



TO: BOARD OF ADA COUNTY COMMISSIONERS

HEARING DATE: December 15, 2016

STAFF: Brent Danielson, AICP, Associate Planner

PROJECT NO.: 201601847 CU-MSP-AC

APPLICANT: WHPacific, Inc.

AGENT: Jane Suggs

INTRODUCTION

A conditional use and master site plan application for a contractor's yard and shop for a General Contractor focused on heavy civil construction and energy services. Also, an accessory use application for a caretaker's dwelling. The property is located on W. Kuna Mora Road, Section 30, T. 2N, R. 2E.

EXECUTIVE SUMMARY

The applicant has applied for a conditional use and master site plan for the property to be used as a contractor's yard/shop. The contractor's yard/shop is for Gabbert & Edwards Construction, LLC (GE Construction). GE Construction is a general contractor that focuses on heavy civil construction and energy services. There will be a 7,200 square foot contractor's shop and a 672 square foot office trailer along with areas for equipment storage and temporary material stockpile. In addition, they are also proposing an accessory caretakers dwelling on the property. The caretaker's dwelling is needed to provide security to the contractor's yard.

The applicant is requesting a waiver of landscaping for the project because there are no surface water rights. Staff is generally supportive of this request with the caveat that some nontraditional landscaping needs to be installed between the front property line and the parking/drive aisle area. The nontraditional landscaping materials could include landscape boulders, rock mulch, and/or drought tolerant plants which do not require irrigation. A condition of approval has been placed that the applicant and/or owner shall submit to the director a plan to landscape the area in between the front property line and the parking area/drive aisle with rocks and/or drought tolerant plants.

At the time the staff report was written the following agencies have provided comments: Ada County Building Official, Central District Health Department, Ada County Highway District, and the Ada County Engineer.

STAFF REPORT

Project #201601847 CU-MSP-AC
Jane Suggs, WHPacific Inc.

The Ada County Building Official replied in Exhibit #19 that the Building Division has no objection to the proposed contractor's yard; however, the applicant should be aware the proposed buildings will require building permits, plans will have to be designed by a licensed architect or engineer including a complete code analysis to show compliance with the 2012 International Building Code, ANSI 117.1 and the 2012 International Wildland Urban Interface Code.

The Central District Health Department responded in Exhibit #20 that the applicant must submit an application for a septic permit.

The Ada County Highway District (ACHD) mentioned in Exhibit #21 that Kuna Mora Road is envisioned to be an expressway and the importance of maintaining the necessary right-of-way. ACHD has six (6) site specific conditions of approval.

- Provide a minimum building setback of 150' feet from the centerline of Kuna-Mora Road.
- Construct 3 return type driveways on Kuna Mora Road located approximately 2,950 feet, 3,200, and 3,500 feet east of Pleasant Valley Road. The driveway may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops or as necessary for safety and traffic operation needs as determined by ACHD.
- Pave the driveways their full width and at least 30-feet into the site beyond the edge of pavement on Kuna-Mora Road.
- The access gate or keypad for the proposed driveway shall be located a minimum of 50-feet from the edge of pavement on Kuna-Mora Road and a turnaround shall be provided.
- A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact Austin Miller for information regarding impact fees.
- Plans shall be submitted to the ACHD Development Review Department for plans acceptance, and impact fee assessment (if an assessment is applicable).

The Ada County Engineer replied in Exhibit #22 that the gravel surface is acceptable for the parking area and contractor's yard as long as it is maintained and remains dust free. All drainage from the proposed improvements shall be retained on site, during and after construction, so as to not negatively impact adjacent property. The applicant shall schedule an inspection with the County Engineer when the parking and driveway area improvements are complete.

RECOMMENDATION

Based upon Staff's review of the application, staff concludes that this application complies with the Ada County Code and recommends approval to the 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.: 201601847 CU-MSP-AC

- 1 Preapplication Conference Notes. 4 pages.
- 2 Idaho Department of Fish and Game Letter dated October 14, 2016. 2 pages.
- 3 Master Application Form. 2 pages.
- 4 Conditional Use Checklist. 1 page.
- 5 Master Site Plan Checklist. 3 pages.
- 6 Accessory Use Checklist. 3 pages.
- 7 Applicant’s Detailed Letter. 4 pages.
- 8 Master Site Plan. 2 pages.
- 9 Natural Features Analysis. 1 page.
- 10 Photo of Office Trailer. 1 page.
- 11 Photo of Shop. 1 page.
- 12 Neighborhood Meeting Certification. 6 pages.
- 13 Deed. 3 pages.
- 14 Vicinity Map. 1 page.
- 15 Aerial Map. 1 page.
- 16 Large Aerial. 1 page.
- 17 Agency Transmittal. 2 pages.
- 18 Submittal Letter dated October 21, 2016. 1 page.
- 19 Memorandum from the Ada County Building Official dated October 21, 2016. 1 page.
- 20 Agency Response from the Central District Health Department dated November 8, 2016. 1 page.
- 21 Agency Response from the Ada County Highway District dated November 10, 2016. 5 pages.
- 22 Memorandum from the Ada County Engineer dated November 14, 2016. 1 page.
- 23 Radius Map. 1 page.
- 24 Mailing List. 1 page.
- 25 Radius Notice. 1 page.
- 26 Legal Notice of Public Hearing published on November 22, 2016. 1 page.



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

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201600028 - PREAP - A

Status: Active

Date Received: 2/9/2016

Date Closed:

Meeting Date: 3/15/2016 Date Assigned: 2/23/2016

Project Description:

Applicant's Name:

GE CONSTRUCTION - COREY EDWARDS

Pre Application meeting to discuss a Contractors Yard for heavy equipment and possible material on occasion. RE: S1533428000 (AMI & WUFI) a Contractors Yard for heavy equipment and possible material on occasion

Development Services Staff Assigned To Meeting:

Table with 2 columns: Staff Name, Attended Meeting? (checkboxes)

No. of Lots/Units: 0 Total Acres: 74.452

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

Parcel Info:

Parcel Num: S1533428000 Street Address: W KUNA MORA RD City/State/Zip: Kuna, ID 83634-0000

Zone Info:

Zone Type: Existing Zone Zone: RP

Twon / Rng / Sec Info:

Twon: 2N Rng: 2E Sec: 33 Qtr:

Overlay Areas Info:

Table with 4 columns: Overlay Area, Overlay Value, Code Ref, Comments

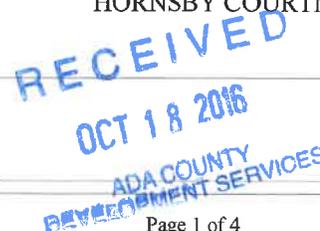
Comp Plan:

Agencies To Contact:

Table with 2 columns: Agency Name, Contact Person

Proposed Allowed Uses:

Contractor's yard or shop





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PREAPPLICATION CONFERENCE NOTES

Required Applications:

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

Notes:

The property is currently within the RP District.

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

A natural features analysis is required. The applicant will need to provide a topo map and address each section in detail in a letter which includes an analysis of natural drainage patterns and water resources, types of soils present based on the Ada County soils survey, existing vegetation, sensitive plant and wildlife species from Idaho Department of Fish and Game, Historic Resources, Hazardous areas and the impact on Natural features explaining how the design of the plan protects or mitigates impacts on the site.

See Article 8-4G of the Ada County Code for information on off-street parking standards. The required number of parking spaces for a Contractor's yard or shop will require one (1) parking space per 1,000 square feet of gross floor area plus one (1) per employee. All off-street parking areas shall be improved with a compacted gravel base, not less than four inches (4") thick, surfaced with asphaltic concrete or some comparable all weather dustless material. Except as otherwise provided in Article 8-4G, all off street parking areas shall be provided with a substantial wheel restraint to prevent cars from encroaching upon abutting private and public property or overhanging beyond the designated parking stall dimensions. Parking spaces and lanes shall be marked.

A master site plan also requires submittal of a landscape and screening plan. The landscape and screening plan does not need to be submitted with the master site plan application, but it could be made a condition of approval. See Article 8-4F of the Ada County Code for information on landscape plans.

If any outdoor lighting is proposed or anticipated a lighting plan will also need to be submitted, the submittal of a lighting plan can be made as a condition of approval. See Article 8-4H for information on lighting plans.

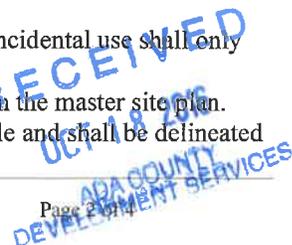
If any signs are proposed or anticipated a sign plan may also be required. See Article 8-4I for information on sign plans.

A conditonal use application will require a public hearing in front the Planning and Zoning Commission.

See Article 8-5B of the Ada County Code for more information on Conditional Uses.

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

- If the property is located in a residential or rural base district, all structures or outdoor storage areas shall be located a minimum of 100 feet from any property line abutting another property. The 100 foot buffer from the property line shall have a vegetative ground cover and shall be regularly maintained to prevent weed growth. All structures and outdoor storage areas shall be depicted on the master site plan.
- Outdoor storage areas shall be screened year round and comply with section 8-5-3-78 of this chapter.
- The site shall not be used as a "junkyard" or "automobile wrecking yard" as herein defined.
- For the purposes of this title, a contractor's yard or shop is not a home occupation.
- The property shall have approved access from an improved public roadway for the use.
- Maintenance of vehicles or machinery shall be incidental to the contractor's yard or shop and the incidental use shall only include minor repair.
- Accessory office space shall comply with section 8-5-3-75 of this chapter and shall be identified on the master site plan.
- Parking area improvements shall comply with the standards found in chapter 4, article G of this title and shall be delineated





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PREAPPLICATION CONFERENCE NOTES

- on the master site plan or parking plan. No on street parking of vehicles or equipment associated with the use is allowed.
- Use of the property shall comply with title 5, chapter 13, "Noise", of this code.
- Hours of operation shall be limited between the hours of 7:00 A.M. and 10:00 P.M. unless otherwise approved or restricted with a conditional use permit.
- No retail sales associated with a contractor's yard or shop may occur on the property unless retail sales are approved with a different use that allows retail sales.
- A building permit may be required for the change in use or occupancy of any existing structure, or portion thereof, used in association with a contractor's yard or shop.
- For the duration of the approval, the use shall be subject to zoning inspection upon advanced notice and request by the Ada County development services department. If a permit holder refuses to allow inspection of the premises by the development services department, the approved zoning certificate or conditional use permit may be revoked.
- The following shall be considered as part of the review of an application for a conditional use permit for a contractor's yard or shop: a. The proximity of existing dwellings; b. The number of employees; c. The hours and days of operation; d. Dust; e. Noise; f. Outdoor loading; g. Traffic; h. Landscaping and screening; i. Other.
- The duration of a conditional use permit for a contractor's yard or shop shall be limited. The conditional use permit shall expire five (5) years following the approval date, or upon annexation of the subject property into a city, whichever occurs first. Upon expiration of the conditional use permit, all equipment and materials stored outdoors shall be removed within 30 days from the subject property.

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

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

MEETING NOTES:

A contractor's yard for heavy construction equipment also use it as a temporary stock yard.

Would also like to have a single-family dwelling on the property for security purposes.

The code does require a landscape and screening plan. You can request an alternative plan or ask for the Commission to waive the requirement of the plan. If you request an alternative plan or a waiver you will want to provide specific details of why it should be granted (i.e., lack of irrigation water, etc.).

The contractor's yard requires a conditional use application, which will require a public hearing in front of the Planning and Zoning Commission.

