

**BOARD OF ADA COUNTY
MINUTES OF THE DEVELOPMENT SERVICES MEETING
THURSDAY, SEPTEMBER 19, 2013
2:30 P.M.**

The Board of Ada County Commissioners (Board) met this date in the Commissioners' Conference Room of the Ada County Courthouse Complex to act on the following items. Staff members present: Brent Danielson, Megan Leatherman and Diana Sanders, Development Services; and Larry Maneely, Commissioners' Office. Minutes Recorder: Judy Morris.

I. IN THE MATTER OF CALL TO ORDER:

Commissioner Rick Yzaguirre called the meeting to order at 2:39 p.m.

II. IN THE MATTER OF ROLL CALL:

Commissioners Rick Yzaguirre and Jim Tibbs were present.

III. UNFINISHED BUSINESS:

ACTION: J. TIBBS MOVED TO REMOVE THE UNFINISHED BUSINESS, APPLICATION NOS. 200600180-S-TE: CARTWRIGHT RANCH AND 201300588-ZC-DA-S-CU-MSP: NORTHSIDE MANAGEMENT, FROM THE TABLE FOR CONSIDERATION. R. YZAGUIRRE SECONDED. J. TIBBS, AYE, AND R. YZAGUIRRE, AYE. THE MOTION CARRIED.

- 1. 200600180-S-TE: CARTWRIGHT RANCH:** A request for a third time extension before the Board for Neville Ranch Subdivision to allow two additional years. The property is located west of Cartwright Rd, south of Hidden Springs, in Sections 04, 05, 08, and 09, T. 4N, R. 2E. (*Execution of final documents*)

D. Sanders presented the revised conditions of approval incorporating the Board's additional direction from the September 11, 2013, public hearing.

ACTION: J. TIBBS MOVED TO APPROVE THE REVISED FINDINGS OF FACTS AND CONCLUSIONS OF LAW FOR APPLICATION NO. 200600180-S-TE: CARTWRIGHT RANCH. R. YZAGUIRRE SECONDED. J. TIBBS, AYE, AND R. YZAGUIRRE, AYE. THE MOTION CARRIED.

- 2. 201300588-ZC-DA-S-CU-MSP: NORTHSIDE MANAGEMENT:** A zoning ordinance map amendment to rezone approximately 5.68 acres from the Very High Density Residential (R20) District to the Community Commercial (C2) District with a development agreement. Also, a two (2) lot subdivision with a master site plan for a 180 unit multi-family development and a conditional use for a clubhouse consisting of a pool, spa, and sun deck. The property contains 19.958 acres and is located at 8640 W State St, in Sections 13 and 24, T. 4N, R. 1E. (*Tabled from 9/11/13; Execution of final documents*)

B. Danielson presented the Board the finalized Development Agreement and Findings of Fact and Conclusions of Law for execution.

ACTION: R. YZAGUIRRE MOVED TO APPROVE THE DEVELOPMENT AGREEMENT AND REVISED FINDINGS OF FACTS AND CONCLUSIONS OF LAW FOR APPLICATION NO. 201300588-ZC-DA-S-CU-MSP: NORTHSIDE MANAGEMENT. R. YZAGUIRRE SECONDED. J. TIBBS, AYE, AND R. YZAGUIRRE, AYE. THE MOTION CARRIED.

IV: NEW BUSINESS

1. **200700016-S: FINAL PLAT – AVIMOR SUBDIVISION NO. 3:** The Final Plat contains 43 residential lots and two (2) common lots. The property contains approximately 27.4 acres and is located in the Avimor Planned Community on N. McQuarrie Way and is stubbed to N. Goldenridge Pl. and N. Parkridge Dr. in Sections 17 & 18, T. 5N., R.2E.

B. Danielson presented the final plat for execution by the Board.

ACTION: J. TIBBS MOVED TO APPROVE APPLICATION NO. 200700016-S: FINAL PLAT – AVIMOR SUBDIVISION NO. 3 AND AUTHORIZE THE ACTING CHAIRMAN TO SIGN AND STAMP THE DOCUMENT. R. YZAGUIRRE SECONDED. J. TIBBS, AYE, AND R. YZAGUIRRE, AYE. THE MOTION CARRIED.

2. **HAZELWOOD SOUTH DA TERMINATION NO. 7641 & AMENDMENT NO. 7641-1-12:** Terminating the Development Agreement No. 7641 and Amendment No. 7641-1-12 to the Development Agreement as to the part of the Hazelwood South Property owned by the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints.

B. Danielson explained that the development agreement termination related only to the above parcel, as it has already be final platted.

ACTION: J. TIBBS MOVED TO APPROVE HAZELWOOD SOUTH DA TERMINATION NO. 7641 & AMENDMENT NO. 7641-1-12. R. YZAGUIRRE SECONDED. J. TIBBS, AYE, AND R. YZAGUIRRE, AYE. THE MOTION CARRIED.

3. **Farewell Bend Sub**

M. Leatherman advised the Board that the County owns property that is adjacent to a project that is being annexed into the city and developed. She said she was made aware of the project through Ada County Highway District (ACHD). ACHD contacted her to inquire if the County would like connectivity to the property being annexed. She stated she told ACHD the County would like the connectively and confirmed the Board's desire. The Board agreed.

4. **Boise AOCI**

M. Leatherman stated that the city of Boise has proposed a tentative plan for the future of Boise's Northwest and Southwest areas and an adjustment of their area of impact boundary. She said the city has requested the County adopt their new comprehensive plan, called Blueprint Boise. She advised the Board that she has scheduled a meeting for the city to provide the Board a general overview of Blueprint Boise. The Board and M. Leatherman discussed the process for area of impact renegotiations.

5. **Business Plan**

M. Leatherman inquired if the Board wanted to have a formal meeting to review and approve her department's final business plan. The Board directed her to schedule a meeting.

IV. IN THE MATTER OF RECESS:

There being no further business to come before the Board at this time, the meeting was recessed at 3:07 p.m.

David L. Case, Chairman

ATTEST:

Christopher D. Rich, Ada County Clerk