

**BOARD OF ADA COUNTY COMMISSIONERS
MINUTES OF THE PUBLIC HEARING
WEDNESDAY, OCTOBER 1, 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: Mark Perfect, Brent Moore, Development Services; and Ray Chacko, Prosecuting Attorney's Office. Minutes Recorder: Angel Dicus.

I. IN THE MATTER OF CALL TO ORDER:

Commissioner Rick Yzaguirre called the meeting to order at 5:59 p.m.

II. IN THE MATTER OF ROLL CALL:

Commissioners Rick Yzaguirre and Jim Tibbs 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. **200600065-S-TE – BECKMAN SUBDIVISION:** A request for a time extension for Phase 2 of the Beckman Subdivision. The property is located on W. Quarter Drive and N. Willean Lane; 5N. 1E. Sec. 29.

M. Perfect entered Exhibit 13, the Sign Posting Certificate, into the record and presented the Staff report

R. Yzaguirre opened the public hearing.

[There was no public testimony.]

R. Yzaguirre closed the public hearing.

ACTION: J. TIBBS MOVED TO APPROVE THE SECOND TIME EXTENSION FOR APPLICATION NO. 200600065-S-TE - BECKMAN SUBDIVISION. R. YZAGUIRRE SECONDED. J. TIBBS, AYE, AND R. YZAGUIRRE, AYE. THE MOTION CARRIED.

2. **201400467-S - PASTURE SERENE ESTATES, FINAL PLAT:** A request for a final plat for 2 residential lots. The property is located at 3520 S. Black Cat Road.; 3N. 1W. Sec. 27.

R. Yzaguirre opened the public hearing.

B. Moore presented the Staff report.

[There was no public testimony.]

R. Yzaguirre closed the public hearing.

ACTION: J. TIBBS MOVED TO APPROVE APPLICATION NO. 201400467-S - PASTURE SERENE ESTATES FINAL PLAT; AND AUTHORIZE THE ACTING CHAIRMAN TO SIGN AND STAMP THE FINAL PLAT ON BEHALF OF THE BOARD. R. YZAGUIRRE SECONDED. J. TIBBS, AYE, AND R. YZAGUIRRE, AYE. THE MOTION CARRIED.

3. **201400866-S-PR – PROFILE RIDGE SUBDIVISION:** A preliminary plat and private road application for a fourteen (14) lot residential subdivision. The property is located at 7020 S. Eagle Road and 3487 E. Adler Hoff Lane; 2N. 1E. Sec. 04.

R. Yzaguirre opened the public hearing.

B. Moore entered Exhibit 40, a letter from Stephanie Hoseley in support of the proposed development and Exhibit 41, a PowerPoint presentation submitted by Applicant, into the record. He then presented the Staff report.

Bob Unger, representing the developer, stated his name and address for the record. He gave a PowerPoint presentation and discussed the project, the surrounding property and the proposed C.C.&R's. He stated that Ada County Highway District (ACHD) supported the developer's request for a private road. He explained the city of Meridian's requirements for the development and reviewed the city sewer map.

R. Yzaguirre asked Staff to identify city lines and areas of impact.

B. Unger discussed the area of impact agreements and stated that he believes some of the requests being made by Meridian are unreasonable. He suggested that the Board find that the sewer and water dry lines requested by Meridian are not reasonable and that Condition No. 13 of approval be removed.

J. Tibbs inquired when the sewer lines would go in, if the condition were removed at this stage. B. Unger explained that the lines would have to go through the adjacent subdivision and that subdivision is against such extension. He stated the developer was agreeable to granting easements to the city so that when and if the surrounding property is developed, the city would have the option to install the lines at that time.

Caleb Hood stated his name and address for the record. He stated there were only a few items that the city would like changed on the primary plat. He said he wanted to confirm that the five acre lots complied with the city's long term comprehensive plan. He presented a PowerPoint showing the surrounding areas and discussed the long term development plan in the general vicinity. He stated he believed it was imperative that any approval include the ability for the lots to be redeveloped to urban densities in the future. He expressed concerns regarding the private road and private drives.

