

**ADA COUNTY PLANNING AND
ZONING COMMISSION
AGENDA**

Thursday, June 5, 2014
6:00 PM
1st Floor Public Hearing Room
Ada County Courthouse
200 W. Front Street, Boise, ID

I. CALL TO ORDER (6 PM)

II. ROLL CALL

- | | |
|-------------------------------------------|----------------------------------------|
| <input type="checkbox"/> John Seidl | <input type="checkbox"/> John Browder |
| <input type="checkbox"/> David Dineen | <input type="checkbox"/> David Koehler |
| <input type="checkbox"/> Julia Pierko | <input type="checkbox"/> |
| <input type="checkbox"/> Thomas Le Claire | |

III. UNFINISHED BUSINESS

1. 201300140-CPA-ZOA: ADA COUNTY		
A comprehensive plan map and text amendment and a zoning ordinance text amendment in order to adopt the 2011 version of the City of Meridian Comprehensive Plan to be utilized in Meridian’s Area of City Impact. <i>(Tabled from 5/8/14)</i>		
Staff Recommendation: Table to 7/10/14	Brent Danielson 287-7913	
<table border="1" style="margin: auto;"> <tr> <td style="padding: 5px;">Memo</td> </tr> </table>		Memo
Memo		

2. 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. <i>(Tabled from 4/24/14)</i>		
Staff Recommendation: Signature of revised findings of fact which reflect the Commission’s decision at the April 24 th public hearing.	Brent Danielson 287-7913 Diana Sanders 287-7905 Brent Moore 287-7998	
<table border="1" style="margin: auto;"> <tr> <td style="padding: 5px;">Findings</td> </tr> </table>		Findings
Findings		

3. 201400308-CU-MSP: HUMMEL ARCHITECTS

A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. All improvements are located on the interior of the Idaho Expo site on Lorimer Lane. The new administration building will be approximately 3,400 sq. ft. and the new entry gate structure will be approximately 2300 sq. ft. with a 20' entry sign that spans approximately 55 feet. The property is located at 5610 N. Glenwood Street; 4N 1E Sec. 25. *(Tabled from 5/8/14)*

Staff Recommendation: Approval

Megan Basham 287-7944

Staff Report

Findings

4. 201400344-S-ZC-DA-PBA: CHARTER MEADOWS SUBDIVISION

A preliminary plat for 109 residential lots and 7 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.; 2N 1E Sec. 2 & 11. *(Tabled from 5/8/14)*

Staff Recommendation: Approval

Diana Sanders 287-7905

Memo

IV. NEW BUSINESS

1. 201400378-CU-MSP: C&A PAVING

A request for a conditional use and master site plan for a gravel extraction operation on 118 acres. The extraction is planned for three phases over the next 25 years with the possibility of a concrete batch plant and/or an asphalt batch plant to be located on the property. During high construction season, the applicant is requesting that the pit operate 24 hours a day. The property is located on S. Pleasant Valley Road; 2N 2E Sec. 21.

Staff Recommendation: Approval

Megan Basham 287-7944

Staff Report

Findings

2. 201400465-CU-MSP: BRECKON LAND DESIGN

A conditional use and master site plan application to operate and construct a contractor's yard/shop. The shop will be approximately 3,620 square feet. The property is located at 6398 W. Gowen Road; 3N 2E Sec. 30.

Staff Recommendation: Approval

Brent Danielson 287-7913

Staff Report

Findings

3. 201400467-S-PR: PASTURE SERENE ESTATES SUBDIVISION	
A preliminary plat application for a two (2) lot residential subdivision along with a private road application. The property is located at 3520 S. Black Cat Road.; 3N 1W Sec. 27.	
Staff Recommendation: Approval	Brent Moore 287-7998
<input type="button" value="Staff Report"/>	<input type="button" value="Findings"/>

4. 201400615-CU-MSP: MERIDIAN JOINT SCHOOL DISTRICT #2	
Conditional Use/Master Site Plan for the addition of one new 1,792 sq. ft. portable classroom building to Mary McPherson Elementary School. The property is located at 1050 E. Amity Road.; 3N 1E Sec30.	
Staff Recommendation: Approval	Diana Sanders 287-7905
<input type="button" value="Staff Report"/>	<input type="button" value="Findings"/>

V. MINUTES: April 24, 2014 and May 8, 2014

VI. RECESS