Boise City is providing comment on the above-listed application relative to its consistency with the goals and policies of the Boise Comprehensive Plan and pursuant to the requirements of the Area of Impact Agreement.

The subject property is located south of W. Victory Road at the terminus of S. Trabuco Lane, Boise, ID.

This is an application for a Conditional Use Permit and Master Site Plan for a junior high school. This application includes a paved parking lot with 135 spaces and a student drop off/pick up area at the front of the site as well as sporting fields in the southwest portion of the property.

This property is located in the Southwest planning area and has been designated on the Land Use Map as a future school site.

The following Public Facilities, Utilities and Services Chapter policies have applicability to this application:

2.14 Public Schools

Goals, objectives and policies
Support the maintenance and enhancement of the public educational system and place a strong emphasis on providing quality school facilities in conjunction with new development. Promote the concept of the neighborhood school as an ideal, with schools located and designed to function as focal points for family and community activity.

Objective 1) Support efforts of the school districts to ensure that adequate school sites are provided and that the intended capacity of schools is not exceeded.

Policy 7) Ensure that school sites include room for future expansion if needed.

Analysis
The master site plan does include two areas for future expansion of the main building, one on the north side and the other on the northwest side of the building.

Objective 2) Create schools that are safe and accessible to students with a minimal need for school-operated busing, and schools that are compatible with and complimentary to their neighborhoods.
**Policy 1)** Prohibit development of schools on sites that present hazards, nuisances or other limitations on the normal functions of schools.

**Policy 2)** Elementary schools shall be located within residential neighborhoods and may be located on collectors, but not on arterial streets. Secondary schools may be located on collectors and arterials. High schools may be located on arterials.

**Analysis**
The Comprehensive Plan supports schools in residential areas. S. Trabuco Lane is a local street located off of Victory, a minor arterial. This site is bordered by vacant property to the north and east, residential development to the northwest, and an undeveloped proposed park site to the south.

**Policy 3)** Work with schools and neighborhoods to explore options for access to elementary and secondary schools via local streets and/or micro-paths.

**Policy 4)** Sidewalks, cross walks, special signage and other traffic control measures shall be installed along routes to all schools; new developments near schools shall provide these features as a condition of approval; and existing neighborhoods shall be retrofit as funding becomes available or as land uses are redeveloped.

**Policy 6)** Schools shall share sites with parks whenever possible.

**Analysis**
This site is directly to the north of the proposed Murgoitio park site. No pathway connection is proposed between the new school site and the proposed regional park. When construction of the park is completed, the School District and Parks Department should consider working together to develop pedestrian connectivity between the school site and the park. A micro-path connection should be discussed connecting Murgoitio park site since this area is planned to be a 160 acre regional park with the school to the north. The Murgoitio site plan indicates a perimeter trail around the park; therefore the micro-path could be connected to the perimeter trail providing pedestrian access from the school site.

**Recommendation**
Staff finds that the proposed development of a public school at this location is consistent with the Comprehensive Plan and recommends approval by the County. A micro-path connection to the adjacent park should be provided for at the time that the park is developed.
DATE: September 11, 2006

TO:

Ada County
- Assessor
- Building Division
- Engineer
- Emergency Medical Services
- Parks Dept.
- G.I.S.
- Street Naming - Connie Tennant
- Solid Waste Mgmt./Dave Neal
- Pest Extermination

Other Agencies
- Ada County Highway District
- COMPASS
- Central District Health
- Boise Airport Director
- Boise Public Works/Ivan Butterfield
- Boise City Parks & Rec.
- Boise Project Board of Control
- New York Irrigation District
- Drainage District
- Sewer District
- Natural Resource Conservation Serv.
- Dept. of Environmental Quality
- Dept. of Water Resources
- Ada Co. Sheriff -Sheriff Raney

Utilities
- Idaho Power
- Intermountain Gas
- Xcel West
- United Water Co.
- Cable One/Garret Edwards
- Whitney Fire District
- Bureau of Land Management
- Boise Fire Department
- Boise Subdivisions/Richard Beck
- Chevron Pipeline
- Northwest Pipeline
- ITD - District #3 Traffic Engineer
- ITD - Sr. Transportation Planner
- City of Boise
- U.S. Post Office
- Ada County Alliance Neighborhood Assn.
- Ada County Neighborhood Assn.
- Ada County Free Library
- Tim Breuer - Ridge to Rivers Coordinator

FROM: Scott Cook, Planner II

RE: 200600215 CU-MSP INDEPENDENT SCHOOL DISTRICT #1 WEST JUNIOR HIGH SCHOOL

The Ada County Planning and Zoning Commission will hold a public hearing on October 12, 2006, beginning at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, on the following application:

200600215 CU-MSP INDEPENDENT SCHOOL DISTRICT #1 WEST JUNIOR HIGH SCHOOL: A Conditional Use Permit and Master Site Plan to allow the construction and operation of a two-story 127,000 sq. ft. school. The property contains approximately 127.77 acres and is located south of W. Victory Road at the terminus of S. Trabuco Lane, Boise, ID; Section 25, T. 3N., R. 1E.

