

**From:** [Patrick McKeegan](#)  
**To:** [Hanna Veal](#); [CK@KeithTribe.com](mailto:CK@KeithTribe.com)  
**Subject:** Re: 107 E. 40th St. CUPFY2023-0010  
**Date:** Monday, July 31, 2023 8:32:25 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[SITE PLAN VER 2 7-31-23.pdf](#)  
[LANDSCAPE PLAN VER 1 7-31-23.pdf](#)  
[LANDSCAPE PLAN VER 2 7-31-23.pdf](#)  
[SITE PLAN VER 1 7-31-23.pdf](#)

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Hanna - Attached are two plans that address the "yellow" staff comments.

Rev 2 is based on the plan we submitted with the attached sidewalk. The property to the SW has an attached sidewalk except for a short section around the power pole. Other properties NE on 40th Street that have sidewalks are attached as well.

Rev 1 moves the sidewalk inward to allow for a 6'-3" landscape strip, five foot side walk and two foot landscape strip next to the building. I do not like to die sidewalks up to a building, over time water, snow and ice intrude, freeze and damage the walk and building foundation. It also dresses up the building base.

The following comments apply to both versions.

1. Parking is revised to show eight designated parking spaces. Four are on the west side of the security fence, four are in the interior. Two are compact, 1 is handicapped accessible.
2. Eight bicycle spaces are added inside of the security fence, next to the parking area. This allows for secure employee bike parking and if the business has public visitors I assume the gate will be open to accommodate bikes and over flow parking.
3. Clear vision triangles have been added to the plan showing compliance.
4. The landscaping shown exceeds the 5 percent requirement. The site is approximately 18000 SF, the landscape area is about 1000 SF.
5. I have shown four trees in the wider landscape areas, meeting the minimum 3' setback from walks, etc. The trees along the street are Class 1 to fit under the power lines above. The one interior is also a class one but a species that will be a little taller and wider to screen the back parking storage area.
6. I have provided a two foot wide landscape area between the fenced parking area and existing fence. The plants are two species of tall narrow deciduous shrubs to help hide the fence. I have added a graphic showing a UPS size box van and how it will need to access the existing overhead door. This is to show that providing the 5' landscape strip will eliminate the ability of anything larger than an auto or standard size pickup to maneuver in the back area. We feel that the interior landscaping is no necessary in the industrial area, especially with the existing opaque fencing.
7. I added a note to remove the razor wire from the short section of the Osage fence. I did not show changing the fence to 3.5" high. The fence is used for securing the property. If we install a 3.5' fence, we will just come in and install a taller one a few feet inside of the property line for security. The property across Osage has a 6' opaque vinyl fence, expect for the west end where it drops to provide the vision triangle.
8. I do not understand the "Transportation Needs List" comment. It seems to be more of an explanation for the Commission than direction since we cannot implement any of the elements on Osage because of the building proximity.

Please review plans and let me know if there is a preferred option. I have not forwarded them to ACHD yet, I wanted to get your input first. The landscape will require a license agreement with ACHD. I do not believe the sidewalk will.

I have also attached a photo of the site notice sign showing that the date has been changed.

Patrick



On Mon, Jul 17, 2023 at 3:23 PM Hanna Veal <[hveal@gardencityidaho.org](mailto:hveal@gardencityidaho.org)> wrote:

Okay! I will let the Commission know of the change. Please reach out if you have any questions.

I will be out of the country August 30<sup>th</sup> – September 17<sup>th</sup> as an FYI in case you need more time and want to move it to the September hearing date. I doubt it will be necessary, but wanted to make sure you knew I won't be available during that time to assist you.

| Hanna Veal



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**From:** Patrick McKeegan <[pat.pma.boise@gmail.com](mailto:pat.pma.boise@gmail.com)>  
**Sent:** Monday, July 17, 2023 3:01 PM  
**To:** Hanna Veal <[hveal@GARDENCITYIDAHO.ORG](mailto:hveal@GARDENCITYIDAHO.ORG)>  
**Subject:** 107 E. 40th St. CUPFY2023-0010

