

**BOARD OF ADA COUNTY COMMISSIONERS
MINUTES OF THE PUBLIC HEARING
WEDNESDAY, DECEMBER 7, 2011
6:00 P.M.**

The Board of Ada County Commissioners (Board) met this date in the Ada County Public Hearing Room of the Ada County Courthouse Complex. Staff present: Megan Johnson, Mark Perfect, Diana Sanders and Brent Danielson, Development Services; and Ray Chacko, Prosecuting Attorney's Office. Minutes Recorder: Judy Morris.

I. IN THE MATTER OF CALL TO ORDER:

Commissioner Rick Yzaguirre called the meeting to order at 6:00 p.m.

II. IN THE MATTER OF ROLL CALL:

Commissioners Rick Yzaguirre, Sharon M. Ullman and Vernon L. Bisterfeldt were present.

III. IN THE MATTER OF CHANGES TO THE AGENDA:

There were no changes to the agenda.

IV. IN THE MATTER OF UNFINISHED BUSINESS:

ACTION: S. ULLMAN MOVED TO REMOVE THE UNFINISHED BUSINESS FROM THE TABLE FOR CONSIDERATION. V. BISTERFELDT SECONDED. S. ULLMAN, AYE, V. BISTERFELDT, AYE, AND R. YZAGUIRRE, AYE. THE MOTION CARRIED UNANIMOUSLY.

- 1. 201000405 A (B) SLN PLANNING:** Appeal of the Director's decisions to deny an administrative time extension for Guthrie Stone. The property contains 4.130 acres and is located at 6161 N. Bogart Ln., Boise 83714, Section 23 4N 1E. (*Tabled From 11/02/2011; Public Hearing Left Open*)

R. Yzaguirre stated that the public hearing on Application No. 201000405 A (B) was left open and requested an update from Staff on this matter.

M. Johnson submitted and read into the record Exhibit Nos. 21 and 22. She then advised the Board of the progress Applicant has made and provided an updated list of outstanding conditions.

Shawn Nickel was presented on behalf of Applicant. He stated his name and address for the record. S. Nickel and the Board discussed the outstanding conditions and Applicant's anticipated completion of these items.

R. Yzaguirre closed the public hearing.

The Board continued to discuss the outstanding conditions and the progress Applicant is making to satisfy the conditions.

ACTION: S. ULLMAN MOVED TO APPROVE APPLICATION NO. 201000405 A (B) SLN PLANNING AND TABLE THE REVISION OF THE FINDINGS OF FACT AND CONCLUSION OF LAW TO THE DECEMBER 20, 2011, DEVELOPMENT SERVICES MEETING. V. BISTERFELDT SECONDED. S. ULLMAN, AYE, V. BISTERFELDT, AYE, AND R. YZAGUIRRE, AYE. THE MOTION CARRIED UNANIMOUSLY.

- 2. 201100625 MSP-A BLAKE HANSEN:** An appeal of a condition of approval of File 201100625-MSP, which requires that the use connect to municipal sewer. The property contains .252 acres and is located at 1035 E. Fairview Ave., Meridian 83642, Section 7 3N 1E. (*Tabled From 11/02/2011; Public Hearing Left Open*)

R. Yzaguirre stated that the public hearing on Application No. 20110625 MSP-A was left open and requested an update from Staff on this matter.

M. Perfect presented and read into the record Exhibit No. 17. He stated that Applicant withdrew the appeal.

S. Ullman discussed the application with Staff.

R. Yzaguirre closed the public hearing.

ACTION: S. ULLMAN MOVED TO DENY APPLICATION NO. 201100625 MSP-A BLAKE HANSEN AS THE APPEAL WAS WITHDRAWN AND ADOPT THE FINDINGS OF FACT AND CONCLUSIONS OF LAW. V. BISTERFELDT SECONDED. S. ULLMAN, AYE, V. BISTERFELDT, AYE, AND R. YZAGUIRRE, AYE. THE MOTION CARRIED UNANIMOUSLY.

V. IN THE MATTER OF NEW BUSINESS:

- 1. 200800129 CU-MSP-TE ARCHITECTURE NORTHWEST:** An application for a two-year time extension for the Bridgepoint Church to be heard by the Board. The property contains 20.432 acres and is located at 1745 W Amity Rd, Section 35 3N 1W.

R. Yzaguirre opened the public hearing.

Diana Sanders presented and read into the record Exhibit No. 8. She then presented the Staff report.

Applicant, Randy Haverfield of Architectural Northwest, stated his name and address for the record and said he would stand for questions.

S. Ullman asked R. Haverfield to clarify the total acreage of the property.

R. Yzaguirre closed the public hearing.

ACTION: S. ULLMAN MOVED TO APPROVE APPLICATION NO. 200800129 CU-MSP-TE ARCHITECTURE NORTHWEST, AND ADOPT THE FINDINGS OF FACT AND CONCLUSIONS OF LAW. V. BISTERFELDT SECONDED. S. ULLMAN, AYE, V. BISTERFELDT, AYE, AND R. YZAGUIRRE, AYE. THE MOTION CARRIED UNANIMOUSLY.

