



# ADA COUNTY

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ADA COUNTY BOARD OF COUNTY COMMISSIONERS  
WEDNESDAY, MARCH 12, 2014  
6:00 PM  
1st Floor Public Hearing Room  
Ada County Courthouse and Administrative Complex  
200 W. Front Street, Boise, ID  
(\*Time Posted is Subject to Change)

- I. CALL TO ORDER
- II. ROLL CALL
- III. CHANGES TO THE AGENDA
- IV. NEW BUSINESS

1. **201400117-SEW, BOISE PUBLIC WORKS:** The City of Boise is seeking the Board of Ada County Commissioner's approval for a proposed sanitary sewer extension project located at 3660 S. Cole Rd, Section 30 3N 2E.

Staff Recommendation: Approval  
*Staff:* Brent Moore 287-7998

Memo

2. **201400119-VAC, AVIMOR DEVELOPMENT:** A request to vacate the public trail easement located in Lot 19, Block 12 of the Avimor Subdivision No. 1 final plat. The trail will be relocated to the west within the Foothills Heritage Park. The property is located on N. Streams Edge Pl., Section 18 5N 2E.

Staff Recommendation: Approval  
*Staff:* Megan Basham 287-7944

Staff Report

Findings

3. **201301546-ZC-S-DA-DA(M), PAINTED RIDGE #2:** A preliminary plat for a 164 lot subdivision consisting of 155 residential lots and nine (9) common lots on approximately 41.73 acres. It is noted that 31.73 acres of the proposed subdivision is under a development agreement for Painted Ridge Subdivision (aka Racers Ridge Subdivision). There is an application for a development agreement modification on 31.73 acres. There is a zoning ordinance map amendment application to rezone with a development agreement the additional ten (10) acres of the proposed subdivision from the RUT District to the R8 District. Furthermore, a request to terminate Development Agreement No. 8135 in an effort to clarify and simplify the history and management of this project. A new development agreement will be entered into covering the entirety of the Parcel, consisting of both the remaining parcel from Development Agreement No. 8135 as well as the new 10 acres subject to rezoning, so that the Painted Ridge Subdivision project will be governed by one single development agreement rather than having multiple agreements in place. The property is located at 5997 E. Columbia Rd.; Section 9 2N 3E.

P&Z Commission Recommendation: Approval  
Staff Recommendation: Approval  
*Staff:* Brent Danielson 287-7913

Staff Report

Findings

4. **200800159-CU- MSP-TE, DILLABAUGHS FLOOR COVERING:** An application for a time extension for an approved conditional use and master site plan for a Dillabaugh’s Flooring America retail outlet store. This is the 3<sup>rd</sup> time extension and second board level time extension. The property is located at 9998 State St., Section 14 4N 1E.

Staff Recommendation: Approval  
*Staff:* Brent Danielson 287-7913

Staff Report

Findings

5. **201400074-CU-MSP-V, LEVI DUCKETT:** A conditional use and master site plan application to operate and construct a contractor’s yard/shop. The shop will be approximately 5,218 square feet and the existing dwelling on the property will be used as an office. In addition, an application for a variance to grant relief from a development standard requiring all structures and storage areas to be located a minimum of 100 feet from any property line because the subject property is located in a residential district. Also a variance from the development standard for accessory office space to comply with Section 8-5-3-75 of the Ada County Code in order to exceed 25% of the gross floor area of the use. The property is located at 4610 W. Franklin Rd., Section 10 3N 1W.

Staff Recommendation: Approval of the CU, MSP and first Variance (property line setback); Denial of the second Variance (gross floor area)  
*Staff:* Brent Danielson 287-7913

Staff Report

Findings

**V. RECESS**

*Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made.*