



# ADA COUNTY

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## ADA COUNTY BOARD OF COUNTY COMMISSIONERS

Wednesday, November 18, 2009

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 (6:00 PM)

II. ROLL CALL (ALL THREE WERE PRESENT)

III. UNFINISHED BUSINESS

1. **200800014 S-ZC-DA-PUD-HD HARTLEY LANE SUB/ J&M LAND LLC:** A Rezone to R4, Preliminary Plat to include 924 single family lots, 1 fire or community center lot, 66 open space lots, 2 well lots, and 44 common lots. It is a mixed-use community located on approximately 367 acres and located north of Beacon Light Road, east of Hartley Road. The site is located in Section 26, 34 & 35, T 5N, R 1W.

Staff Recommendation: Withdrawn.  
*Staff:* Diana Sanders 287-7905

*(Tabled from 8/12/09; Public Hearing Left Open)*  
**(WITHDRAWN)**

IV. NEW BUSINESS

1. **200600092 S-TE VARIAN HEIGHTS SUBDIVISION:** A Time Extension request to extend the approval of the Varian Heights Preliminary Plat to include 30 residential lots and 4 common lots. The property contains approximately 13.17 acres and is located on the south side of W. Seneca Drive, approximately ½ mile south of Victory Road; Section 26, T. 3N., R. 1E.

**(TABLED TO 1/13/10; PUBLIC HEARING LEFT OPEN)**

Staff Recommendation: Approval.  
*Staff:* Megan Johnson 287-7944

2. **200600162-S-TE WASATCH SUBDIVISION:** A Second Time Extension request. The property contains 30.17 acres and is located at 8940 and 9088 Locust Grove Road, Meridian Idaho; Section 8, T. 2N., R. 1E.

**(APPROVED W/ CONDITION TO MAINTAIN PROPERTY)**

Staff Recommendation: Approval.  
*Staff:* Diana Sanders 287-7905

**3. 200900129-ZC/DA, BARBARA NICHOLAS:** A request for a Zoning Ordinance Map Amendment to change the zoning of the subject property from Rural Urban Transition (RUT) to Medium Low Density Residential (R4). The property contains 1.659 acres and is located at 1299 N. School Ave, Kuna ID; Section 23, T. 2W, R. 1W. **(APPROVED)**

Planning & Zoning Commission Recommendation: Approve.

Staff Recommendation: Approval.

*Staff:* Richard Beck 287-7915

**4. 200900794-PBA/VAC, KENT BROWN:** A request to adjust the property line and vacate the 10-foot wide lot drainage and irrigation easement, between Lots 10 and 11 in Block 3 of Lakeridge Subdivision No. 2. The properties contains 0.22 acres and are located at 10372 Jerry Peak Street and 5630 Kimmer Cove Way, Boise Idaho; Section 35, T. 3N., R. 1E. **(APPROVED)**

Staff Recommendation: Approval.

*Staff:* Richard Beck 287-7915

**5. 05-15-A DEVONSHIRE SUBDIVISION NO. 4:** An Appeal of a denial for a time extension of the phase four (4) Final Plat (File #04-15-S-TE). The property is Assessor's Tax Parcels #S140224410 and #S140224450. The property contains 32.21 acres and is located at S. Derbyshire Ave. and S. Warwicksire Ave; Section 2, T. 2N., R. 1E. **(APPROVED)**

Staff Recommendation: Denial of Appeal.

*Staff:* Brent Danielson 287-7913

**6. 200900115 S-PR-HD BOISE RIVER RANCH SUBDIVISION:** A request for a Subdivision, Private Road and Hillside Development Applications to create seven (7) residential lots with a minimum lot size of one (1) acre. The property is within the R1 Base District and the Boise River Greenway Overlay District. The property contains a total of 7.72 acres and is located at 4008 E. Boise Avenue; Section 29, T.3N., R.3E. **(TABLED TO 1/13/10; PUBLIC HEARING LEFT OPEN)**

Planning & Zoning Commission Recommendation: Approve.

Staff Recommendation: Approval.

*Staff:* Megan Johnson 287-7944

**7. 200900803 ZC HAWKINS COMPANIES, LLC:** A request for a rezone for a portion of the property on the northeast corner of the project, which was involved in a property boundary adjustment to allow for a right-in/right-out access to the property. The property was zoned C2 and reverted back to the RSW. The applicant is requesting a rezone back to C2. The property contains 0.62 acres and is located at 6195 South Five Mile Road, Boise, Idaho; Section 34 , T. 3N , R. 1E.

**(TABLED TO 1/13/10; PUBLIC HEARING NOT YET OPENED)**

Planning & Zoning Commission Recommendation: Approve.

Staff Recommendation: Approval.

*Staff:* Diana Sanders 287-7905

**VI. RECESS**

**(8:05 PM)**