

**BOARD OF ADA COUNTY COMMISSIONERS  
MINUTES OF THE PUBLIC HEARING  
WEDNESDAY, JULY 15, 2015  
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 Danielson and Kristy Inselman, Development Services; and Kale Gans, Prosecuting Attorney's Office. Minutes Recorder: Angel Dicus.

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

Commissioner Jim Tibbs called the meeting to order at 6:00 p.m.

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

Commissioners Jim Tibbs, Rick Yzaguirre and David L. Case 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. **200600180-S, NEVILLE RANCH SUB:** A request for a final plat for 43 lots. The property is located at N. Cartwright Road; T. 4N., R. 2E., Section 5

M. Perfect requested this application be tabled to July 28, 2015 to the Public Hearing follow up meeting.

**ACTION: D. CASE MOVED TO TABLE APPLICATION NO. 200600180-S, NEVILLE RANCH SUB TO JULY 28, 2015, DEVELOPMENT SERVICES MEETING. R. YZAGUIRRE SECONDED. D. CASE, AYE, R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.**

2. **201500685-PBA-V, MATTOX JOAN:** A property boundary adjustment between common property lines of two (2) platted lots. 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. Also, a variance to grant relief from development standard for roadway frontage in the RSW District; specifically to allow for one of the resultant parcels to have approximately 142 feet of roadway frontage instead of 250 feet. The property is located at 8300 & 8450 S. Gantz Ave. and contains 9.5 & 4.82 acres; T. 2N., R. 1E., Section 10

J. Tibbs opened the public hearing.

B. Danielson presented the Staff report.

D. Case questioned B. Danielson regarding Ada County Highway District's (ACHD) response to the roadway frontage change. B. Danielson stated ACHD did not respond.

Applicant, J. Mattox, stated her name for the record and presented testimony. She stated she wanted to sell a portion of her property and asked the Board to consider granting the variances.

J. Tibbs closed the public hearing.

**ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201500685-PBA-V, MATTOX JOAN, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT. D. CASE SECONDED. R. YZAGUIRRE, AYE, D. CASE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.**

3. **201500770-VAC, STASTNY CARYN:** An application for Vacation requesting to remove "and 3" from Plat Note #8 for the Boston Subdivision located in Kuna, Idaho. This plat note restricts access to Deer Flat Road from the shared common drive. The property is located at 4987 E. Deerflat Rd. and contains 10.778 acres; T. 2N., R. 1E., Section 21

K. Inselman requested this application be tabled to July 29, 2015, due to a sign posting error.

**ACTION: D. CASE MOVED TO TABLE APPLICATION NO. 201500770-VAC, STASTNY CARYN TO JULY 29, 2015. R. YZAGUIRRE SECONDED. D. CASE, AYE, R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.**

**4. 200600069-DA-I, AVIMOR DEVELOPMENT, LLC:** A 2-year Periodic Evaluation and Review of the Avimor Planned Community. This review is being conducted to determine if Avimor is developing in conformance with the Avimor Specific Plan and to satisfy code requirements. The review is based on the 11 objectives contained in the Avimor Specific Plan and a review of the Development Agreement. Avimor is located within portions of Sections 7, 8, 17, 18, and 19, T. 5N., R. 2E.

J. Tibbs opened the public hearing.

K. Inselman presented the Staff report.

Dan Richter, Applicant, stated his name and address for the record. He thanked Staff for all their efforts.

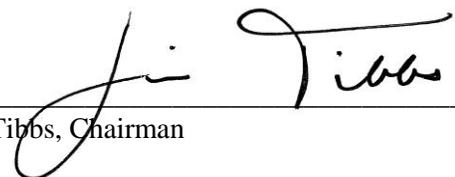
The Board thanked Staff, D. Richter and AVIMOR for their work.

J. Tibbs closed the public hearing.

**ACTION: D. CASE MOVED TO APPROVE APPLICATION NO. 200600069-DA-I, AVIMOR DEVELOPMENT, LLC. R. YZAGUIRRE SECONDED. D. CASE, AYE, R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.**

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

There being no further business to come before the Board on this date, the meeting was adjourned at 6:17 p.m.

  
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Jim Tibbs, Chairman

ATTEST:

  
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Christopher D. Rich, Ada County Clerk