The property is located on Kuna-Mora Road. The Ada County Highway District (ACHD) has long-term plans to turn Kuna-Mora Road into an expressway. You want to contact Christy Little at ACHD 387-6170 to discuss access requirements onto Kuna-Mora Road. Access requirements may require certain spacing requirements, etc. Staff also recommends that you talk with ACHD about potential right-of-way dedication so you are aware of any potential requirements when designing your site plan.

The property is located in the Wildland-Urban Fire Interface (WUFI) Overlay District. The WUFI Overlay District has standards relating to defensible space and building materials.

A natural features analysis is required. You will need to obtain a letter from the Idaho Department of Fish and Game. The contact at the Idaho Department of Fish and Game is Rick Ward. He can be reached at 465-8465 or rward@idfg.idaho.gov.

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PREAPPLICATION CONFERENCE NOTES

Additional Preap Conference: Not Recommended

Neighborhood Meeting Required? Yes

Cross References:

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IDAHO DEPARTMENT OF FISH AND GAME

SOUTHWEST REGION
3101 South Powerline Road
Nampa, Idaho 83686

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

October 14, 2016

Jane Suggs
WHPacific, Inc.
2141 W Airport Way, Ste 104
Boise, ID 83705
JSuggs@whpacific.com

RE: Ada County Conditional Use Permit, Contractor's Yard

Dear Ms. Suggs,

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 a contractor's yard on approximately 74 acres located along Kuna Mora Road east of Pleasant Valley Road and generally located in Section 33, T2N, R2E, Boise Meridian. The Department understands that approximately 40 acres forming the north half of the property is not proposed to be developed.

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. However, our records indicate that slickspot peppergrass (*Lepidium papilliferum*) has been located in the general area. Slickspot peppergrass is currently listed as Threatened under the Endangered Species Act and could be present on the subject property. Because slickspot peppergrass is federally listed, the Department recommends you consult further with the US Fish and Wildlife Service.

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.

Keeping Idaho's Wildlife Heritage

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Ada County staff have indicated that wildlife is one component of the natural features of a site. The site currently has some native vegetation and, therefore, localized impacts to wildlife are expected, such as displacement of shrub-dependent birds, and burrowing rodents. The Department does not anticipate significant impacts to wildlife resources in the form of population-level effects 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

ecc: Vecellio/ HQ

cc: Gold file



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: 33 Township: 2N Range: 2E Total Acres: 74.45

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: West Kuna Mora Road City: _____

Tax Parcel Number(s): S1533428000

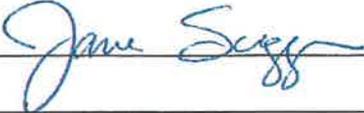
Existing Zoning: RP Proposed Zoning: N/A Area of City Impact: N/A Overlay _____

District(s) _____

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OFFICE USE ONLY

Project #: <u>201601847-AC-CU-MSP</u>	Planning Fees/GIS:	Engineering Fees:
Received By: <u>BSP</u> Date: <u>10-18-16</u> Stamped <input checked="" type="checkbox"/>	<u>\$3,319.28</u>	

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: <u>Jane Suggs WHPacific, Inc.</u>	Name: <u>Corey Edwards</u>
Address: <u>2141 W. Airport Way, Ste. 104</u>	Address: <u>PO Box 452</u>
City: <u>Boise</u> State: <u>ID</u> Zip: <u>83705</u>	City: <u>Warford City</u> State: <u>ND</u> Zip: <u>58854</u>
Telephone: <u>208.275.8729</u> Fax: <u>208.342.5353</u>	Telephone: _____ Fax: _____
Email: <u>jsuggs@whpacific.com</u>	Email: _____
I certify this information is correct to the best of my knowledge.	ENGINEER / SURVEYOR if applicable: (Please Print)
	Name: <u>Matt M Munger, PE, WHPacific, Inc.</u>
<u>10/7/14</u>	Address: <u>2141 W. Airport Way, Ste. 104</u>
Signature: (Applicant)	City: <u>Boise</u> State: <u>ID</u> Zip: <u>83705</u>
Date	Telephone: <u>208.275.8704</u> Fax: <u>208.342.5353</u>
	Email: <u>mmunger@whpacific.com</u>

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: <u>Joseph Thomas</u>	Name: <u>Janalee Thomas</u>
Address: <u>10100 W Saranac Dr.</u>	Address: <u>10100 W Saranac Dr.</u>
City: <u>Boise</u> State: <u>ID</u> Zip: <u>83709</u>	City: <u>Boise</u> State: <u>ID</u> Zip: <u>83709</u>
Telephone: _____	208484-7922
Fax: _____	Telephone: _____
Email: _____	Fax: _____
	Email: <u>Jani.joy02@gmail.com</u>
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.
	
<u>10/11/2016</u>	<u>10/11/2016</u>
Signature: All Owner (s) of Record	Signature: All Owner (s) of Record
Date	Date

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

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

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EXHIBIT 3
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Project # 201601847 CU-MSP-AC

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CONDITIONAL USE CHECKLIST

A Conditional Use request requires a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
✓	One paper copy and one electronic copy of all required submittals.	
✓	Completed and signed Master Application	
✓	DETAILED LETTER by the applicant fully describing the request or project and addressing the following:	
	✓ Explain the proposed use, and all uses associated with the request.	
	✓ Any other supporting information.	
	✓ Address the standards in ACC 8-5-3 for proposed use(s):	
	✓ Days of use: Monday - Sunday	
	✓ Hours of use: 7 am - 10 pm	
	✓ Duration of use(s): 20 years	
✓	MASTER SITE PLAN (If required)	
✓	NEIGHBORHOOD MEETING CERTIFICATION	✓
✓	PRE-APPLICATION CONFERENCE NOTES	✓
see MSP	SITE PLAN is not required if associated with a MSP.	
	Show existing and proposed structures.	
	Submit one electronic copy, one full sized plan and one 8 1/2"X 11" plan.	
✓	DEED (or evidence of proprietary interest)	
✓	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	
	HILLSIDE (ACC 8-3H)	
	FLOOD HAZARD (ACC 8-3F)	
	✓ WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)	
	SOUTHWEST PLANNING AREA (ACC 8-3C)	
	PLANNED UNIT DEVELOPMENT (ACC 8-3D)	
	BOISE RIVER GREENWAY (ACC 8-3G)	
	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
✓	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
✓	APPLICATION FEE: Call County or go to www.adaweb.net for fees	

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

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

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ADA COUNTY DEVELOPMENT SERVICES
EXHIBIT 4
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Project # 201601847 CU-MSP-AC

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MASTER SITE PLAN CHECKLIST (ACC 8-4D)

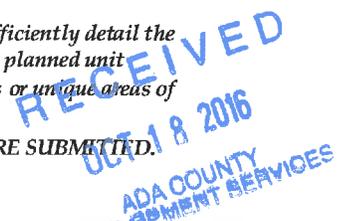
A Master Site Plan request does not require a public hearing. It is a staff level application, as long as it is not associated with a conditional use.

GENERAL INFORMATION:

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

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

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



MSP SUPPLEMENTAL INFORMATION (to be completed by the applicant)	
DETAILED LETTER MUST ADDRESS THE FOLLOWING (If applicable)	
✓	Proposed use (s): Contractor's Yard and Shop
✓	Is the project associated with a Conditional Use YES <input checked="" type="checkbox"/> NO ()
	Conditional Use #
N/A	Area of city impact: None
No	Is this application a modification of an approved master site plan? Original MSP #
No	Is this application a change or expansion of an approved master site plan? Original MSP #
✓	Total square feet of all proposed structures: 7872 SF
✓	Hours of operation: 7 am - 10 pm
✓	Days of operation: Monday - Sunday
✓	Required parking: 13
✓	Required bicycle parking: 2
✓	Required ADA parking: 1
✓	Number of employees during the largest shift: 10
✓	Maximum number of patrons expected: 3
✓	Outdoor speaker system YES () NO <input checked="" type="checkbox"/>
✓	Proposed Sewer: septic
✓	Proposed Water: wells
✓	Pressurized Irrigation YES () NO <input checked="" type="checkbox"/>
	Multifamily structures shall have varied setbacks within the same structure and staggered and/or reversed unit plans. Structures within a multi-family development shall be rotated, staggered, and/or reversed.
	Explain if the utilities are underground or if screening is provided.
SITE PLAN	
✓	Structure location.
✓	Pedestrian access and circulation.
see photos	Building elevations.
✓	Well locations.
✓	Drain fields.
N/A	Hydrant location, fire department access, fire flow resources, etc.
N/A	Pressurized Irrigation if required.
✓	Parking plan. (required) ACC 8-4G
✓	ADA parking identified.
✓	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) Not applicable - see letter	
	Location, size, type, 75% maturity
	Vegetation to be saved YES () NO ()
	Phased project YES () NO ()
	Verification that standards are met.
	Fences over 100' YES () NO ()
	Size at planting:
	Flood Hazard Overlay YES () NO ()
	Sound walls YES () NO ()

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 Project # 201601847 C-MSP-AC

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

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ADA COUNTY DEVELOPMENT SERVICES



200 W. Front Street, Boise, ID 83702. adacounty.id.gov phone: (208)287-7900 fax: (208)287-7909

ACCESSORY USE CHECKLIST (ACC 8-5A)

An Accessory Use request is a staff level application.

GENERAL INFORMATION:

Check all boxes that apply

Applicant	DESCRIPTION	Staff
✓	One paper copy and one electronic copy of all required submittals. (if applicable)	
✓	Completed and signed Master Application	
✓	Completed Supplemental Information	
✓	DEED or evidence of proprietary interest.	
✓	SITE PLAN showing all existing and proposed easements, property lines, setbacks, and proposed and existing structures (including sq. ft.) drawn to scale on 8 1/2" X 11" paper.	
✓	DETAILED LETTER by the applicant fully describing the request or project and addressing specific uses in ACC 8-5 and the following:	
	Proposed Use(s). Caretaker dwelling	
	Total square feet of proposed use: 1280 SF	
	Outdoor speaker system? YES () NO <input checked="" type="checkbox"/>	
	Outdoor storage? YES () NO <input checked="" type="checkbox"/>	
	Check appropriate accessory use:	
	ACCESSORY STRUCTURE >1,500 SQ. FT. (ACC 8-5-3-1)	
	DISTRIBUTED POWER FACILITY, WIND ROOFTOP (ACC 8-5-3-83)	
✓	DWELLING, CARETAKER (ACC 8-5-3-39)	
	DWELLING, ADDITIONAL FARM (ACC 8-5-3-38)	
	DWELLING, SECONDARY ATTACHED OR DETACHED (ACC 8-5-3-40)	
	GROUP DAYCARE FACILITY (ACC 8-5-3-33)	
	HOME OCCUPATION (ACC 8-5-3-54)	
	KENNEL, HOBBY (ACC 8-5-3-59)	
	PIT, MINE, OR QUARRY (ACC 8-5-3-81, 8-4L-4I, 8-5B, 8-7-2 A5)	
	PORTABLE CLASSROOM (ACC 8-5-3-82)	
	PRODUCE STANDS, ROADSIDE & AGRICULTURAL (ACC 8-5-3-98)	
	SIGN, ADMINISTRATIVE APPROVAL	
	TOWER OR ANTENNA STRUCTURE, PRIVATE (ACC 8-5-3-115)	
APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net		

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

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

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

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Retail Sales	YES () (Explain)	NO ()
Days of Operation:		
Hours of operation:		
Group Instruction	YES () (Explain)	NO ()
# of Students:		
# of off street parking:		
# of Commercial Vehicles:		
# and frequency of pickups, deliveries and patrons:		
Is the use within an accessory structure?		
A floor plan showing the separation of the home occupation space from the residential and/or accessory use space.		
If located on a private road, please address ACC 8-5-3-54- C.8.		
KENNEL, HOBBY (ACC 8-5-3-59)		
# of Mature Dogs:		# of Puppies:
Site Plan with placement of dog runs, visual screening, and location dogs are housed, and designated feeding and watering locations.		
Documentation of Valid Ada County Dog Licenses.		
PIT, MINE, OR QUARRY (ACC 8-5-3-81, 8-4L-4I, 8-5B, 8-7-2 A5)*		
Asphalt mixing & Concrete batching	YES ()	NO ()
Outdoor Storage	YES () (Explain)	NO ()
# of Acres:		
Timeline of Extraction:		
Days of Operation:		
Hours of operation:		
Haul Roads:		
Previous Temporary Use Permit #:		
PORTABLE CLASSROOM (ACC 8-5-3-82)		
# of Existing Portables:		# of Proposed Portables:
# of parking spaces provided:		
PRODUCE STANDS, ROADSIDE & AGRICULTURAL (ACC 8-5-3-98)		
Hours of operation:		
Days of operation:		
# of parking spaces provided:		
Square footage of display and storage area.		
Produce grown on site or is produce from off site?		
Proposed sign	() YES	() NO
Site plan with location of stand, parking & sign.		
SIGN, ADMINISTRATIVE APPROVAL		
Must comply with 8-4I.		
Provide elevations for the sign.		
TOWER OR ANTENNA STRUCTURE, PRIVATE (ACC 8-5-3-115)		
Private Use	YES ()	NO ()
Tower Height:		
Amateur Radio: YES () NO () If yes; submit a copy of the license.		

