

**ADA COUNTY PLANNING AND
ZONING COMMISSION
AGENDA**

Thursday, February 11, 2016

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 (<i>Tabled from 1/14/16 Hearing</i>)		
Staff Recommendation: Table to 3/10/16	Brent Danielson 287-7913	
<table border="1"><tr><td>Memo</td></tr></table>		Memo
Memo		

2. 201502337-V-S-PR-HD: MOOSE ON THE LOOSE SUBDIVISION

A preliminary plat for a residential subdivision consisting of fifteen (15) lots with a private road and hillside application. Also, a variance to grant relief from a development standard for private roads in Phase 1 of the project, specifically to not require segments of the travel way of the private road greater than five percent (5%) grade to be improved with asphalt or concrete paving until Phase 2. The private road would be paved with subsequent phases. The property is generally located south of W. Chaparral Road and east of Highway 16, Eagle, ID; T. 5N, R. 1W, Section 16 (*Tabled from 1/14/16 Hearing*)

Staff Recommendation: Table to 3/10/16

Brent Danielson 287-7913

Memo

3. 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 (*Tabled from 1/14/16 Hearing*)

Staff Recommendation: Table to 3/10/16

Kristy Inselman 287-7998

Memo

4. 201400392-DA-M / 201503797-S-ZC: TEALEYS LAND SURVEYING

A Preliminary Plat, Zoning Ordinance Map Amendment and Development Agreement Modification applications for Running Springs Sub No 3. This phase consists of 14 residential lots, and 5 common lots. The zoning ordinance map amendment is to rezone the property from a Medium High Density Residential (R8) District to a High Density Residential (R12) District. This is a revised preliminary plat application to change the originally approved duplex lots to single family attached lots. The property contains 2.93 acres and is located at 10333 W. Lake Hazel Rd., Boise ID 83709 in Section 2, T. 2N, R. 1E. (*Tabled from 12/10/15 Hearing*)

Staff Recommendation: Approval

Kristy Inselman 287-7998

Staff Report

Findings

IV. NEW BUSINESS

1. 201500547-CU: VERIZON WIRELESS

A conditional use application for an 80 foot monopole tower, a 6' lightning rod, 12 panel antennas and 2 future microwave dishes. The property contains 2.214 acres and is located at 5220 N Linder Rd. Meridian ID 83646 in Section 25, T. 4N, R. 1W

Staff Recommendation: Approval

Diana Sanders 287-7905

Staff Report

Findings

2. 201504098-ZOA: L&R ENVIRONMENTAL

An application for a Zoning Ordinance Text Amendment to amend current Ada County Code to allow Private Septage Treatment & Disposal Facilities in the Rural Preservation (RP) District outside any city area of impact.

Staff Recommendation: Approval

Diana Sanders 287-7905

Staff Report

Findings

3. 201504177-S: KM ENGINEERING, LLP

An application for preliminary plat for an 84 lot subdivision (Avimor Subdivision No. 5) in the Avimor Planned Community consisting of 76 village residential lots, three (3) village center lots, two (2) village open space lots, two (2) foothills open space lots, and one (1) community services lot. This is a revised preliminary plat to change roadway configuration and lot product type from what was approved in 2007 through Project #200700016 S-HD. The property encompassing the proposed subdivision contains approximately 66.6 acres and is located at the Avimor Planned Community at 18700 N. Highway 55. Boise ID 83714 in Sections 7 and 18, R. 5N, R. 2E.

Staff Recommendation: Approval

Brent Danielson 287-7913

Staff Report

Findings

4. 201503969-CPA-ZOA: SLN PLANNING, INC

A petition/application for a comprehensive plan text amendment and a zoning ordinance text amendment to create a rural cluster development allowance within the Ada County Comprehensive Plan and the adoption of standards and regulations for cluster developments within the Ada County Zoning Ordinance.

Staff Recommendation: Denial

Brent Danielson 287-7913

Staff Report

Findings

V. MINUTES: January 14, 2016

VI. RECESS