Hanna - Please consider this our request to have our hearing postponed to the August 23rd meeting so we can address the non-compliant issues. I will put together an alternative plan and meet with ACHD and Republic since those are the most significant changes. Thank you  
Patrick

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Patrick McKeegan

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Patrick McKeegan

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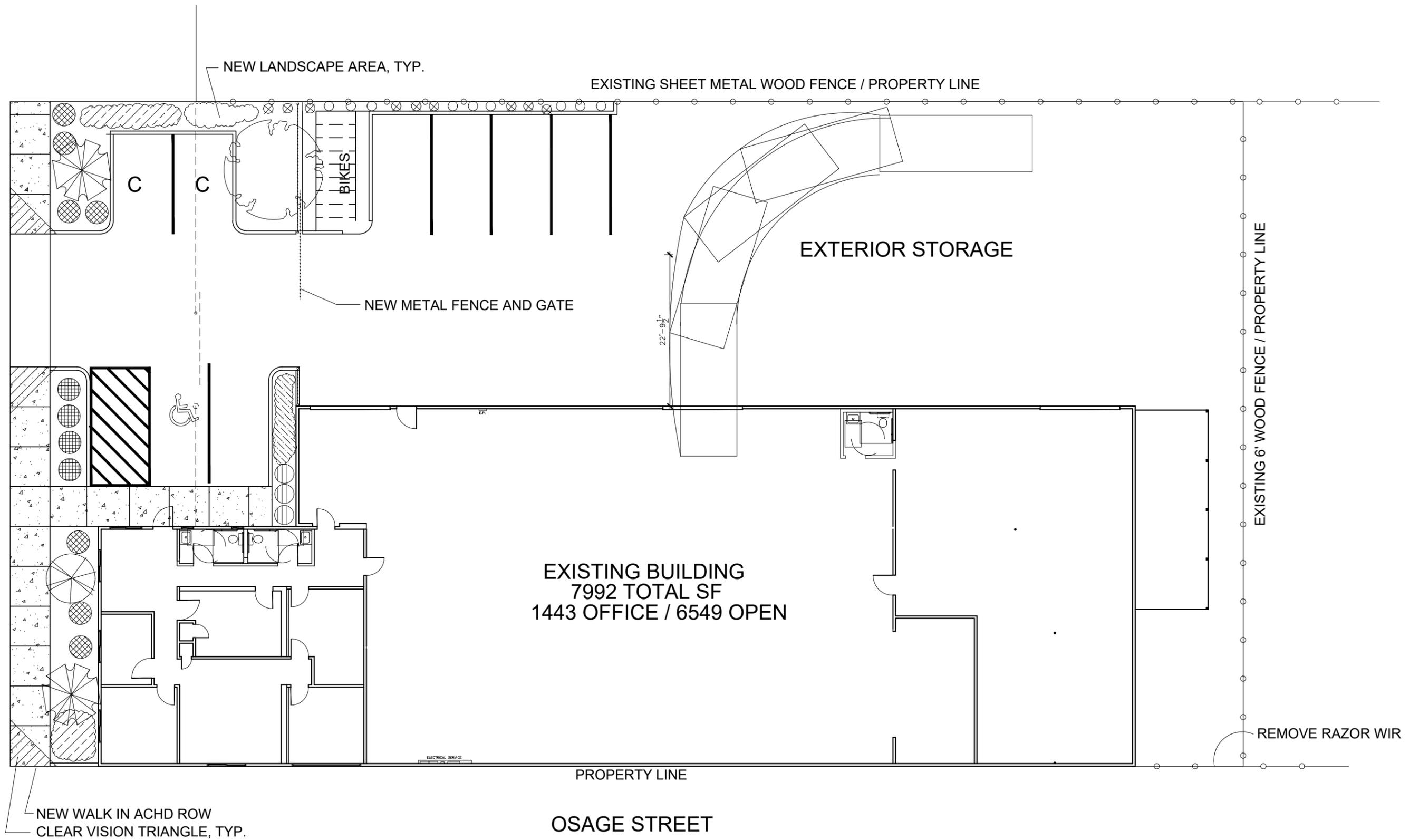
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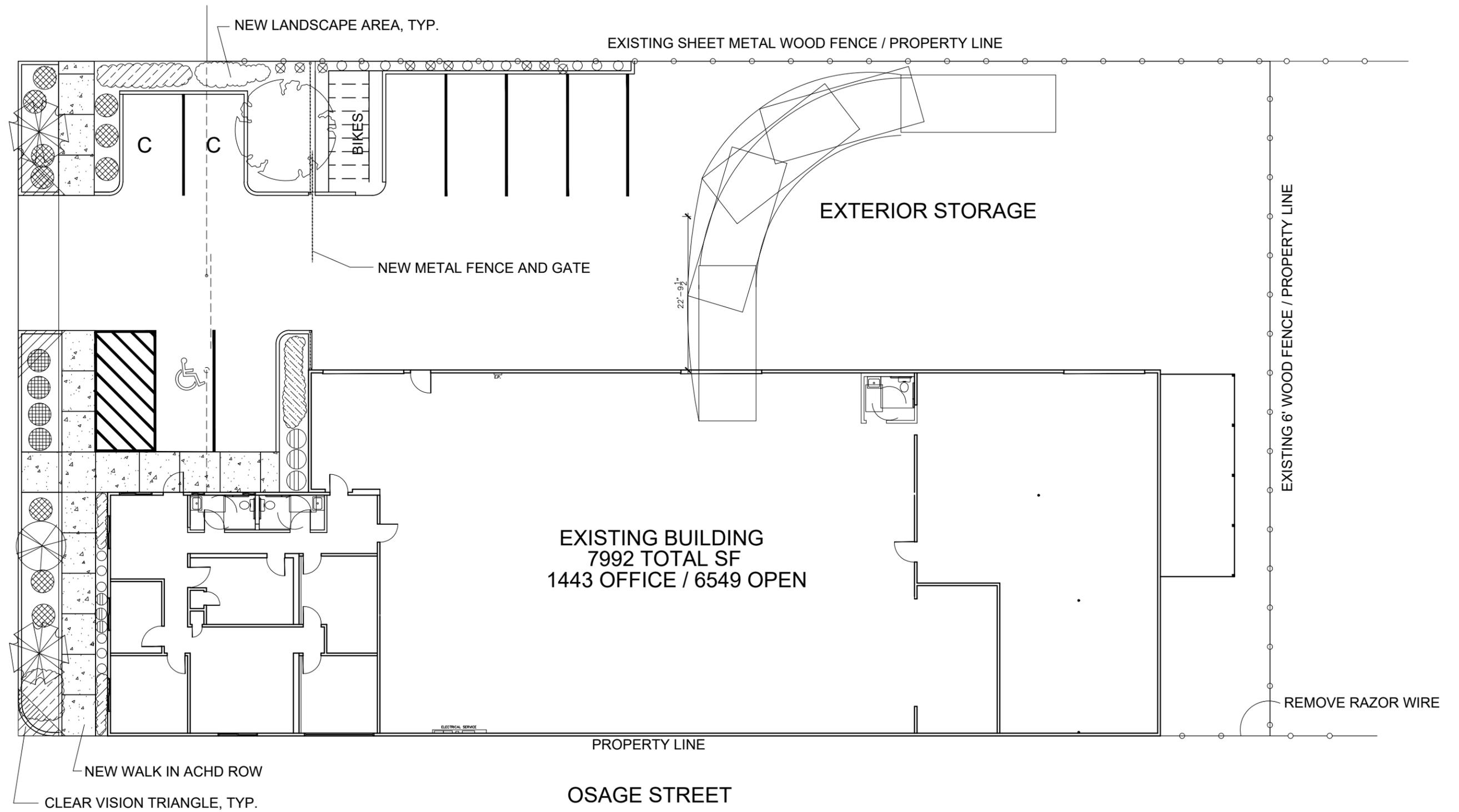


# 107 E. 40TH STREET CUP LS PLAN - REV 1

SCALE: 1/16"=1'-0"

0.42 ACRES

E. 40TH STREET



# 107 E. 40TH STREET CUP LS PLAN - REV 2

SCALE: 1/16"=1'-0"

0.42 ACRES