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October 18, 2016

Ms. Meg Leatherman, Director
Ada County Development Services
200 Front Street
Boise, ID 83702

Subject: Conditional Use Permit, Master Site Plan and Caretaker Dwelling Applications
GE Construction on Kuna Mora Road, east of Pleasant Valley Road

Dear Ms. Leatherman:

Please accept the attached applications for a Conditional Use Permit (CUP), Master Site Plan (MSP) and Caretaker Dwelling for a Contractors Yard and Shop located on Kuna Mora Road, approximately ½ mile east of Pleasant Valley Road. The property is further described as parcel number S1533428000 in Township 3N, Range 2E, Section 33. The 74.5 acre property is currently under contract to be purchased by Mr. Corey Edwards with Gabbert & Edwards Construction, LLC, to be the location of a new business in Ada County <http://www.geconstructionllc.com>. GE Construction is a General Contractor focusing on heavy civil construction and energy services.

The property is zoned RP: Rural Preservation. The purpose of the Rural Preservation zone is to *“permit the continued use of agricultural lands, rangelands, and wildlife management areas within the Boise front foothills (in areas designated as the foothills planning area in the Boise City comprehensive plan and the Ada County comprehensive plan). Limit development of hazardous areas including, but not limited to, fault lines, landslides, subsidence, shallow soils, steep slopes, unstable slopes, flooding, and seeps. Allow a limited number of uses with excessive space requirements or buffering needs on nonprime agricultural lands.”* The subject property is not located in the foothills nor is it in a hazardous area; however, the proposed use as a contractor’s yard does require excessive space and the property is not prime agricultural land since there are no surface water rights for irrigation.

The property is not within an Area of City Impact; however, the property is within the Wildland Urban Fire Interface, and is also within the Kuna Fire District.

The proposed Contractors Yard and Shop is a Conditional Use in the RP zone, and a Conditional Use Permit and Master Site Plan approval are required. Due to the size and location of the

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property, we are also requesting approval of a caretaker dwelling to provide security, which is an accessory use to the contractor's yard in the RP zone.

Site Plan and Building

The attached site plans show the location of the proposed shop with office, shop, equipment yard, materials storage location and the caretaker dwelling. We have shown parking in front of the shop/office for 13 employees and guests, plus 1 ADA compliant space. As required in ACC 8-5-3-30: All structures and outdoor storage areas are located over 100' from adjacent properties. The office within the shop will meet the requirements of ACC 8-5-3-75. Parking will meet the Ada County Code and is shown on the site plan. The hours of operation are 7 am to 10 pm, Sunday – Saturday. There are no retail sales associated with this contractor's yard and shop.

We respectfully request that the term of approval of this CUP be extended beyond the 5 year limit. GE Construction will invest significant resources in site improvements and permanent buildings and expects to continue operation of the yard and shop for 20+ years.

As noted above the property is located in the Ada County Wildland Urban Fire Interface, however structures will be protected by the Kuna Fire District.

We've included photos of the office building (actual) and the shop building (similar).

Utilities and Roadway

The site plan indicates the location of two wells for domestic use. We have verified with IDWR that there are no restrictions on obtaining permits for wells on this property.

Septic systems will be constructed for both the office and the caretaker dwelling. The general location of those systems are shown on the site plan.

We are requesting a waiver of landscaping requirements, since the property does not have surface water rights for irrigation.

The site plan shows 3 access locations along the 810 feet of frontage on Kuna Mora Road. Two driveways will be used by the contractor's yard employees and guests. The westernmost driveway will be used for the caretaker dwelling; allowing direct access without going through gates or interfering with yard operations.

Master Site Plan

The site plan shows the location of the proposed contractor's yard and shop, along with the materials storage, parking and outbuilding locations. The caretakers dwelling is also shown.

As required by the Ada County Code, a Natural Features plan shows the general topography and soil types from the Ada County Soils Survey. Notes on the plan address hydrology, vegetation, sensitive plants and wildlife, historic resources, hazardous areas and impacts on natural features. In summary, this high desert property is fairly flat, gently sloping to the northwest, and sparsely vegetated with sage and high desert grasses.

Accessory Use – Caretaker Dwelling

As mentioned previously, the size, location and use of the property as a Contractor's Yard and Shop warrants an on-site caretaker. The caretaker dwelling will house the owner or owner's employee, will provide security, will be the only dwelling on the site and can be administratively approved.

Signage

The only signage on the property will be to identify the company name. That sign will not be illuminated and will be less than 64 SF in size.

Landscaping

Because there are no surface water rights on this property and landscaping without irrigation is not practical, we are requesting a waiver of landscaping for this project, based on ACC 8-4F-32: *"All principally permitted and accessory uses in the rural base districts as listed in table 8-2A-1 of this title shall be exempt from the regulations of this article. Requirements of this article may be waived or modified by the commission for conditional uses in the rural base district as listed in table 8-2A-1 of this title."*

Neighborhood meeting

A neighborhood meeting was held on Thursday, September 15, 2016 at 6 pm at the Boise Public Library. The attendees were: the current property owners, the buyer and the real estate agent representing both parties.

We look forward to working with you and your staff throughout the approval process. Please do not hesitate to contact me if you have questions about the applications or the proposed use.

Sincerely,

Jane Suggs

Jane Suggs

cc: Corey Edwards, GE Construction

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SECTION 33 T2N R2E

NW1/4 SE1/4 & POR SW1/4 SE1/4 B.M.
ADA COUNTY, IDAHO

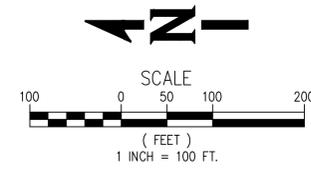
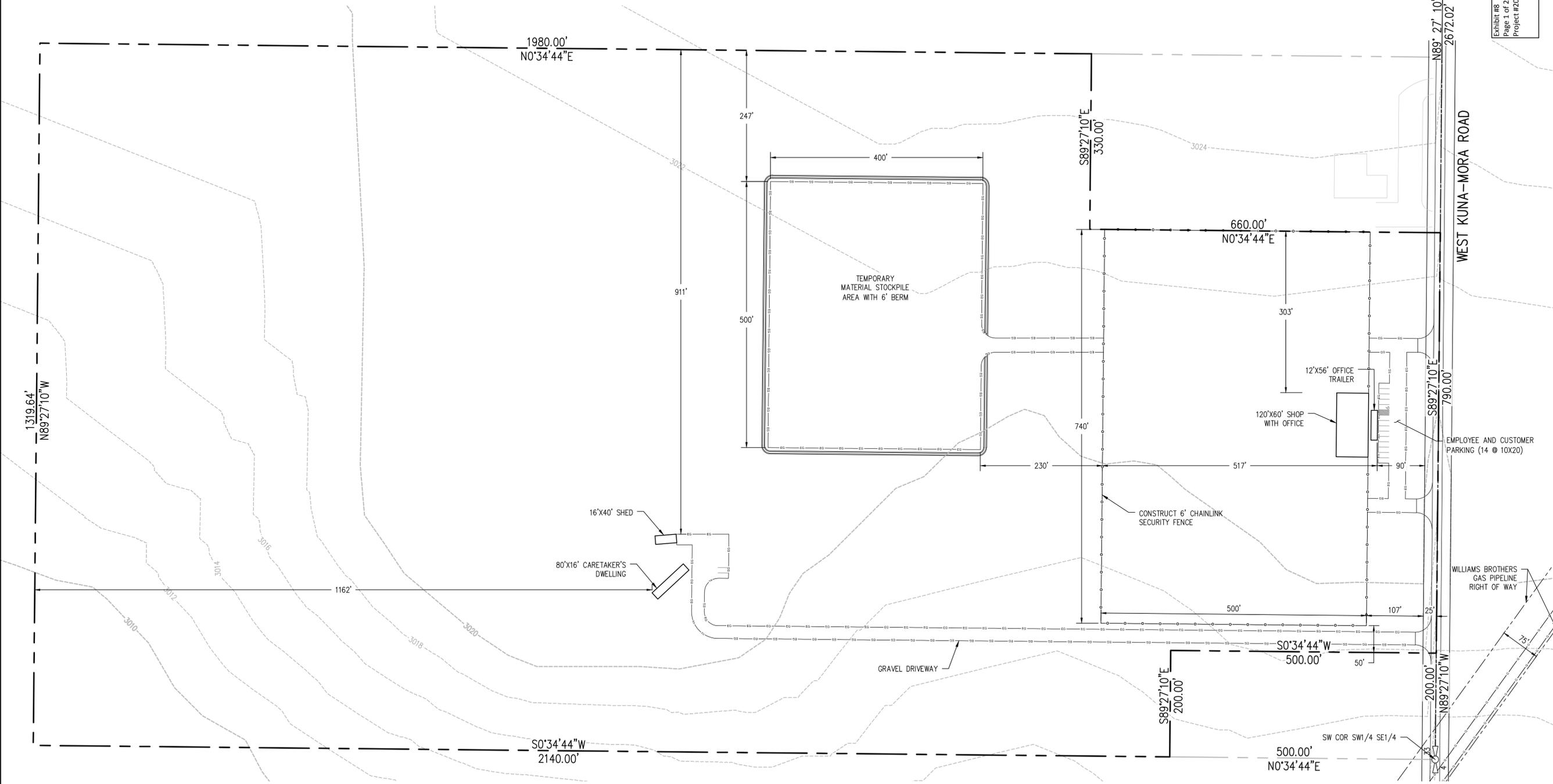


Exhibit #8
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- NOTES:**
1. THE SITE IS PART OF THE KUNA RURAL FIRE PROTECTION DISTRICT.
 2. BOUNDARY BASED ON DATA OF RECORD

REQUIRED SETBACKS
FRONT = 50' REAR = 25' SIDE = 25' ABUTTING RESIDENTIAL = N/A

REQUIRED PARKING SPACES
8 SHOP 5 EMPLOYEE 1 ACCESSIBLE 2 BICYCLE

PROPOSED PARKING SPACES
8 SHOP 5 EMPLOYEE 1 ACCESSIBLE 2 BICYCLE

SITE:
THE SITE IS A 74.45 ACRE LOT, LOCATED IN W 1/2 SE 1/2 SEC. 33, T.2N., R.2E., B.M. IT IS ZONED RP. THE SURROUNDING AREA IS PRIMARILY COMMERCIAL USES.