- 2. 200600071 DA-DM (X-REF 200600071 S-ZC) TUCKER JOHNSON:** DA modification for Hazelwood Village regarding changes to condition no. 44. The property contains 159.706 acres and is located at 10975 W. Lake Hazel Rd., Boise 83704, Section 3 2N 1E.

R. Yzaguirre confirmed that Staff was requesting this item be tabled to the January 11, 2012, public hearing.

ACTION: S. ULLMAN MOVED TO TABLE APPLICATION NO. 200600071 DA-DM (X-REF 200600071 S-ZC) TUCKER JOHNSON TO JANUARY 11, 2012, AT THE REQUEST OF APPLICANT. V. BISTERFELDT SECONDED. S. ULLMAN, AYE, V. BISTERFELDT, AYE, AND R. YZAGUIRRE, AYE. THE MOTION CARRIED UNANIMOUSLY.

- 3. 201100895 HD-PR-S-ZOA DOMINION 6, LLC:** A zoning ordinance text amendment amending the Hidden Springs Zoning Ordinance to add a definition of a shared driveway, and amending and adding regulations regarding shared driveways, individual wells, and individual septic systems. Also, a six (6) lot subdivision in the Hidden Springs Planned Community with an associated hillside development and

private road application. The property contains 363.757 acres and is located at N. Cartwright Rd., Boise 83714, Section 28 5N 2E / 29 5N 2E / 32 5N 2E / 33 5N 2E.

R. Yzaguirre opened the public hearing.

Brent Danielson submitted and read into the record Exhibit Nos. 52, 53, 54 and 55. He then presented the Staff report.

S. Ullman discussed the text changes proposed by the Planning and Zoning Commission (P&Z) with Staff.

Barry Semple stated his name and address for the record and stated he was representing Dominion 6, LLC. He presented testimony in support of the Staff report and recommendations.

The Board posed questions to B. Semple relating to his testimony.

Dan Richter stated his name and address for the record and presented testimony in support of the application on behalf of Avimor. He asked if there was a trail easement on the property that could be used for connectivity of the surrounding projects. B. Danielson responded that the property did have a trail easement.

V. Bisterfeldt posed questions to Staff regarding the shared driveways.

Charlie Baun stated his name and address for the record and presented testimony in support of the application. He stated he would like to see flexibility with the trail easement to provide connectivity in the foothills for the surrounding areas.

Ron Bowling stated his name and address for the record. He expressed his concerns with the application and the possible destruction of the area.

The Board posed questions to R. Bowling and discussed his testimony.

R. Yzaguirre called B. Semple back to the podium to respond to the testimony received as well as the concerns raised by R. Bowling.

B. Semple restated his name and address for the record. He addressed the evening's testimony and the concerns raised by R. Bowling.

The Board requested R. Bowling re-approach the podium.

R. Bowling restated his name and address for the record. He stated that B. Semple's testimony satisfactorily addressed his concerns.

C. Baun re-approached the podium at the Board's request. He restated his name and address for the record. The Board inquired if he would be satisfied if the trail was a dedicated ridge to rivers trail, terminating at Cartwright Road. He stated that would not connect to the Avimor trails system. He discussed where the trail would need to connect to provide the desired connectivity with Avimor.

The Board discussed the project.

B. Semple stated that Applicant had not been approached regarding the desired connectivity with Avimor or the surrounding areas prior to the hearing. The Board and B. Semple discussed Applicant's willingness to work with Avimor and the surrounding areas as feasible.

R. Yzaguirre closed the public hearing.

ACTION: S. ULLMAN MOVED TO APPROVE APPLICATION NO. 201100895 HD-PR-S-ZOA DOMINION 6, LLC; ADOPT THE ORIGINAL FINDINGS OF FACT AND CONCLUSIONS OF LAW AS WRITTEN BY STAFF; AND REJECT THE AMENDMENTS PROPOSED BY THE PLANNING AND ZONING COMMISSION AS UNNECESSARY. V. BISTERFELDT SECONDED.

DISCUSSION: S. ULLMAN ASKED THAT APPLICANT WORK IN GOOD FAITH WITH CHARLIE BAUN AND DAN RICHTER TO CONNECT THE TRAIL SYSTEM FOR THE BETTERMENT OF THE COMMUNITY.

ACTION: S. ULLMAN, AYE, V. BISTERFELDT, AYE, AND R. YZAGUIRRE, AYE. THE MOTION CARRIED UNANIMOUSLY.

VI. IN THE MATTER OF ADJOURNMENT:

There being no further business to come before the Board on this date, the meeting was adjourned at 6:45 p.m.



Rick Yzaguirre, Chairman

ATTEST:


Christopher D. Rich, Ada County Clerk