

**ADA COUNTY PLANNING AND
ZONING COMMISSION
AGENDA**

Thursday, November 10, 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"/> Charlie Baun | <input type="checkbox"/> Thomas Le Claire |
| <input type="checkbox"/> John Browder | <input type="checkbox"/> Teri Murrison |
| <input type="checkbox"/> David Dineen | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> David Koehler | |

III. UNFINISHED BUSINESS

1. 201601258-CPA-FP-HD-S-ZOA-ZC-DM: DRY CREEK PLANNED COMMUNITY		
A proposed amendment to the Dry Creek Ranch Planned Community. 1,746 residential units are proposed, which is an approximate 50% reduction in residential density; an approximate 85% reduction in commercial area to 85,000 square feet; updates to the wildlife mitigation plan, economic analysis, open space and trails plan, and traffic plan are included; and one elementary school site is proposed. The development will be served by private sewer and water; pressurized irrigation will be provided where water rights are available; and agreements with service providers will be required. A comp plan amendment, zoning text amendment, pre-plat, DA modification, floodplain, and hillside are required. <i>(Tabled from 10/06/16 Hearing)</i>		
Staff Recommendation: Table to 12/15/16	Megan Basham 287-7944	
<table border="1"><tr><td>Memo</td></tr></table>		Memo
Memo		

2. 201601428-CPA-ZC-ZOA: KUNA AREA of IMPACT		
A comprehensive plan amendment, zoning ordinance text amendment and zoning ordinance map amendment to establish Area of City Impact boundaries for the City of Kuna, hereby referenced as Kuna ACI-A and Kuna ACI-B. The 1998 Kuna Comprehensive Plan will apply within Kuna ACI-A, minus the Urban Service Planning Area and Referral Area, which will be repealed. The Ada County Comprehensive Plan will be applicable within Kuna ACI-B for properties in unincorporated Ada County.		
Staff Recommendation: Revised Findings for Denial	Megan Basham 287-7944	
<table border="1"><tr><td>Revised Findings</td></tr></table>		Revised Findings
Revised Findings		

3. 201503680-ZOA: DOUG KOFFORD

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 10/6/16 Hearing)*

Staff Recommendation: Recommend Withdrawal

Kristy Inselman 287-7998

Memo

IV. NEW BUSINESS

1. 201601401-ZOA-ZC-S-DA-CPA: AVIMOR DEVELOPMENT LLC

A comprehensive plan map amendment and zoning ordinance map amendment to add additional acreage (89 acres) to the Avimor Planned Community resulting from a more precise delineation of the Ada/Boise County Line and the eastern property line because of a missing surveying pin. A comprehensive plan text amendment to revise the Land Use District Map in the Avimor Specific Plan 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 amend Article 8-3I to revise Avimor’s Land Use District Map (Table 8-3I-3); provide clarifying language regarding the issuance of building permits for single-family dwellings with a semi-detached garage or private living quarters; and provide regulations for food trucks. 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 381 lots. The breakdown of the lots are 357 residential lots and 24 common lots. In addition, there is a development agreement for the additional acreage with the zoning ordinance map amendment and a modification to the existing development agreement (Project #200600069 DA). The property contains approximately 919 acres and is located at Avimor & Highway 55, Boise 83714, Section 6 T.5N R.2E; Section 7 T.5N R.2E; Section 8 T.5N R.2E; Section 17 T.5N R.2E; Section 18 T. 5N R. 2E; Section 19 T.5N R.2E.

Staff Recommendation: Approval

Brent Danielson 287-7913

Findings

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2. 200600069-DA-DM: AVIMOR DEVELOPMENT LLC

A modification to the Avimor Planned Community Development Agreement due to changes associated with Project #201601401 CPA-ZC-ZOA-S-DA. The property contains approximately 919 acres and is located at Avimor & Highway 55, Boise 83714, Section 6 T.5N R.2E; Section 7 T.5N R.2E; Section 8 T.5N R.2E; Section 17 T.5N R.2E; Section 18 T.5N R.2E; Section 19 T.5N R.2E.

Staff Recommendation: Approval

Brent Danielson 287-7913

Findings

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3. 201601516-MSP-CU-PBA: NEU DESIGN ARCHITECTURE

A conditional use/master site plan to use Historical Barn as Event Center/Social Hall for Weddings, Corporate Parties Etc. A property boundary adjustment to transfer land between properties in order to simplify the lot lines in an even exchange of land. A Landscape easement will be created on 9099 W. McMillan to create and provide an aesthetically pleasing barrier. The property contains 9 acres and is located at 9099 & 9107 W. McMillan Rd., Nampa 83687, Section 31, T. 4N., 1W.

Staff Recommendation: Approval

Diana Sanders 287-7905

Findings

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V. MINUTES: October 6, 2016

VI. RECESS