REVISIONS	NO.	BY	DATE	REMARKS

SHEET INFO		MM	MM	LOTS
DESIGNED	MM			10/17/2016
DRAWN	MM			
CHECKED				
APPROVED				
LAST EDIT				
PLOT DATE				
SUBMITTAL				

MASTER SITE PLAN
CONTRACTORS YARD & SHOP
FOR: GE CONSTRUCTION, LLC.

PROJECT NUMBER: P0015778W
DRAWING FILE NAME: 0015778W-C-CUP01
SCALE: AS SHOWN

SHEET NUMBER
CUP 1.0

SECTION 33 T2N R2E

NW1/4 SE1/4 & POR SW1/4 SE1/4

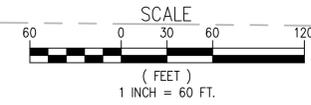


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WHPacific
2141 W Airport Way, Ste 104
Boise, ID 83705
208-342-5400 Fax 208-342-5363
www.whpacific.com



REVISIONS	NO.	BY	DATE	REMARKS

SHEET INFO		DESIGNED		DRAWN		CHECKED		APPROVED		LAST EDIT		PLOT DATE		SUBMITTAL	

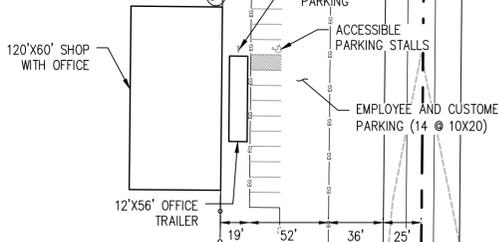
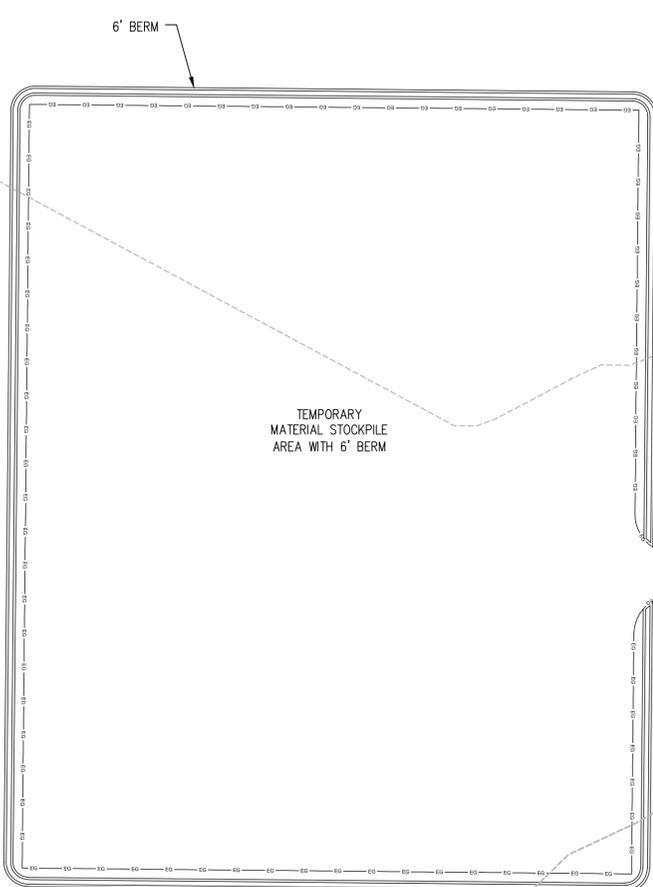
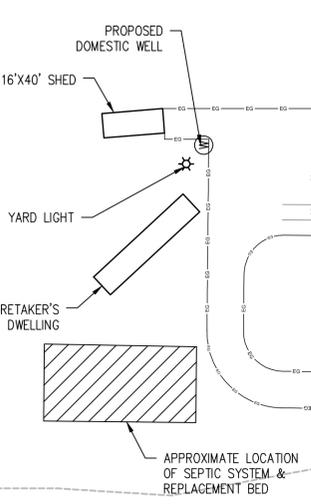
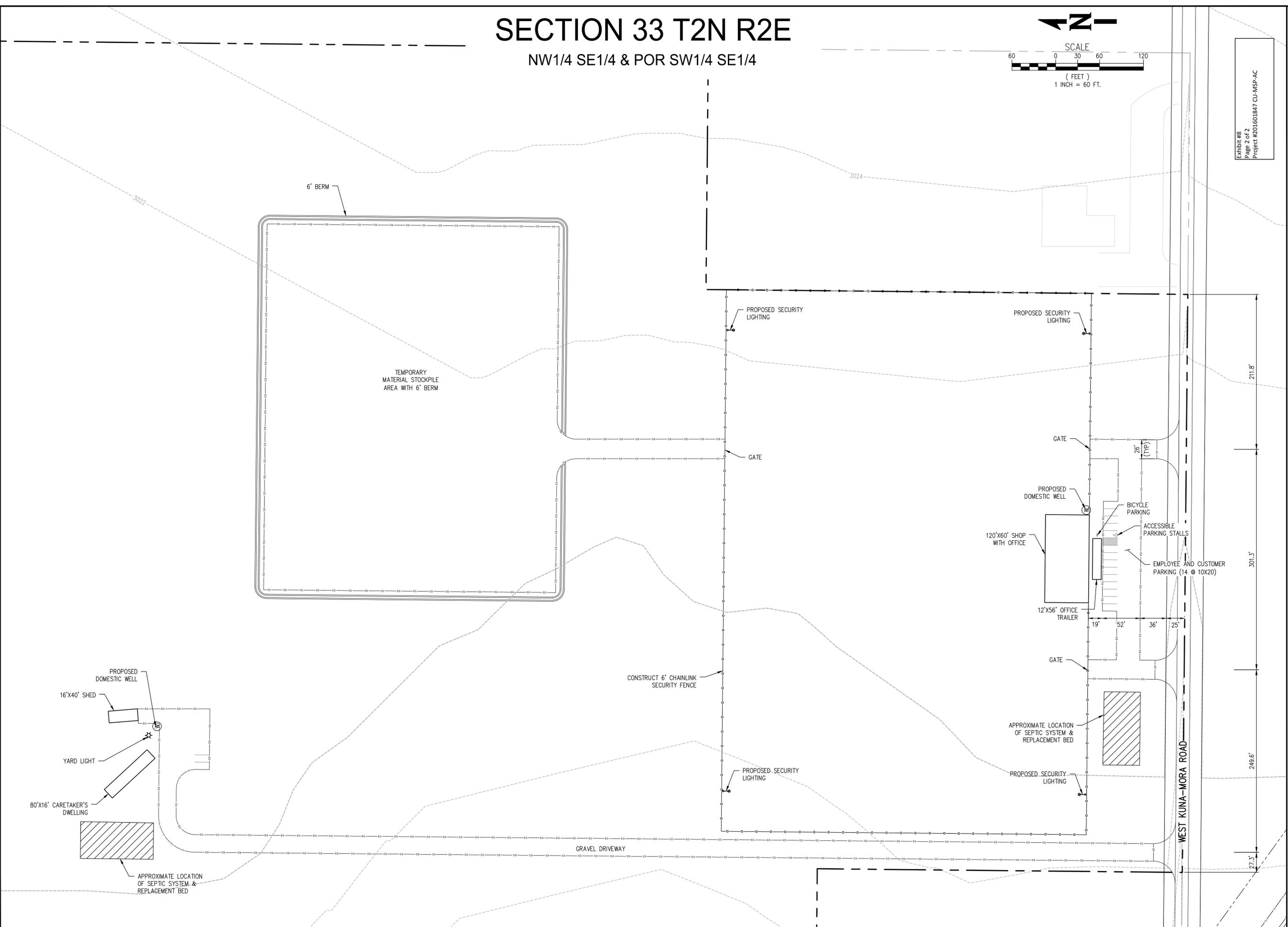
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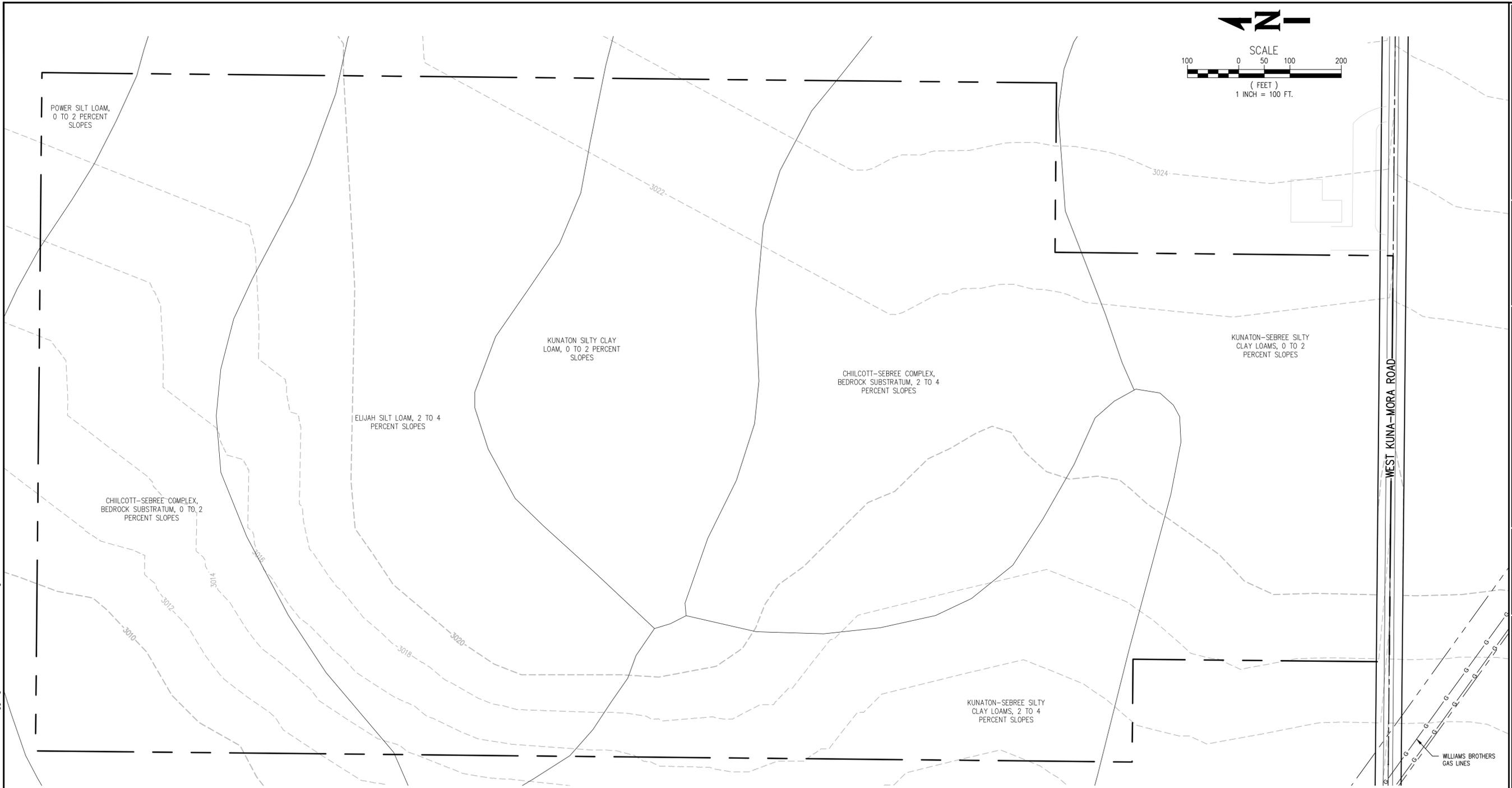
CONDITIONAL USE PLAN
CONTRACTORS YARD & SHOP
FOR: GE CONSTRUCTION, LLC.

