

**BOARD OF ADA COUNTY COMMISSIONERS  
MINUTES OF THE PUBLIC HEARING FOLLOW UP  
MONDAY, NOVEMBER 17, 2014  
2:00 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: Megan Leatherman and Mark Perfect, Development Services; and Larry Maneely, Commissioners' Office. Minutes Recorder: Judy Morris

- 
- I. IN THE MATTER OF CALL TO ORDER:**  
Commissioner David L. Case called the meeting to order at 1:59 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 UNFINISHED BUSINESS:**
1. **201400392-S-ZC-DA - RUNNING SPRINGS SUB NO. 02:** A preliminary plat application for a 52 lot subdivision which will include 40 residential lots, 11 common lots and one (1) commercial lot. Also, a zoning ordinance map amendment and development agreement application to rezone the property from C-2 and RSW to R8. The property is located at 10333 W. Lake Hazel Rd.; Section 2, T. 2N. R. 1E. (Tabled from 11/12/14 PH for execution of final documents; Public Hearing Closed)
 

**ACTION: R. YZAGUIRRE MOVED TO REMOVE APPLICATION NO. 201400392-S-ZC-DA - RUNNING SPRINGS SUBDIVISION NO. 02 FROM THE TABLE FOR CONSIDERATION. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, J. TIBBS, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.**

M. Perfect presented the Staff report and asked the Board to approve the development agreement.

**ACTION: J. TIBBS MOVED TO APPROVE THE DEVELOPMENT AGREEMENT FOR APPLICATION NO. 201400392-S-ZC-DA - RUNNING SPRINGS SUBDIVISION NO. 02. R. YZAGUIRRE SECONDED. J. TIBBS, AYE, R. YZAGUIRRE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.**
  2. **201400078-CPA-ZOA -AVIMOR SPECIFIC PLAN & ZONING ORDINANCE UPDATE:** A comprehensive plan amendment to the Avimor Specific Plan to revise the Land Use District Map; miscellaneous revisions to Chapter 13 Design Guidelines of the Specific Plan; and miscellaneous revisions to the Avimor Wildlife Mitigation Plan and addition of a Recreation Plan as an appendix to the Wildlife Mitigation Plan. A zoning ordinance text amendment for Avimor to revise Table 8-3I-2 by revising the Land Use District Map; amending Table 8-3I-3 to allow "Recreational area, play field and facilities, including school fields" as a principal permitted use in the Foothills Open Space and Village Open Space Land Use Districts; adding a process for reviewing community events in Section 8-3I-3. The property is located at N. Hwy 55; 5N 1E Sec. 13, 5N 2E Sec. 07, 5N 2E Sec. 08, 5N 2E Sec. 17, 5N 2E Sec. 18, 5N 2E Sec. 19. *(Tabled from 11/12/14 PH for execution of final documents; Public Hearing Closed)*

*[This case was heard with 200600069-DA-DM –AVIMOR DEVELOPMENT AGREEMENT MODIFICATION]*

M. Perfect requested this be heard with the Avimor Development Agreement Modification project and presented the joint Staff reports for Application Nos. 20140078-CPA-ZOA and 200600069-DA-DM.

**ACTION: R. YZAGUIRRE MOVED TO APPROVE THE FINAL DEVELOPMENT AGREEMENT FOR APPLICATION NO. 201400078-CPA-ZOA AND APPROVE THE MODIFICATION FOR APPLICATION NO. 20060069-DA-DM.**

**DISCUSSION: D. CASE CORRECTED THE MODIFICATION APPLICATION NO. TO 200600069-DA-DM.**

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

- 3. **200600069-DA-DM –AVIMOR DEVELOPMENT AGREEMENT MODIFICATION:** An amendment to the Avimor Development Agreement resulting from changes being made to the Avimor Specific Plan associated with Project #201400078 CPA-ZOA. These changes include the revision of the Avimor Land Use District Map, miscellaneous revisions to Chapter 13 Design Guidelines; and miscellaneous revisions to the Avimor Wildlife Mitigation Plan and addition of a Recreation Plan as an appendix to the Wildlife Mitigation Plan. The property is located at N. Hwy 55; 5N 1E Sec. 13, 5N 2E Sec. 07, 5N 2E Sec. 08, 5N 2E Sec. 17, 5N 2E Sec. 18, 5N 2E Sec. 19. *(Tabled from 11/12/14 PH for execution of final documents; Public Hearing Closed)*

*[This case was heard with 201400078-CPA-ZOA -AVIMOR SPECIFIC PLAN & ZONING ORDINANCE UPDATE.]*

**V. IN THE MATTER OF NEW BUSINESS:**

- **201301718-ZC-MSP-PBA-DA, VINEYARD SENIOR COMMUNITY CENTER:** A request for a zone change from R8M to R20, a master site plan, property boundary adjustment and a development agreement for a 30-unit multi-family structure to provide senior housing. The development will be known as the Vineyard Senior Community. The property is located at 8100 N. Horseshoe Bend Road and 10482 W. Utahna; 4N 1E Sec. 14. *(Execution of final documents; Public Hearing Closed)*

M. Perfect presented the Staff report and requested approval of the final development agreement.

R. Yzaguirre inquired about the resolution on the irrigation district.

M. Perfect stated that U.S. Bank quitclaimed their interest in the property to the current owner which allowed for finalizing the development agreement to be finalized.

**ACTION: J. TIBBS MOVED TO APPROVE THE DEVELOPMENT AGREEMENT FOR APPLICATION NO. 201301718-ZC-MSP-PBA-DA, VINEYARD SENIOR COMMUNITY CENTER. R. YZAGUIRRE SECONDED. J. TIBBS, AYE, R. YZAGUIRRE, 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 2:05 p.m.



David L. Case, Chairman

ATTEST:



Christopher D. Rich, Ada County Clerk

