



# ADA COUNTY

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ADA COUNTY BOARD OF COUNTY COMMISSIONERS  
WEDNESDAY, NOVEMBER 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 (5:59 P.M.)
- II. ROLL CALL (ALL THREE WERE PRESENT)
- III. CHANGES TO THE AGENDA (NONE)
- IV. UNFINISHED BUSINESS

- **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. (*Tabled from 8/13/14; Public Hearing Open*) (TABLED TO 01/14/15)

P&Z Commission Recommendation: Approve  
Staff Recommendation: Table to January 14, 2015  
*Staff:* Brent Danielson 287-7913  
Diana Sanders 287-7905  
Brent Moore 287-7998

V. NEW BUSINESS

1. **201300588-S – SILVERCLOUD SUB, FINAL PLAT:** A request for a final plat for two (2) lots. The property is located on the northeast corner of W. State St. and N. Bogart Ln., Section 24, T. 4N., R. 1E. (APPROVED 3-0)

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

2. **200600065-S – BECKMAN SUB; PHASE 2, FINAL PLAT:** A request for a final plat for one (1) residential lot. The property is located at W. Quarter Dr.; Section 29, T. 5N. R. 1E. (TABLED TO 12/03/14; PUBLIC HEARING OPEN)

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

3. **201400166-S – MOONRIDGE SUB NO. 13, FINAL PLAT:** A request for a final plat for a five (5) lot subdivision. The property is located at the southeast corner of W. Lake Hazel Rd. and S. Zither Ave.; Section 1, T.2N. R. 1E. **(APPROVED 3-0)**

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

4. **201401470-V – SKINNER LAND SURVEY CO.:** A request for a variance to the 100' building setback from the designated Floodway as required by the Boise River Greenway Overlay District. A 2.3-acre area was removed from the floodway with a LOMR. The applicant would like to build a single-family residence in this area. The property is located at 2040 S. Artesian Rd.; Section 24, T. 4N. R. 1W. **(APPROVED 3-0)**

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

5. **201400078-CPA-ZOA –AVIMOR SPECIFIC PLAN 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.

**(APPROVED 3-0; TABLED TO 11/17/14 DEVELOPMENT SERVICES MEETING TO FINALIZE DEVELOPMENT AGREEMENT)**

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

6. **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.

**(APPROVED 3-0; TABLED TO 11/17/14 DEVELOPMENT SERVICES MEETING TO FINALIZE DEVELOPMENT AGREEMENT)**

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

7. **201400957-S – LUCY IN THE SKY SUBDIVISION:** A preliminary plat application for a two (2) lot residential subdivision. The property is located at 4795 N. Hartley Rd.; Section 34, T. 5N. R.1W. **(TABLED TO 12/3/14)**

P&Z Commission Recommendation: Approve  
Staff Recommendation: Approve

Staff: Brent Danielson 287-7913

8. **201400959-S-PR – SPRINGVIEW ESTATES SUB:** A preliminary plat application for a six (6) lot subdivision and a private road. The property is located at 4095 N. Pollard Ln.; Section 33, T.5N. R. 1W. **(APPROVED 3-0)**

P&Z Commission Recommendation: Approve

Staff Recommendation: Approve

Staff: Diana Sanders 287-7905

9. **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.

**(APPROVED 3-0; TABLED TO 11/17/14 DEVELOPMENT SERVICES MEETING TO FINALIZE DEVELOPMENT AGREEMENT)**

P&Z Commission Recommendation: Approve

Staff Recommendation: Approve

Staff: Brent Moore 287-7998

10. **201401441-CU-MSP-V – SPITERI, STEVE:** A request for a conditional use and master site plan for a contractor's yard and a variance for a reduced side-yard setback. The property is located at 1335 E. McMillan Rd.; Section 31, T. 4N. R. 1E. **(APPROVED 3-0)**

Staff Recommendation: Approve

Staff: Brent Moore 287-7998

11. **201401023-A – SHULTZ, MATT:** An appeal of an administrative decision to approve a 2100 square foot greenhouse. The property is located at 3976 S. Genesee Dr.; Section 27, T. 3N. R. 1E.

**(APPROVED 3-0)**

Staff Recommendation: Uphold Approval; Deny Appeal

Staff: Brent Moore 287-7998

**VI. RECESS**

**(8:31 P.M.)**

*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.*