

**ADA COUNTY PLANNING AND
ZONING COMMISSION
AGENDA**

Thursday, December 10, 2015

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"/> David Koehler |
| <input type="checkbox"/> David Dineen | <input type="checkbox"/> Teri Murrison |
| <input type="checkbox"/> Thomas Le Claire | <input type="checkbox"/> Charles Baun |
| <input type="checkbox"/> John Browder | |

III. UNFINISHED BUSINESS

1. 201502322-CPA-DA-DM-PR-ZC-ZOA-S: AVIMOR DEVELOPMENT, LLC

A comprehensive plan map amendment and zoning ordinance map amendment to add additional acreage (approximately 84 acres) to the Avimor Planned Community resulting from a boundary line change between Boise County and Ada County and the relocation of the eastern boundary due to a missing surveying monument. A comprehensive plan text amendment to the Avimor Specific Plan to revise the Land Use District Map and miscellaneous revisions to the Avimor Specific Plan, Avimor Wildlife Mitigation Plan/Recreation Plan and the Avimor Fire & Vegetation Management Plan. A zoning ordinance text amendment to revise Table 8-3I-2 by revising Avimor's Land Use District Map. A preliminary plat to revise the remaining portion of the existing preliminary plat for Avimor Village 1, Phases 2-6 (x-ref: Project #200700016 S-HD) and the remainder of Avimor that was not a part of an existing preliminary plat for a total of 471 lots. The breakdown of the lots consists of 441 residential lots, 3 village center lots, 26 common lots, and 1 private road lot. There is also an application for a private road to serve approximately 20 lots. In addition, there is a development agreement to add the additional acreage to Avimor and a modification to the existing development agreement. The property contains approximately 914 acres and is located at Avimor and Highway 55 in Sections 6, 7, 8, 17, 18, and 19, T. 5N, R. 2E, Boise, ID (*Tabled from 10/15/15 P&Z hearing; Public Hearing Open*)

Staff Recommendation: Table to 1/14/16

Brent Danielson 287-7913

Memo

IV. NEW BUSINESS

1. 201503680-ZOA: DOUG KOFFORD		
A Zoning Ordinance Text Amendment application to amend Ada County Code Section 8-5-3-114 (Tower or Antenna Structure, Commercial). The applicant is proposing to amend item C(2) that requires a signed lease agreement at the time of submittal for a conditional use application. The applicant is proposing that the signed lease agreement be submitted with the building permit.		
Staff Recommendation: Table to 1/14/2016	Kristy Inselman 287-7998	
<table border="1"><tr><td>Memo</td></tr></table>		Memo
Memo		

2. 201400392-DA-M / 201503797-S: TEALEYS LAND SURVEYING			
A Preliminary Plat application and a Development Agreement Modification application for Running Springs Sub No 3. This phase consists of 14 residential lots and 5 common lots. This site was previously approved as a preliminary plat. The applicant is proposing to change the original designation of duplex lots to single family attached lots. The property contains 2.97 acres and is located at 10333 W. Lake Hazel Rd., Boise ID 83709 in Section 2, T. 2N, R. 1E.			
Staff Recommendation: Approve	Kristy Inselman 287-7998		
<table border="1"><tr><td>Staff Report</td><td>Findings</td></tr></table>		Staff Report	Findings
Staff Report	Findings		

3. 201503799-CU-MSP: TS SB, LLC			
A Conditional Use & Master Site Plan application for a self-storage facility with 555 enclosed storage units and 64 RV covered parking units. There will be an approximately 600 sq. ft. office at the entrance. A sign is proposed on the northwest corner of the property. The property contains 6.14 acres and is located at 6400 S. Maple Grove Rd., Boise ID 83709 in Section 1, T. 2N, R. 1E.			
Staff Recommendation: Approve	Diana Sanders 287-7905		
<table border="1"><tr><td>Staff Report</td><td>Findings</td></tr></table>		Staff Report	Findings
Staff Report	Findings		

V. OTHER BUSINESS

1. ADA COUNTY COMPREHENSIVE PLAN UPDATE: CLARION & ASSOCIATES

Ada County's planning consultant, Clarion & Associates, will be on hand to present an overview of Ada County's Comprehensive Plan Update thus far.

Megan Basham 287-7944

2. WORK SESSION – CELL TOWERS ON SCHOOL SITES

Work Session to review and discuss Staff's research on cell towers located on school district property in Ada County. This research was done upon Commissioner Baun's request asking for the number of cell towers located on school sites in Ada County.

Memo

Diana Sanders 287-7905
Brent Danielson 287-7913

VI. MINUTES: November 13, 2014 and November 5, 2015

VII. RECESS