

**BOARD OF ADA COUNTY COMMISSIONERS
MINUTES OF THE PUBLIC HEARING
MONDAY, JUNE 4, 2012
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: Diana Sanders and Richard Beck, Development Services; and Claire Tardiff, 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 David L. Case were present.

III. IN THE MATTER OF CHANGES TO THE AGENDA:

There were no changes to the agenda.

IV. IN THE MATTER OF NEW BUSINESS:

- 1. 200700253-ZC (B) ADA COUNTY: SHADOW VALLEY ESTATES SUB.** A zoning ordinance map amendment and the termination of a development agreement, revert the zoning designation of the subject property from Rural Residential (RR) to Rural Preservation (RP) due to entitlement expiration, and to terminate Development Agreement No. 8363. The property contains 632.845 acres and is located at 15711 HWY 55, Sections 13, 24 & 26 5N 1E.

R. Yzaguirre opened the public hearing.

D. Sanders presented the Staff report.

R. Yzaguirre closed the public hearing.

ACTION: S. ULLMAN MOVED TO APPROVE APPLICATION NO. 200700253-ZC (B) ADA COUNTY TO TERMINATE DEVELOPMENT AGREEMENT NO. 8363 AND REVERT THE ZONING DESIGNATION OF THE SUBJECT PROPERTY. D. CASE SECONDED. S. ULLMAN, AYE, D. CASE, AYE, AND R. YZAGUIRRE, AYE. THE MOTION CARRIED UNANIMOUSLY.

- 2. 201200015-S B & A ENGINEERS:** A preliminary plat application for Regal View Subdivision No. 2, consisting of two (2) residential lots. The property contains 4.744 acres and is located at 1455 S. Belinda Ln., Kuna 83634, Section 25 2N 1W.

R. Yzaguirre opened the public hearing.

R. Beck submitted a Sign Posting Certification as Exhibit 30 and presented the Staff report. He stated that Staff received a letter from the City of Kuna expressing concern regarding the application.

Joe Canning stated his name and address for the record. He presented a letter addressing the concerns raised by the City of Kuna, which was entered as Exhibit 31. J. Canning presented testimony explaining the preliminary plat application and discussed the specific concerns raised by the City of Kuna. He stated that Applicant conducted two neighborhood meetings and that the attendees at both gatherings ultimately supported the project. He said Applicant's goal was to mimic Regal View, using the same access road, similar lot sizes and similar construction. He explained that Regal View may be in the city of Kuna impact area, but did not reside in the Kuna urban service area. He advised the Board that Applicant has been working with Central District Health Department and did not anticipate an issue securing their approval of the installation of the proposed septic system and well. He confirmed that if Applicant did not receive approval from the Central District Health Department, the project would not move forward. He discussed the state of Idaho regulations for individual subsurface wastewater systems and the rural Ada County ordinance requirements relating to road length. He requested that approval be

granted subject to the conditions of approval listed in the proposed Findings of Fact, Conclusion of Law and Order prepared by Staff.

R. Yzaguirre closed the public hearing.

ACTION: S. ULLMAN MOVED TO APPROVE APPLICATION NO. 201200015-S B & A ENGINEERS AND ADOPT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER PREPARED BY STAFF. D. CASE SECONDED. S. ULLMAN, AYE, D. CASE, AYE, AND R. YZAGUIRRE, AYE. THE MOTION CARRIED UNANIMOUSLY.

V. IN THE MATTER OF ADJOURNMENT:

There being no further business to come before the Board on this date, the meeting was adjourned at 6:17 p.m.

Rick Yzaguirre, Chairman

ATTEST:

Christopher D. Rich, Ada County Clerk