J. Tibbs inquired what the difference is, widthwise, between a private street and an ACHD public street. C. Hood explained that the standards are very similar, but the ownership and long term maintenance is the main concern.

R. Yzaguirre stated he believed the issue was with ACHD. He inquired, again, what the difference is between a private and public road.

Omar Pillai, ACHD, stated his name and address for the record. He explained that if the County didn't approve the private road that it would become a public road which would require a 50 foot right of way and stub street access on the North and South.

Bruce Freckleton stated his name and address for the record. He provided testimony and showed a map to illustrate the area that would be affected if the sewer was not extended through Profile Ridge Subdivision. He also raised concerns regarding the development not meeting the fire flow requirements adopted by the city.

The Board and B. Freckleton discussed sewer and water requirements and long term plans for the area. They also discussed the pros and cons of granting easements rather than installing dry lines.

David Zaremba, Meridian City Councilman, was present on behalf of the Mayor and City Council. He reiterated the concerns that the development did not fall within Meridian's long term comprehensive plan as currently proposed with regard to sewer and water requirements. He requested that the Board incorporate the city's requirements into the conditions of approval which include, among other things, a public road with stub streets and dry sewer lines.

Steve Arnold stated his name and address for the record. He advised that he is a resident of Vantage Point which is the adjacent subdivision. He commented that the developer worked with the homeowners in his subdivision when creating the C.C.&R's for Profile Ridge. He requested that if the application is approved, that it be conditioned on the adoption of the proposed C.C.&R.'s.

Danny Cafferty stated his name and address for the record. He stated that he believes the developer has not disclosed Meridian's long term comprehensive plan to the potential residents of the proposed subdivision. He also expressed the need for requiring dry sewer lines.

R. Yzaguirre stated that one condition of approval is that Kuna Fire District must approve all fire flow requirements in the building plans.

Dean Kidd stated his name and address for the record and presented testimony supporting the application. He restated previous testimony regarding the comprehensive plan and opposition of stub roads and dry sewer lines.

B. Unger re-approached the podium to rebut testimony presented. He explained the apparent development challenges for the 160 acres northeast of the project, the private road, future connectivity, sewer and easements.

J. Tibbs asked B. Moore to restate the County code for the dry sewer lines. B. Moore explained the dry line code requirements.

R. Yzaguirre closed the public hearing.

R. Yzaguirre explained that dry lines are addressed in the Area of Impact Agreement with Meridian and should be honored. J. Tibbs affirmed. R. Yzaguirre stated he believed the road should be built to ACHD standards to ensure it's properly maintained. J. Tibbs advised that he didn't have concerns regarding the private road, but he did want to make sure the widths were wide enough to accommodate emergency vehicles.

R. Yzaguirre inquired how to manage the proposed CC&R's. B. Moore responded that Staff does not get involved with CC&R's and therefore doesn't recognize them with regard to setting requirements.

B. Moore confirmed that the current conditions of approval require the dry lines and allow for the private road.

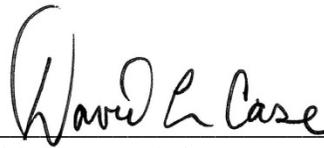
ACTION: J. TIBBS MOVED TO APPROVE APPLICATION NO. 201400866-S-PR - PROFILE RIDGE SUBDIVISION AS PRESENTED BY STAFF, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT. R. YZAGUIRRE SECONDED.

DISCUSSION: J. TIBBS THANKED EVERYONE FOR TESTIFYING AND ATTENDING THE HEARING. R. YZAGUIRRE CONCURRED.

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

V. IN THE MATTER OF ADJOURNMENT:

There being no further business to come before the Board on this date, the meeting was adjourned at 7:30 p.m.



David L. Case, Chairman

ATTEST:



Christopher D. Rich, Ada County Clerk