PROJECT NUMBER: P0015778W
DRAWING FILE NAME: 0015778W-C-CUP02

SHEET NUMBER
CUP 1.1

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NATURAL FEATURES

HYDROLOGY:

THE SITE GENERALLY DRAINS TO THE NORTHWEST. IRRIGATION IS NOT CURRENTLY SUPPLIED TO THE SITE AS THERE ARE NO SURFACE WATER RIGHTS ON THE PROPERTY. THERE ARE NO SIGNS OF WETLANDS ON THE SITE AND IT IS NOT PRONE TO FLOODING.

SOILS:

ACCORDING TO THE ADA COUNTY SOIL SURVEY, THE SITE IS ON CHILCOTT-SEBREE COMPLEX SOILS, ELIJAH SILT LOAM SOILS, KUNATON SILTY CLAY LOAM SOILS, AND KUNATON-SEBREE SILTY CLAY LOAM SOILS. CHILCOTT-SEBREE SOILS ARE SHALLOW TO HARDPAN APPROXIMATE 20" TO 40" BELOW THE SURFACE. THIS SOIL IS WELL DRAINED AND PERMEABILITY ABOUT THE PAN IS LOW. GROUNDWATER IS GREATER THAN 6' BELOW THE SURFACE. ELIJAH SILT LOAM SOILS ARE SHALLOW WITH A HARDPAN AT 20"-40" BELOW GROUND SURFACE. THEY ARE GENERALLY WELL DRAINED AND PERMEABILITY ABOVE THE PAN IS MODERATE. GROUNDWATER IS MORE THAN 6' BELOW GROUND SURFACE. KUNATON SILTY CLAY LOAM SOILS ARE SHALLOW SOILS TO A HARDPAN LAYER AT 10" TO 20". IT IS WELL DRAINED SOIL WITH LOW PERMEABILITY. GROUNDWATER IS MORE THAN 6' BELOW GROUND SURFACE. KUNATON-SEBREE SILTY CLAY LOAM SOILS ARE SHALLOW SOILS TO A HARDPAN LAYER AT 10" TO 20". THEY ARE WELL DRAINED SOILS WITH LOW PERMEABILITY. GROUNDWATER IS GREATER THAN 6' BELOW THE SURFACE.

TOPOGRAPHY:

THE SITE IS RELATIVELY FLAT SLOPING GENERALLY TO THE NORTHWEST. THERE IS A WIDE DRAINAGE AREA APPROXIMATE 1000' NORTH OF WEST KUNA-MORA ROAD THAT SLOPES TO THE WEST.

VEGETATION:

THE SITE IS SPARSELY VEGETATED WITH SAGE AND HIGH-DESERT GRASSES.

SENSITIVE PLANTS AND WILDLIFE:

NO SENSITIVE SPECIES OF PLANTS OR WILDLIFE WERE ENCOUNTERED DURING SITE VISITS; HOWEVER, IDFG SUGGESTS THE POSSIBILITY OF SLICKSPOT PEPPERGRASS IN THIS AREA OF ADA COUNTY. FURTHER INVESTIGATION ON THE SITE WILL OCCUR BEFORE LAND DISTURBING ACTIVITIES COMMENCE.

HISTORIC RESOURCES:

ACCORDING TO THE ADA COUNTY HISTORIC SITE INVENTORY, THE SITE CONTAINS NO IDENTIFIED HISTORIC RESOURCES.

HAZARDOUS AREAS:

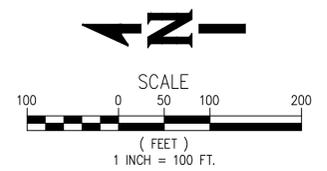
THE WILLIAMS BROTHERS GAS LINES ARE LOCATED OFF-SITE APPROXIMATELY 130' FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AND GAS LINES RUN GENERALLY IN A NORTHWEST DIRECTION.

THE PROPOSED CONTRACTOR'S YARD AND SHOP ON THIS PROPERTY WILL NOT AFFECT THE INDUSTRIAL-TYPE USAGE OF THE ADJACENT PROPERTY TO THE EAST.

IMPACT ON NATURAL FEATURES:

THE SITE IS BEING DEVELOPED AS A CONTRACTOR'S OFFICE AND STORAGE YARD. IT IS NOT OUT OF CHARACTER FOR THE AREA AND WILL NOT HAVE ANY DETRIMENTAL IMPACT ON THE SITE OR ON THE NATURAL FEATURES.

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WHPacific
 2141 W. Airport Way, Ste 104
 Boise, ID 83705
 208-342-5400 Fax: 208-342-5353
 www.whpacific.com

PROFESSIONAL ENGINEER
 REGISTERED
 8625
 STATE OF IDAHO
 WALT M. MUNZEL

REVISIONS	NO.	BY	DATE	REMARKS

SHEET INFO		DESIGNED	###	MM	###	APPROVED	###	LOTS	10/17/2016
DRAWN	CHECKED								
LAST EDIT	PLOT DATE								

NATURAL FEATURES PLAN
CONTRACTORS YARD & SHOP
 FOR: GE CONSTRUCTION, LLC.

SCALE: AS NOTED

PROJECT NUMBER: P0015778W
 DRAWING FILE NAME: 0015778W-C-NF01

SHEET NUMBER
CUP 1.2

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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: Contractor's yard and shop, caretaker dwelling

Date and time of neighborhood meeting: September 15th 2016 6:00 p.m.

Location of neighborhood meeting: Gares Room at the Main Branch of the Boise Public Library, 715 S. Capitol Blvd. Boise, ID 83702

SITE INFORMATION:

Location: Quarter: W1/2 SE1/4 Section: 33 Township: 2N Range: 2E Total Acres: 75

Subdivision Name: N/A Lot: N/A Block: N/A

Site Address: W. Kuna Mora Road Tax Parcel Number(s): S1533428000
Kuna, Idaho 83634

APPLICANT:

Name: Jane Suggs, WHPacific, Inc. (Corey Edwards Responsible party for meeting)

Address: 2141 W. Airport Way, Ste. 104

City: Boise State: ID Zip: 83706

Telephone: 208-275-8729 Fax: 208-342-5353

Email: jsuggs@whpacific.com

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



Signature: (~~Applicant~~) Responsible Party

Date

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File No.:	Received By:	Date:	Stamped:
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8/4/11

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**Notification of Neighborhood Meeting
Conditional Use Permit**

Corey Edwards
10291 Hwy 73, Keene, ND 58847
(701) 590-3830
corey@geconstructionllc.com

September 7, 2016

Dear Property Owner:

Please be advised that a formal application will be submitted to Ada County seeking approval for a Conditional Use Permit for the following property along W Kuna Mora Road: Parcel # S1533428000, Legally described as NW4SE4 & POR SW4SE4 SEC 33 2N 2E #417950-B. Please see the maps on the following page which show the location of the property.

Corey Edwards is asking the County to approve this application to allow the development of a contractors shop and yard on the described property prior to the formal submittal of the development application to the County. The proposed facility will house equipment used in the construction industry.

In Compliance with the Ada County Code requirements, a Neighborhood Information Meeting will be held to provide you an opportunity to become fully aware of our development intentions and give you an opportunity to influence the form of development. This is not a public hearing; no public officials will be present. If you have any questions regarding the Ada County Code, please contact the Ada County Division of Planning & Development Services at (208) 385-3830.

The neighborhood Information Meeting will be held on September 15th at 6:00pm in the Gates Room at the Main Branch of the Boise Public Library, 715 S. Capitol Blvd. Boise, ID 83702.

We will make every effort to illustrate how the property will be used and to answer any questions. Should you have any questions prior to the meeting please contact me.

Additional Contacts: David Fernandez (208) 409-2093

Sincerely,

Corey Edwards

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EXHIBIT 12
Page 2 of 6
Project # 201601847 W-MSP-AC

Sign-Up Sheet

For: TBD Kona Mara.

Date: 9-15-16

Date	Name
9-15-16	_____
9-15-16	Jana Lee Thomas
9-15-16	_____

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EXHIBIT 12
Page 4 of 6
Project # 201601847 CW-MR-AC

ALDER MICHAEL W & LESLIE N
5628 CORSICA LOOP
ROUND ROCK, TX 78665-0000

AMPM INVESTMENTS LLC
PO BOX 16074
BOISE, ID 83715-6074

CRIFE DISTRIBUTING LLC
4631 W AERONCA ST
BOISE, ID 83705-0000

GIBSON STEVE
9560 BRIDLEWOOD RD
PENSACOLA, FL 32526-0000

IDAHO STATE BOARD CORRECTIONS
1299 N ORCHARD ST STE 110
BOISE, ID 83706-0000

INTERMOUNTAIN GAS CO
PO BOX 5650
BISMARCK, ND 58506-5650

MONTIERTH RAY & SUSAN
825 HEARTLAND DR
NAMPA, ID 83686-0000

MORFIN VICTOR & ALMA L
3904 S SPRINGFIELD AVE
MERIDIAN, ID 83642-0000

NORTHWEST PIPELINE CORP
PO BOX 58900
SALT LAKE CITY, UT 84158-0900

RISCH JAMES E & VICKI L
5400 S COLE RD
BOISE, ID 83709-6401

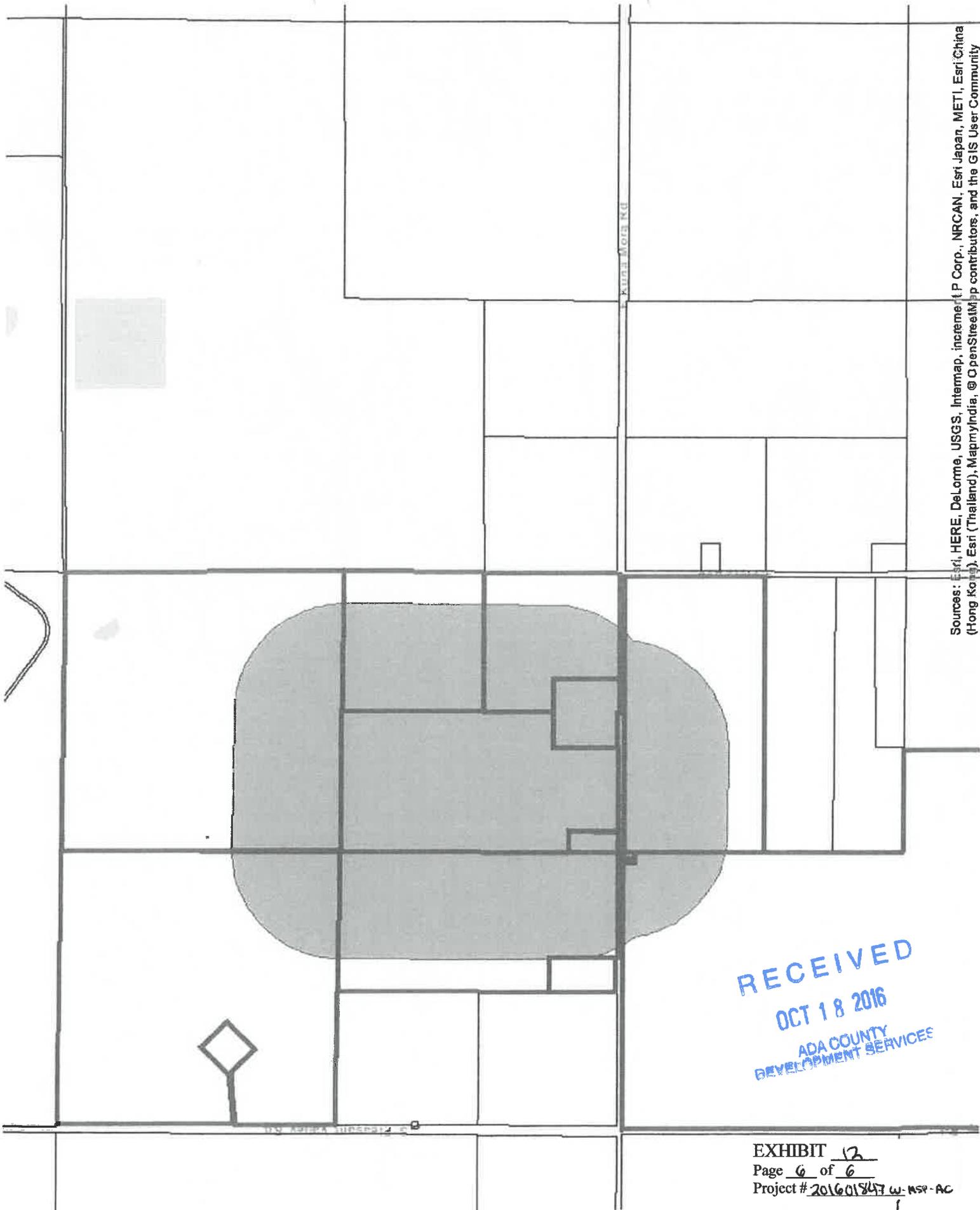
SAGE MEADOWS TRUST
5400 S COLE RD
BOISE, ID 83709-0000

