

**BOARD OF ADA COUNTY COMMISSIONERS  
MINUTES OF THE PUBLIC HEARING  
WEDNESDAY, JANUARY 8, 2014  
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 members present: Brent Danielson and Megan Basham, Development Services; and Justin Cafferty, Prosecuting Attorney's Office. Minutes Recorder: Judy Morris.

**I. IN THE MATTER OF CALL TO ORDER:**

Commissioner David L. Case called the meeting to order at 5:59 p.m.

**II. IN THE MATTER OF ROLL CALL:**

Commissioners David L. Case, Jim Tibbs and Rick Yzaguirre 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. 201301295-S-PR: WAGMOR SUBDIVISION:** A preliminary plat application for a three (3) lot residential subdivision along with a private road application. The property is located at 5000 W. Perkins Lane; Section 21, T. 3N., R. 1W.

D. Case opened the public hearing.

B. Danielson presented the Staff report and entered into the record Exhibit No. 51, a letter from the Boise Project Board of Control stating that they have no objections to the application.

Applicant, Craig Wagstaff, stated his name and address for the record. He stated he agreed with the Findings of Fact and Conclusions of Law presented by Staff and stated that he intended to comply with all the conditions.

D. Case closed the public hearing.

**ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201301295-S-PR: WAGMOR SUBDIVISION, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, J. TIBBS, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.**

- 2. 201301302-S-PUD-ZC-DA: SOUTHPARK SUBDIVISION NO. 2:** Request for a 52-lot residential subdivision with a rezone to R-8, LO and a PUD on 12.18 acres. The PUD allows for a deviation from the dimensional standards of the zoning district with the dedication of open space. The subdivision will have approximately 1.48 acres of open space on 8 common lots. The property is located at 4430 S. Seabiscuit Avenue, 4499 S. Cloverdale Road, and 4377 S. Cloverdale Road; Section 28, T. 3N., R. 1E.

D. Case opened the public hearing.

M. Basham entered Exhibit No. 41, the Sign Posting Certification, and Exhibit No. 42, a letter from the Boise Project Board of Control, into the record. She then presented the Staff report.

D. Case inquired whether the pocket park would be addressed in the landscape plan, as he prefers to see parks developed to be usable by the property owners. M. Basham deferred response to the question to Applicant.

Applicant, Brian Wilson, stated his name and address for the record. He presented testimony that he is currently proposing to include horseshoe pits and a volleyball court in the park. He explained his proposed landscape plans and the increased lot sizes for the subdivision.

J. Tibbs inquired whether Applicant had a target population for the subdivision. He explained the clientele in the area seem to be in their 40s or older, possibly looking to downsize.

D. Case closed the public hearing.

**ACTION: J. TIBBS MOVED TO APPROVE APPLICATION NO. 201301302-S-PUD-ZC-DA: SOUTHPARK SUBDIVISION NO. 2, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT AND THE TESTIMONY PRESENTED. R. YZAGUIRRE SECONDED. J. TIBBS, AYE, R. YZAGUIRRE, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.**

- 3. 201301626 S-DA M: HAZELWOOD VILLAGE SUBDIVISION #9:** A request for a preliminary plat for Hazelwood Village No. 9. A new preliminary plat is required because the applicant is seeking to reduce the number of lots originally approved for this phase of Hazelwood Village from 48 to 39 residential lots, which exceeds the 10% deviation allowed by substantial conformance. The applicant is also proposing to modify the original development agreement for Hazelwood Village approved in 2006. The property is located on S. Almira Way east of S. Valley Heights Drive; Section 3, T. 2N., R. 1E.

D. Case opened the public hearing.

M. Basham entered Exhibit No. 36, the Sign Posting Certification, into the record and presented the Staff report.

Applicant, Tucker Johnson, stated his name and address for the record and explained that the Staff report accurately stated their request.

Joan Maddox stated her name and address for the record. She presented testimony supporting the application.

D. Case closed the public hearing.

**ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201301626 S-DA M: HAZELWOOD VILLAGE SUBDIVISION #9, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW AND THE TESTIMONY PRESENTED. J. TIBBS SECONDED.**

**DISCUSSION: J. TIBBS THANKED MS. MADDOX FOR TESTIFYING IN SUPPORT OF THE APPLICATION. D. CASE AFFIRMED J. TIBBS' COMMENTS AND THANKED EVERYONE FOR ATTENDING THE HEARING.**

**V. IN THE MATTER OF ADJOURNMENT:**

There being no further business to come before the Board on this date, the meeting was adjourned at 6:19 p.m.

**VI. IN THE MATTER OF RECONVENING:**

D. Case reconvened the meeting of the Ada County Commissioners to order at 6:19 p.m. He explained that he inadvertently recessed the meeting prior to taking the final vote on the approval of Application No. 201301626 S-DA M: Hazelwood Village Subdivision No. 9. He then took the final vote on the motion.

**ACTION: R. YZAGUIRRE, AYE, J. TIBBS, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.**

**VII. IN THE MATTER OF ADJOURNMENT:**

There being no further business to come before the Board on this date, the meeting was adjourned at 6:20 p.m.

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David L. Case, Chairman

ATTEST:

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Christopher D. Rich, Ada County Clerk