

ADA COUNTY BOARD OF COUNTY COMMISSIONERS

January 7, 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 PM)

II. ROLL CALL

III. UNFINISHED BUSINESS

1. 200600219-PC DRY CREEK RANCH PLANNED COMMUNITY

(a) 200600219-CPA COMPREHENSIVE PLAN TEXT AMENDMENT:

JMM Dry Creek, LLC requests an amendment to the Ada County Comprehensive Plan to add a comprehensive plan, including, as addenda, the development plan and economic impact analysis for the proposed Dry Creek Ranch Planned Community. The proposed comprehensive plan includes a vision statement, a list of coordinated goals, objectives and policies, a conceptual land use map showing the proposed general land use patterns and circulation systems, economic feasibility study, infrastructure and financing plan, a natural features analysis, a narrative describing the proposed land uses and the design of the subject site, an assessment of the land use, public service, environmental and transportation impacts, a transportation and mobility plan, community services and utilities plan, an open space, parks and trails plan, wildlife mitigation plan, narrative and examples of central design concepts, a phasing plan, a letter from the school district, and a narrative of the storm water management plan.

Planning & Zoning Commission Recommendation: Denial

Staff Recommendation: Approve

Staff: Bruce Wall 287-5718 (Tabled from 12/3/08; Public Hearing Closed)

(b) 200600219-ZC (ORDINANCE # 707) ZONING ORDINANCE MAP

AMENDMENT: JMM Dry Creek, LLC requests a Zoning Ordinance Map Amendment from Rural Residential (RR) District and Rural Preservation (RP) District to Planned Community (PC) District on approximately 1,414.9 acres of land. The site is located east of Highway 55, generally south of Brookside Lane, then both north and south of Brookside Lane, and both north and south of Dry Creek Road. The property lies within portions of Sections 25, 35, and 36, Township 5 North, Range 1 East; Section 30, Township 5 North, Range 2 East; and Sections 1, and 2, Township 4 North, Range 1 East; Ada County, Idaho.

Planning & Zoning Commission Recommendation: Denial

Staff Recommendation: Approve

Staff: Bruce Wall 287-5718 (Tabled from 12/3/08; Public Hearing Closed)

(c) **200600219-DA (DEVELOPMENT AGREEMENT # 8205)**
DEVELOPMENT AGREEMENT: JMM Dry Creek, LLC requests approval of a development agreement concurrent with the submitted Zoning Ordinance Map Amendment for the Dry Creek Ranch Planned Community.

Planning & Zoning Commission Recommendation: Denial

Staff Recommendation: Approve

Staff: Bruce Wall 287-5718 (Tabled from 12/3/08; Public Hearing Closed)

(d) **200600219-ZOA (ORDINANCE # 703) ZONING ORDINANCE TEXT AMENDMENT:** JMM Dry Creek, LLC requests a Zoning Ordinance Text Amendment to amend Ada County Code, Title 8, Chapter 2, adopting a new Article into the Ada County Code to provide zoning regulations to govern the proposed Dry Creek Ranch Planned Community, containing general provisions, land use districts, development standards and administration for the development of the proposed Dry Creek Ranch Planned Community.

Planning & Zoning Commission Recommendation: Denial

Staff Recommendation: Approve

Staff: Bruce Wall 287-5718 (Tabled from 12/3/08; Public Hearing Closed)

2. **200600219-S-HD-FP JEKER'S PLACE:** A Preliminary Plat, Hillside Development, and Floodplain application for a proposed subdivision consisting of four phases to include 451 residential lots, 33 open space lots, 22 mixed use lots, 2 commercial lots, 1 institutional lot, 2 village center lots, and 1 multi-family lot. These phases contain 381.47 acres and are located east of Highway 55, generally south of Brookside Lane, and both north and south of Dry Creek Road. The property lies within portions of Sections 25, 35, and 36, Township 5 North, Range 1 East; Section 30, Township 5 North, Range 2 East; and Sections 1, and 2, Township 4 North, Range 1 East; Ada County, Idaho. These applications are being processed concurrently with File Number 200600219-PC **Dry Creek Ranch Planned Community**. The approval of the preliminary plat will be contingent upon approval of File Number 200600219-PC.

Planning & Zoning Commission Recommendation: Denial

Staff Recommendation: Approve

Staff: Bruce Wall 287-5718 (Tabled from 12/3/08; Public Hearing Not Yet Opened)

V. **OTHER**

VI. **RECESS**