THOMAS JOSEPH TIMOTHY & JANALEE
9616 W MARTINGALE DR
BOISE, ID 83709-0000

MORA VALLEY PROP OWNERS GRP
16834 S VISTA AVE
KUNA, ID 83634-0000

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Sources: Esri, HERE, DeLorme, USGS, Intermap, incotermap, P Corp., NRCAN, Esri Japan, METI, Esri/China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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EXHIBIT 12
Page 6 of 6
Project # 201601847 W. MSP-AC



113032754

Order Number: 13219490

Warranty Deed

For value received,

Joseph Timothy Thomas and JanaLee Thomas, Husband and Wife

the grantor, does hereby grant, bargain, sell, and convey unto

Victor Morfin and Alma L. Morfin , Husband and Wife

whose current address is 3904 S. Springfield, Meridian, ID 83642

the grantee, the following described premises, in Ada County, Idaho, to wit:

A parcel of land situated in the Southwest Quarter of the Southeast Quarter of Section 33, Township 2 North, Range 2 East, Boise Meridian, Ada County, Idaho, which parcel of land is more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 33, Township 2 North, Range 2 East, Boise Meridian; thence North 0°34'44" East, a distance of 500.00 feet along the West line of said Southwest Quarter of the Southeast Quarter; thence South 89°27'10" East, parallel to the South line of said Southwest Quarter of the Southeast Quarter, a distance of 200.00 feet; thence South 0°34'44" West, parallel to the West line of said Southwest Quarter of the Southeast Quarter, a distance of 500.00 feet to a point on the South line of said Southwest Quarter of the Southeast Quarter; thence North 89°27'10" West, a distance of 200.00 feet along the South line of said Southwest Quarter of the Southeast Quarter to the Point of Beginning.

"Seller and sellers agent, to have access to adjacent 72 acres through existing gate on Kuna Mora Road for 2 years from the date of execution of deed".

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Joseph Timothy Thomas

JanaLee Thomas

State of Idaho, County of Ada, ss.

On this 22 day of March in the year of 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph Timothy Thomas and JanaLee Thomas, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Notary Public
 My Commission Expires: 9/13/2018
 Residing at: Meridian, Idaho
 Commission Expires: 9/13/2018



EXHIBIT 13
 Page 1 of 3
 Project # 201601847 W-MSR-AC





A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
703 S. Americana, Suite 190 / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 12/02/04 02:43 PM
DEPUTY Joanne Hooper
RECORDED - REQUEST OF
Pioneer

AMOUNT ~~2.00~~
6.00
104152793



WARRANTY DEED

For Value Received Joseph Timothy Thomas and JanaLee Thomas, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Joseph Timothy Thomas and JanaLee Thomas, husband and wife
hereinafter referred to as Grantee, whose current address is 10501Lahontan, Boise, Idaho 83709
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel No.'s S1533410000 and S1533431000

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: December 1, 2004

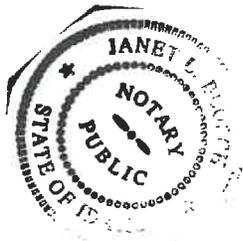
Joseph Timothy Thomas

JanaLee Thomas

STATE OF IDAHO, County of Ada, ss..

On this 1st day of December, in the year of 2004, before me Janet L. Blosch, notary public personally appeared Joseph Timothy Thomas and JanaLee Thomas know 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.

Janet L. Blosch
Notary Public of IDAHO
Residing at Boise, Idaho
Commission expires: March 17, 2005



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Order No. 248794A

EXHIBIT A

The West Half of the Southeast quarter of Section 33, Township 2 North, Range 2 East, Boise Meridian;

EXCEPTING THEREFROM that portion of the West half of the Southeast quarter of Section 33, Township 2 North, Range 2 East, Boise Meridian, described as follows:

Commencing at the Southwest corner of the West half of the Southeast quarter; running
Thence East along the section line a distance of 990 feet, being the **REAL POINT OF BEGINNING**; running
Thence North 660 feet; running
Thence East 330 feet; running
Thence South 660 feet to a point on the section line; running
Thence West along the section line a distance of 330 feet to the **REAL POINT OF BEGINNING**.

EXHIBIT 13
Page 3 of 3
Project # 201601847 W-MSP-AC

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Thomas to Thomas Deed

Project #201601847 CU-MSP-AC Vicinity Map

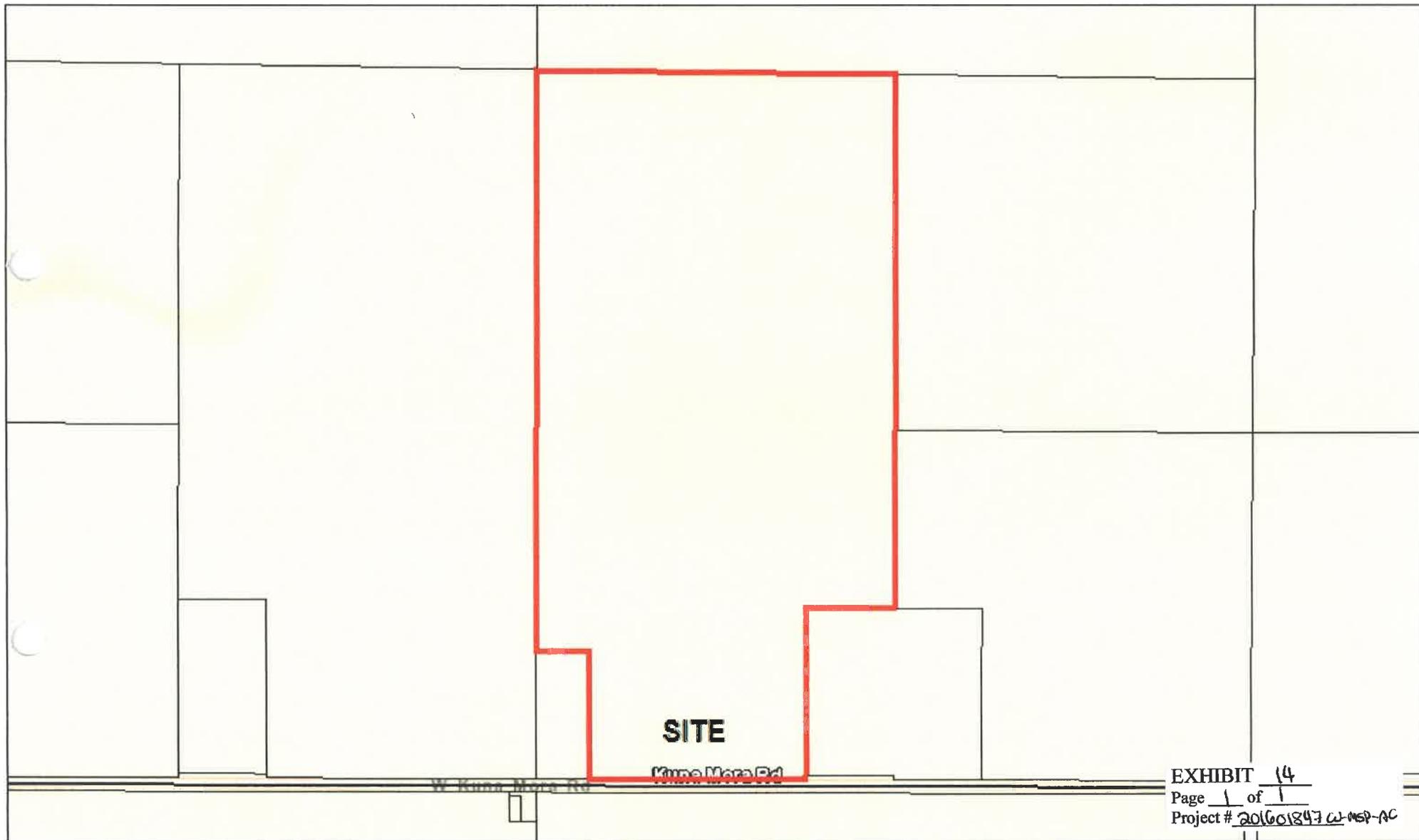


EXHIBIT 14
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Project # 201601847 CU-MSP-AC