Ada County welcomes any comments you may have on this application. Please submit your comments on agency letterhead, by October 03, 2006. Make specific reference to the file number noted above. If you do not respond, Ada County shall consider you as having no comments on this application.

ATTACHMENTS:
1. Land Use Application
2. Applicant's Statement
3. Site Plan/Natural Features Analysis
4. Vicinity Map
MASTER APPLICATION/HEARING LEVEL

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

TYPE OF APPLICATION:
☐ COMPREHENSIVE PLAN
☐ DEVELOPMENT AGREEMENT
☐ DEVELOPMENT AGREEMENT
☐ SUBDIVISION AGREEMENT
☐ MASTER SITE PLAN (if applicable)
☐ SUBDIVISION, SKETCH PLAT
☐ VACATION
☒ PLANNED UNIT DEVELOPMENT
☐ VARIANCE
☐ PLANNED COMMUNITY
☐ ZONING MAP AMENDMENT
☐ PLANNED COMMUNITY
☐ ZONING TEXT AMENDMENT

SUBMITTALS:
☒ Detailed letter by the applicant describing the request or project.
☐ Metes and bounds legal description (Zoning Map Amendments and Preliminary plats only) of the property to be subdivided including a Microsoft Word® electronic word document to be provided at the time of acceptance.
☒ Parcel map. Available from the Assessor’s office on the 2nd floor of the county courthouse.
☒ Neighborhood meeting certification (not required for final plats or text amendments).
☒ Pre-application conference notes (optional for Conditional Use Permits).
☒ Warranty deed or evidence of proprietary interest.
☐ Concurrent applications. Check all that apply

SITE INFORMATION:
Location: Quarter: Section: 25 Township: T3N Range: R1E Total Acres: 38
Subdivision Name: NA
Site Address: TBD
Site Address: TBD
Tax Parcel Number(s): 5112524450S Zoning: R2 Area of City Impact: BOISE

OWNER:
Name: Independent School Dist. of Boise

APPLICANT:
Name: LCA ARCHITECTS

Address: 8110 W. VICTORY
City: Boise State: ID Zip: 83709
Telephone: 338 3400 Fax: 338 3487
Address: 1221 SHORELINE
City: Boise State: ID Zip: 83702
Telephone: 208 345-0677 Fax: 208 344-9002
Email: jrothe@lcaarch.com

I consent to this application and allow Development Services staff to enter the property for site inspections related to this application.

I certify this information is correct to the best of my knowledge.

Signature: (Owner) Date: 7-21-06
Signature: (Applicant) Date: 7-25-06

OFFICE USE ONLY

Project No.: 2000-0015 - Received By: Sid Date: 7-11-06 Log: Mail/Sql
Stamped: Fed/GIS

*PLANNED COMMUNITIES
Applications for Planned Communities require extensive and detailed application materials. A meeting with Development Services staff is required to review the application packet and submittal requirements.
SPECIFIC PROJECT SUBMITTAL REQUIREMENTS – PLEASE COMPLETE ON THOSE SECTIONS THAT APPLY.
ATTACH ADDITIONAL PAGES AS NEEDED FOR REQUIRED INFORMATION.

CONDITIONAL USE
☐ Master Site Plan (MSP) application. Unless specifically exempt under Section 8-4E-2B.
☐ Plot plan if MSP not required. One full size, scale drawing and one reduced to 8 1/2"x11". Show existing and proposed structures.
☐ Supplemental information, as applicable. See checklist.
☐ Fire authority approval as to location specifications. 8-5B-4C

MASTER SITE PLAN
☒ A set of full size, scaled drawings of the following information:
☒ Plot plan. Include one copy reduced to 8 1/2" x 11".
☒ Building elevations.
☒ Natural features analysis.
☒ Landscape and screening plan.

GENERAL INFORMATION:
Proposed use(s): SCHOOL
Hours of operation: 7:00AM TO 2:30PM SOMEDAYS
Proposed number of parking spaces: 135
Maximum number of patrons expected: 1000

DEVELOPMENT AGREEMENT
☐ Affidavit by the property owner agreeing to the submission of the development agreement.
☐ Draft development agreement in conformance with the County's model agreement.

