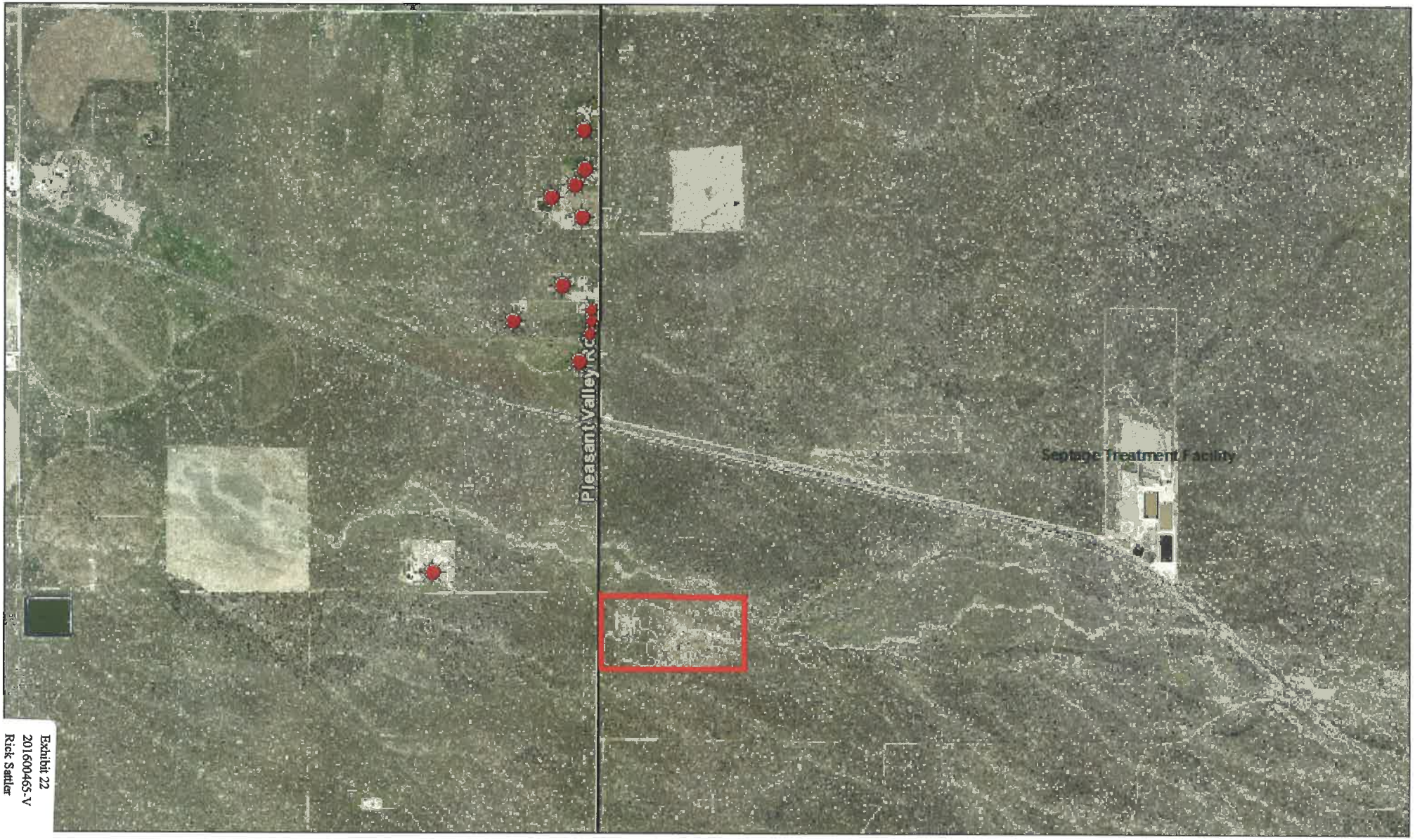
Date: 12/1/2016

N

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

Exhibit 21
201600465-V
Rick Sattler

201600465 - V - Residential Dwellings



Search Results:
Parcels
.imits
BOISE

EAGLE
GARDEN CITY
KUNA

MERIDIAN
STAR
Major Streets

Parks

0 0.275 0.55 1.1 Miles

Date: 12/1/2016

N

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

Exhibit 22
201600465-V
Rick Sattler

LEGAL NOTICE LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Board of Ada County Commissioners will hold a public hearing on December 14, 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: 201600465-V, SATTLER RICK; Variance application requesting approval of a reduction to the required 300-foot setback from property lines for all structures or outdoor activity areas associated with a racetrack. Items proposed within the setback include: concession stand restrooms and grandstand, practice arena and covered pit area, storage buildings, bike storage, and seventeen (17) light poles. The property contains 80 acres and is located at S. Pleasant Valley Rd. Kuna, ID 83634 in Sections 21, T. 1N., R. 2E. Kristy Inselman 287-7998. 201601397-PR-S, STEPPE SHEM D; A preliminary plat for a three (3) lot subdivision along with an application for a private road. The property contains 16.828 acres and is located at 2525 N Brandon Rd., Star, ID 83669 in Sections 5, T. 4N., R. 1W. Brent Danielson 287-7913. 201601456-A, CHU JONATHAN; An appeal of the Director"s decision for a farm development right. The property contains 59.79 acres and is located at 13400 S. CAN ADA Rd., Melba, ID 83641 in Sections 6, T. 1S., 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. Nov. 22, 2016
Publish Dates: 11/22/2016-12/6/2016