Search Results: City Limits

GARDEN CITY STAR Parks

Parcels

BOISE

KUNA

Street Names

Parcels

EAGLE

MERIDIAN

Major Streets

0 0.05 0.1 0.2 Miles

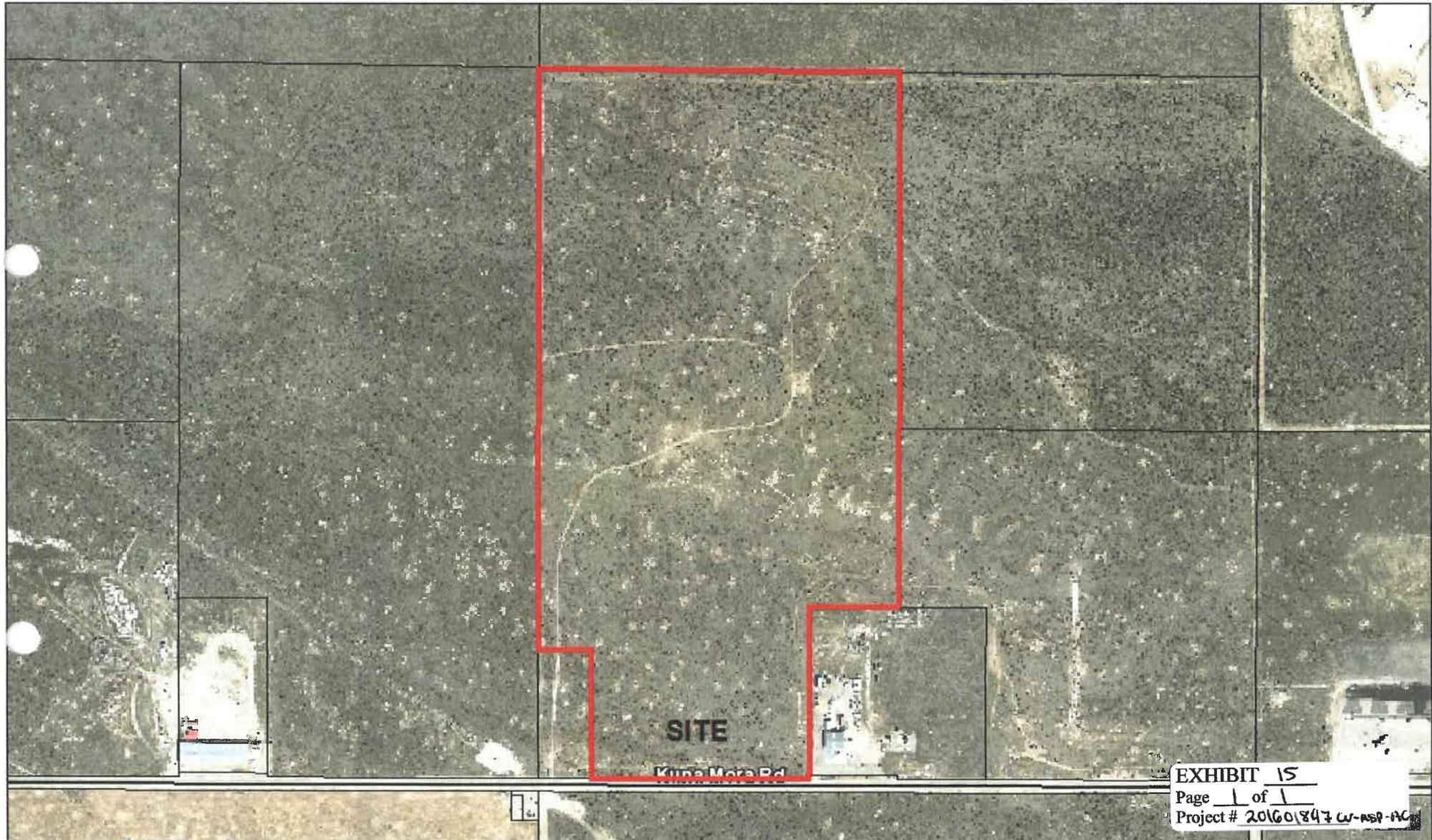
Date: 10/21/2016



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.



Project #201601847 CU-MSP-AC Aerial



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

0 0.05 0.1 0.2 Miles

Date: 10/21/2016



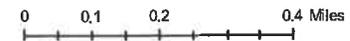
This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Project #201601847 CU-MSP-AC Aerial



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



Date: 10/21/2016



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.

Brent Danielson

From: Brent Danielson
Sent: Friday, October 21, 2016 11:08 AM
To: chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; hatch.lohrea@meridianschools.org; gordon.m.hamilton@williams.com; Cecily Willerton; carla.bernardi@cableone.biz; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; mwigley@cityofboise.org; 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; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; msinglet@intgas.com; jtillman@kunafire.com; adaswcd@gmail.com; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; tonym222@msn.com; lee.d.rubel.mil@mail.mil; farin.d.schwartz.mil@mail.mil; james.p.anderson3.mil@mail.mil; darren.ream.mil@mail.mil; Brian Wilbur; cherylwright@cwidaho.cc; mdewalt@adalib.org; Mark Ferm; Angela Gilman; Jean Schaffer; Street NameMail; Jerry Servatius; richard.hedrick.1@us.af.mil; richard.hedrick.1@us.af.mil; rkinney@republicservices.com; jstuber@republicservices.com; Brent Danielson
Cc: Brent Danielson
Subject: Ada County Application Transmittal Notice.



File Number: 201601847-AC / CU / MSP	X-Reference: NONE
Description: A conditional use and master site plan application for a contractor's yard and shop for a General Contractor focused on heavy civil construction and energy services. Also, an accessory use application for a caretaker's dwelling.	
Reviewing Body: P AND Z	Hearing Date: 12/15/2016
Applicant: SUGGS JANE B	P&Z Recommendation:
Property: The property contains 74.452 acres and is located at W KUNA MORA RD KUNA 83634, Section 33 2N 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 11/5/2016. When responding, please reference the file number identified above. If responding by email, please send comments to bdanielson@adaweb.net.

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

Sincerely yours,
 BRENT DANIELSON, ASSOCIATE PLANNER

200 W Front Street
Boise ID 83702
bdanielson@adaweb.net
(208) 287-7913

EXHIBIT 17
Page 2 of 2
Project # 201601847 CU-NSP-AC



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 21, 2016

Jane Suggs
WH Pacific, Inc.
2141 W. Airport Way, Ste. 104
Boise, ID 83705

RE: PROJECT #201601847 CU-MSP-AC; GE CONSTRUCTION

Dear Ms. Suggs;

This is to notify you that your application has been scheduled to be heard by the Ada County Planning and Zoning Commission on **December 15, 2016**. This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

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

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

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

Sincerely,

Handwritten signature of Brent Danielson in black ink.

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

Cc: Joseph & Janalee Thomas, 10100 W. Saranac Dr., Boise, ID 83709
Corey Edwards, P.O. Box 452, Watford City, ND 58854
Matt M. Munger, PE, WH Pacific, Inc., 2141 W. Airport Way, Ste. 104, Boise, ID 83705

EXHIBIT 18
Page 1 of 1
Project # 201601847 CU-MSP-AC

MEMORANDUM

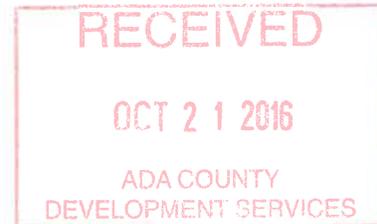


DATE: 10/21/2016

RE: 201601847-AC/CU/MSP G.E. Construction

TO: Brent Danielson, Associate Planner

FROM: Mark Ferm, Ada County Building Official



Summary of Project:

A conditional use and master site plan application for a contractor's yard and shop for a General Contractor focused on heavy civil construction and energy services. Also, an accessory use application for a caretaker's dwelling on W Kuna Mora Road.

Findings and Conditions:

The Building Division has no objection to the proposed contractors yard however the applicant should be aware the proposed buildings will require building permits, plans will have to be designed by a licensed architect and or engineer including a complete code analysis to show compliance with the 2012 International Building Code, ANSI 117.1 and the 2012 International Wildland Urban Interface Code.

Conclusion:

Approved as submitted

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

markf@adaweb.net



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # _____

Conditional Use # 201601847-AC/CU/MSP

Preliminary / Final / Short Plat _____

Sect. 33

- 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: [Signature]
Date: 11/8/16

EXHIBIT 20
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Project # 201601847 ac-msp-fp

BD

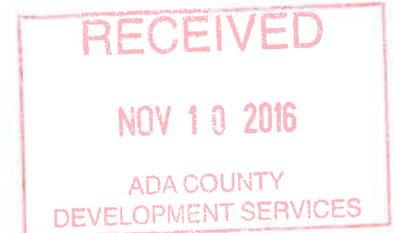


Kent Goldthorpe, President
Paul Woods, Vice President
Rebecca W. Arnold, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

November 10, 2016

To: Jane Suggs
WHPacific, Inc.
2141 W. Airport Way Ste. 104
Boise, ID 83705

Subject: ADA16-0076 / 201601847-AC-CU-MSP
Parcel: S1533428000
Contractor's Yard



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

A. Findings of Fact

1. Kuna-Mora Interim Policy

- a. **Roadway Function:** As noted in *Communities in Motion* (COMPASS), the region should consider long-term travel alternatives to I-84, and proposed and potential development may preclude Kuna-Mora as a future expressway unless a design is completed within the next 1-2 years. It is also noted that "Kuna-Mora Road should be preserved to allow for an expressway with potential grade-separated interchanges; and to maintain the right-of-way to construct a future expressway and interchanges, local governments along the corridor should stipulate a minimum setback of 150' from the centerline of Kuna-Mora. ...At the intersection of Kuna-Mora Road with major roads, setbacks should be negotiated to preserve future interchanges. ...As with any major road, future land uses along the corridor need to be planned with an eye toward regional needs – not just reacting to the immediate market." Kuna-Mora Road is not only needed to serve development in the area, but also higher speeds and volumes of through vehicular and truck traffic.

Corridor Preservation/Roadway Section: A 200' wide corridor shall be preserved. This right-of-way width could accommodate a roadway with three travel lanes in each direction, center turn lanes where needed, and a center island. Also included are paved safety shoulders and adequate clear zone areas, as well as possible drainage areas.

Additional turn lanes and associated right-of-way (in excess of 200') may be required for intersections needed for development. These needs will be identified by Traffic Services upon review of the traffic impact study.

- b. **Staff Comments/Recommendations:** The applicant should be required to provide a minimum building setback of 150' from the centerline of Kuna-Mora Road.

Right-of-way dedication is not required at this time.

2. Sidewalk

- a. **Roadways Outside City's Area of Impact:** District Policy 7205.2 states that if a proposed development abuts a paved road outside a City's area of impact, the District may consider waiving the requirement to construct sidewalk along the arterial roadway. If this waiver is granted, other requirements may be established to accommodate pedestrians and non-motorized travel.
- b. **Applicant's Proposal:** The applicant is not proposing any improvements to Kuna Mora Road.
- c. **Staff Comments/Recommendations:** Staff recommends a waiver of policy to not require sidewalk to be constructed on Kuna Mora Road abutting the site. The site is outside a City's area of impact, no sidewalk exists in the area and the development is not estimated to generate pedestrian traffic.

3. Driveways

- a. **Access:** In the long term, access along Kuna-Mora Road should be restricted to mile spacing, due to speeds and volumes on the roadway.

Successive Driveways: District policy 7205.4.7 Table 1b, requires driveways located on principal arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 520-feet from any existing or proposed driveway.

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

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7208.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

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

- b. **Applicant's Proposal:** The applicant is proposing 3 access points located approximately 2,950, 3,200 and 3,500-feet (0.55, 0.60 and 0.66-miles) east of Pleasant Valley Road.
- c. **Staff Comments/Recommendations:** The applicant's proposal does not meet the driveway spacing requirements on Kuna-Mora Road as they are located less than 520-feet from each other and a driveway on a neighboring parcel. Due to the proximity of the driveways on the neighboring parcel, the type of equipment utilizing the site and the low anticipated trip volume from the proposed caretaker's dwelling, staff recommends a modification of policy to allow the driveway to be located as proposed, as a temporary full access driveway. The driveway may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops or as necessary for safety and traffic operation needs as determined by ACHD.

Cross access is encouraged on Kuna-Mora Road due to the expressway designation of Kuna-Mora Road. ACHD recommends Ada County require a cross access agreement upon redevelopment of the neighboring parcels on Kuna-Mora Road. Access on Kuna-Mora Road may be restricted and/or relocated in the future.

In accordance with District Policy 7208.4.3, the applicant should be required to pave the driveway their full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

The access gate or keypad shall be located a minimum of 50-feet from the edge of pavement on Kuna Mora Road and a turnaround shall be provided.

B. Site Specific Conditions of Approval

1. Provide a minimum building setback of 150' from the centerline of Kuna-Mora Road.
2. Construct 3 return type driveways on Kuna Mora Road located approximately 2,950, 3,200 and 3,500-feet east of Pleasant Valley Road. The driveway may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops or as necessary for safety and traffic operation needs as determined by ACHD.
3. Pave the driveways their full width and at least 30-feet into the site beyond the edge of pavement on Kuna-Mora Road.
4. The access gate or keypad for the proposed driveway shall be located a minimum of 50-feet from the edge of pavement on Kuna-Mora Road and a turnaround shall be provided.
5. 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.
6. Plans shall be submitted to the ACHD Development Review Department for plans acceptance, and impact fee assessment (if an assessment is applicable).
7. Comply with the Standard Conditions of Approval as noted below.