GENERAL INFORMATION:
Your application letter must address the following:
• The intent of the proposed development agreement.
• The specific uses proposed for the property and a list of any modifications to zoning ordinance standards.
• The proposed systems for water supply, sewage disposal, and storm water management.
• Operation and maintenance plan for dedicated open space (if applicable).
• The proposed covenants, grants, easements, public utilities, and/or other use restrictions.
• A project schedule and phasing plan showing the proposed times when all other applications will be filed.
• Proposed financing of necessary public facilities.

VACATION
☐ A legal description and land survey of the lot, or portion of the lot, to be vacated.

VARIANCE
☐ Detailed letter by applicant. Describe why you need the variance. Address the following:
1. The variance shall not grant a right or special privilege that is not otherwise allowed in the base district;
2. The variance relieves an undue hardship due to characteristics of the site; and
3. The variance shall not be detrimental to the public health, safety, and welfare.

GENERAL INFORMATION:
Why do you need this variance?
Are there some characteristics of your property that is unusual which makes it necessary to have the variance?
What hardship would you have if your variance is denied?
Were you aware of this hardship prior to purchasing or developing your property?

ZONING MAP AMENDMENT
GENERAL INFORMATION:
Existing Zoning: Proposed Zoning: __________ Total acreage to be rezoned:
ZONING TEXT AMENDMENT

GENERAL INFORMATION:
Your application letter must address the following concerns:
- The intent of the proposed amendment.
- Zoning Ordinance Sections to be amended and specific, proposed language.
- Other applicable or cross-referenced Sections from the Zoning Ordinance.
- Other pertinent plans or ordinances.

SKETCH PLAT
☐ Sketch plat. Two full size copies and one reduced to 8 ½”x11”.
☐ Natural features analysis. Two full size copies and one reduced to 8 ½”x11”.
☐ Subdivision name approval from the County Engineer.
☐ Restrictive covenants, if proposed.

GENERAL INFORMATION:
Reserved subdivision name: ____________________________________________
Total number of dwellings: ____________________ Dwelling units per acre: ____________________
Are you requesting zero lot line setbacks? If yes, on what lots? ____________________
Water service provider: ________________________________________________ Method of sewage disposal: ____________________

STANDARD SUBDIVISIONS NON-FARM SUBDIVISIONS

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<th>Lot Types</th>
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PRELIMINARY PLAT
☐ Preliminary plat. Two full size copies and one reduced to 8 ½”x11”.
☐ Natural features analysis. Two full size copies and one reduced to 8 ½”x11”.
☐ Phasing Plan of proposed subdivision, if applicable.
☐ Subdivision name approval from the County Engineer.
☐ Restrictive covenants, if proposed.
☐ Irrigation plan as required per Idaho Statute 31-3805.
☐ Open space management plan. (Required for non-farm subdivisions.)

GENERAL INFORMATION:
Reserved subdivision name: ____________________________________________
Total number of dwellings: ____________________ Dwelling units per acre: ____________________
Are you requesting zero lot line setbacks? If yes, on what lots? ____________________
Water provider: ________________________________________________ Method of Sewage disposal: ____________________

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July 25, 2006

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

Re: WEST JR. HIGH SCHOOL – CONDITIONAL USE APPLICATION
LCA NO. 06007.01 4-d

To Whom It May Concern:

The 1st Independent School District of Boise City proposes to construct a new two-story 127,000 square foot Jr. High School on approximately 38 acres located at the south end of Trabuco Rd. The project will consist of the widening of Victory Road, and the installation of a traffic signal at Victory and Trabuco. The main entrance for the visitors and staff to the project site will be off of “Vo-Tech Drive” and Salt Creek Road.

The building will be constructed of integrally colored split-faced and textured concrete block. It is located on the site in order to present itself to the street and to allow for the separation of parking from playfields and the parent pick-up/drop-off from bus circulation. It also allows the playfields to be monitored from a single point and also allowing the ball fields to be backed up against the future city park further to the south.

The playfields will not be lit. Of the total 38 acre site, approximately 11.5 acres of the southern portion of the site is indicated to be developed as a bid alternate, which will mean that if the total project budget cannot accommodate the cost of that portion of the site, it will remain an undeveloped field until funds will allow for its completion.

The parking lot contains 135 parking spaces and is oriented away from the residences.

The anticipated start of construction will be spring of 2007, with completion in the summer of 2008 for the start of school in the fall of 2008.

If there are any questions, please do not hesitate to contact me.

Sincerely,

Scott Henson, AIA
Vice President

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