

**BOARD OF ADA COUNTY COMMISSIONERS
MINUTES OF THE PUBLIC HEARING
WEDNESDAY, AUGUST 13, 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: Diana Sanders, Brent Danielson, Brent Moore and Megan Leatherman, Development Services; and Ray Chacko, Prosecuting Attorney's Office. Minutes Recorder: Angel Dicus.

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- I. IN THE MATTER OF CALL TO ORDER:**
Commissioner David L. Case called the meeting to order at 6:01 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 UNFINISHED BUSINESS:**
- ACTION: J. TIBBS MOVED TO REMOVE APPLICATION NOS. 201400337-A – LAYNE THORNTON, 201400344-S-ZC-DA-PBA – CHARTER POINTE MEADOWS SUB, AND 201300588-S – SILVERCLOUD SUBDIVISION, FINAL PLAT FROM THE TABLE FOR CONSIDERATION. R. YZAGUIRRE SECONDED. J. TIBBS, AYE, R. YZAGUIRRE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.**
1. **201400337-A – LAYNE THORNTON:** An appeal of the Planning & Zoning Commission's approval of a conditional use and master site plan for a cemetery. The property is located at 15000 S. Cloverdale Road in Section 34, T. 2N R. 1E. *(Public Hearing Closed; Tabled from 7/9/14 Public Hearing)*
- B. Danielson presented the Staff report.
- ACTION: R. YZAGUIRRE MOVED TO TABLE APPLICATION NO. 201400337-A LAYNE THORNTON TO SEPTEMBER 10, 2014. J. TIBBS SECONDED.**
- DISCUSSION: D. CASE APOLOGIZED TO THE PUBLIC FOR ANYONE WANTING TO TESTIFY IN THE PUBLIC HEARING.**
- ACTION: R. YZAGUIRRE, AYE, J. TIBBS, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.**
2. **201400344-S-ZC-DA-PBA – CHARTER POINTE MEADOWS SUB:** Preliminary plat for 92 residential lots and 5 common lots. Rezone the property from RSW to R8 with a Development Agreement. A property boundary adjustment to adjust the property from Charter Pointe Subdivision #10 to the proposed Charter Pointe Meadows. The property is located at the termination of S. Maple Grove Road east of Charter Pointe Subdivision.; Section 2 & 11, T. 2N R. 1E. *(Tabled from 7/22/14 PH Follow-up Meeting)*
- D. Sanders presented the Staff report.
- ACTION: J. TIBBS MOVED TO APPROVE APPLICATION NO. 201400344-S-ZC-DA-PBA – CHARTER POINTE MEADOWS SUBDIVISION. R. YZAGUIRRE SECONDED.**

DISCUSSION: R. YZAGUIRRE REEMPHASIZED THAT ADA COUNTY HIGHWAY DISTRICT NEEDS TO SIGN THE FINAL PLAT.

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

- 3. **201300588-S – SILVERCLOUD SUBDIVISION, FINAL PLAT:** A request for a final plat for 2 lots. The property is located on the northeast corner of W. State Street and N. Bogart Lane; Section 24, T. 4N R. 1E. (Tabled from 7/22/14 PH Follow-up Meeting)

D. Case opened the public hearing.

B. Danielson presented the Staff report.

ACTION: R. YZAGUIRRE MOVED TO TABLE FURTHER CONSIDERATION OF APPLICATION NO. 201300588-S – SILVERCLOUD SUBDIVISION, FINAL PLAT TO AUGUST 26, 2014 DEVELOPMENT SERVICES PUBLIC HEARING FOLLOW UP MEETING AND LEAVE THE PUBLIC HEARING OPEN. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, J. TIBBS, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

V. IN THE MATTER OF NEW BUSINESS:

- 1. **201400281-ZC-ZOA-CPA – ADA COUNTY:** A comprehensive plan map and text amendment to adopt Blueprint Boise as the applicable comprehensive plan for the Boise Area of Impact as was adopted by the Boise City Council on November 15, 2011. Also, a zoning ordinance map amendment for the adjustment of the Boise and Meridian Impact Area boundary line and for the expansion of the Boise Impact Area boundary line to include the Ten Mile Creek Area. In addition, a zoning ordinance text amendment for changes made to Chapter 3 of Title 9.

D. Case opened the public hearing.

B. Danielson presented the Staff report.

Shaun Sites stated his name and address for the record. He expressed his support for Planning and Zoning to keep his neighborhood large lot residential.

Cheri Warhurst stated her name and address for the record. She posed questions to the Board regarding the approval process. She stated she would like to see her property added to the Boise Impact Area.

B. Danielson explained why the application is being tabled.

ACTION: J. TIBBS MOVED TO TABLE APPLICATION NO. 201400281-ZC-ZOA-CPA – ADA COUNTY BE TABLED TO THE NOVEMBER 12, 2014 MEETING. R. YZAGUIRRE SECONDED.

DISCUSSION: D. CASE CLARIFIED THE PUBLIC HEARING WAS TO REMAIN OPEN. J. TIBBS AMENDED HIS MOTION.

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

- 2. **201400628-S - TIPPIN POINT SUBDIVISION:** A preliminary plat application for a two (2) lot residential subdivision. The property is located at 3135 S. Black Cat Road; Section 21, T. 3N R. 1W.

D. Case opened the public hearing.

B. Moore presented the Staff report and entered into the record, Exhibit No. 28, the sign posting certification received August 6, 2014.

Carl Porter, Applicant, stated he agreed with Staff.

D. Case closed the public hearing.

ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201400628-S - TIPPIN POINT 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.

3. **201400952-PBA-V – JANE SUGGS:** A property boundary adjustment between common property lines of two (2) platted lots. Also, a variance to grant relief from a development standard for platted lots in a property boundary adjustment to be in substantial conformance to the recorded plat; specifically to allow for the property boundary adjustment to have a deviation greater than 25% in dimensional standards. The property contains 19.997 acres and is located at 3394 S. McDermott Road; Section 28, T. 3N R. 1W.

D. Case opened the public hearing.

B. Danielson presented the Staff report and entered into the record, Exhibit No. 30, the sign posting certification form and photos.

Jane Suggs, Applicant, stated her name and address for the record, and that she agreed with Staff.

D. Case closed the public hearing.

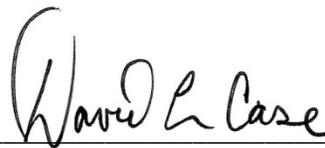
ACTION: J. TIBBS MOVED TO APPROVE APPLICATION NO. 201400952-PBA-V - JANE SUGGS, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT. R. YZAGUIRRE SECONDED.

DISCUSSION: D. CASE CONFIRMED WITH APPLICANT THAT SHE HAD NO FURTHER TESTIMONY.

ACTION: J. TIBBS, AYE, R. YZAGUIRRE, AYE, AND D. CASE, 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 6:28 p.m.



David L. Case, Chairman

ATTEST:



Christopher D. Rich, Ada County Clerk