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

Sincerely,



Austin Miller
Planner I
Development Services

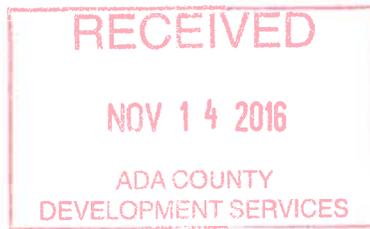
cc: Ada County, via e-mail
Corey Edwards, via e-mail

Standard Conditions of Approval

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

Request for Appeal of Staff Decision

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



MEMORANDUM

DATE: November 14, 2016

RE: Recommendation Regarding File 201601847 Application for Conditional Use and Master Site Plan for Contractor's Yard at W. Kuna Mora Rd, Kuna, ID

TO: Brent Danielson, Associate Planner

FROM: Angela Gilman, Ada County Engineer

CC:

Brent,

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

- Detailed Letter
- Master Site Plan

My comments and Conditions of Approval are as follows:

The gravel surface is acceptable for the parking area and contractor's yard as long as it is maintained and remains dust free.

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

The applicant shall schedule an inspection with me when the parking and driveway area improvements are complete.



201601847 CU-MSP-AC Radius Map

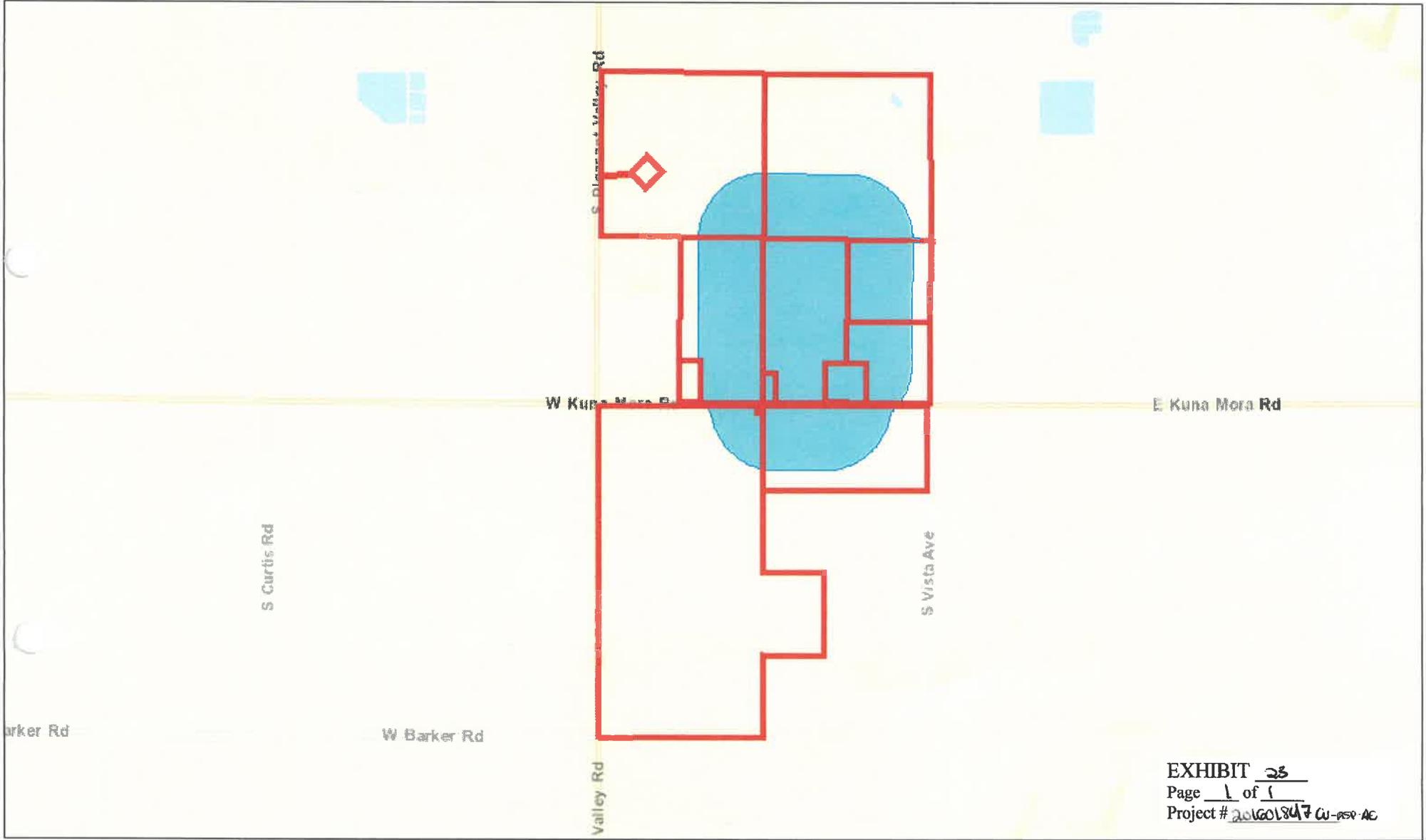
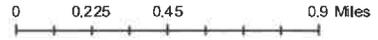


EXHIBIT 28
 Page 1 of 1
 Project # 201601847 CU-MSP-AC

- Search Results: Parcels
- EAGLE
 - MERIDIAN
 - GARDEN CITY
 - STAR
 - KUNA
 - Parks
- City Limits
- BOISE



Date: 11/14/2016



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.

PRIMOWNER
ALDER MICHAEL W
AMPM INVESTMENTS LLC
CRIPE DISTRIBUTING LLC
GIBSON STEVE
IDAHO STATE BOARD CORRECTIONS
INTERMOUNTAIN GAS CO
MONTIER TH RAY
MORFIN VICTOR
NORTHWEST PIPELINE CORP
RISCH JAMES E
SAGE MEADOWS TRUST
THOMAS JOSEPH TIMOTHY

SECOWNER
& LESLIE N

& SUSAN
& ALMA L

& VICKI L

& JANALEE

ADDCONCAT
5628 CORSICA LOOP
PO BOX 16074
4631 W AERONCA ST
9560 BRIDLEWOOD RD
1299 N ORCHARD ST STE 110
PO BOX 5650
825 HEARTLAND DR
3904 S SPRINGFIELD AVE
PO BOX 58900
5400 S COLE RD
5400 S COLE RD
9616 W MARTINGALE DR

STATCONCAT
ROUND ROCK, TX 78665-0000
BOISE, ID 83715-6074
BOISE, ID 83705-0000
PENSACOLA, FL 32526-0000
BOISE, ID 83706-0000
BISMARCK, ND 58506-5650
NAMPA, ID 83686-0000
MERIDIAN, ID 83642-0000
SALT LAKE CITY, UT 84158-0900
BOISE, ID 83709-6401
BOISE, ID 83709-0000
BOISE, ID 83709-0000

ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST BOISE ID 83702



November 15, 2016

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Ada County Planning & Zoning Commission will hold a public hearing on **December 15, 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:

201601847 CU-MSP-AC, A conditional use and master site plan application for a contractor's yard and shop for a General Contractor focused on heavy civil construction and energy services. Also, an accessory use application for a caretaker's dwelling. The property contains 74.452 acres and is located at W. Kuna Mora Road approximately ½ mile east of Pleasant Valley Road in Section 33, T. 2N, R. 2E, Kuna, ID.

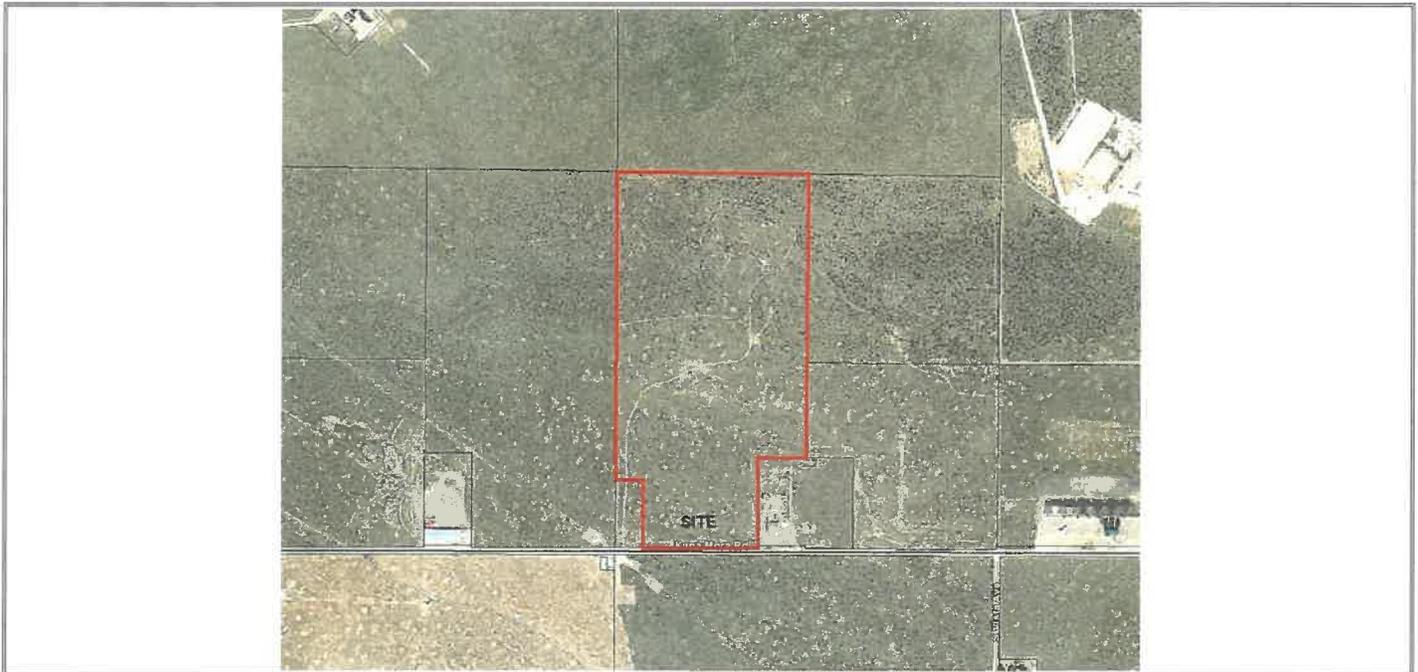
Contact, Brent Danielson, AICP, Associate Planner, at 287-7913 for more information.

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

This application can be viewed by completing the following:

- 1 Type <http://gisx.adaweb.net/acdsv2>
- 2 Enter "**201601847-CU**" in search application by file number.
- 3 Click on 'Application Information'.
- 4 Review documents by clicking on 'Supporting Documents'.

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



NOTES:

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

EXHIBIT 25

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Project # 201601847 CU-MSP-AC

LEGAL NOTICE LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on December 15, 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: 201601847-AC-CU-MSP, THOMAS JOSEPH; A conditional use and master site plan application for a contractor's yard and shop for a General Contractor focused on heavy civil construction and energy services. Also, an accessory use application for a caretaker's dwelling. The property contains approximately 74.452 acres and is located at W. Kuna Mora Rd., Kuna, ID 83634, Section 33, T.2N., R.2E. 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. ADA COUNTY PLANNING AND ZONING COMMISSION Mark Perfect Planning & Zoning Administrator Pub. Oct. 22, 2016 **Publish Dates:** 11/22/2016-12/6/2016

EXHIBIT 26
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Project # 201601847 CU-MSP-AC