Minutes of the Commission meeting held on May 7, 2008 at 6:00 p.m. in the offices of the Ada County Highway District, 3775 Adams Street, Garden City, Idaho.

Commissioners McKee, Huber, Bivens and Franden were present

Approximately thirty-five citizens were present.

ACHD staff present: J. Schweitzer, Mike Brokaw, Bruce Mills, Sally Goodell, Steve Price, Craig Quintana, Gary Inselman, Mindy Wallace, Shawn Martin, Chanon Romo and Susan Slaughter.

Commissioner McKee called the meeting to order at 6:00 p.m. and welcomed everyone.

The Pledge of Allegiance was recited.

CONSENT AGENDA: DEVELOPMENT APPLICATIONS – NONE; FINAL PLATS FOR SIGNATURE – NONE; APPROVAL OF MINUTES & MINUTE ENTRIES FOR APRIL 16, 2008 – REQUEST FOR APPROVAL; MAPLE GROVE PEDESTRIAN IMPROVEMENTS – ACCEPTANCE OF FACTS, FINDINGS & CONCLUSIONS – BID RESULTS & CONSIDERATION/APPROVAL OF CONSTRUCTION CONTRACT; RESOLUTION NO. 849 – ROAD CLOSURE & MAINTENANCE AGREEMENT FOR RIVERSIDE DRIVE – REQUEST FOR ADOPTION; SUNDIAL SUBDIVISION VACATION/EXCHANGE – PROPOSED VACATION & ABANDONMENT – SET DATE FOR PUBLIC HEARING; REGENCY AT RIVER VALLEY – ANNEXATION, REZONE AND CONDITIONAL USE – REQUEST FOR APPROVAL – There were no changes to the Consent Agenda.

ACTION TAKEN:
Commissioner Bivens made a motion to approve the Consent Agenda, in accordance with the staff recommendations. Commissioner Huber seconded. Motion carried unanimously.

WALDVOGEL ACRES SUBDIVISION – PRELIMINARY PLAT – CONSIDERATION & APPROVAL
– Bruce Mills, Deputy Director, presented the staff report.

Robert Flood, 126 W. Thornberry Court, Boise, the applicant, testified.

Joe Barton, (no address given) representative of the Nampa Highway District, testified.

The following action was taken:

ACTION TAKEN:
Commissioner Huber made a motion to approve the staff report. Commissioner Franden seconded. Motion carried unanimously.

TRAILHEAD AT PROSPECT PEAK SUBDIVISION – PRELIMINARY PLAT – CONSIDERATION & APPROVAL – Commissioner Franden recused himself.
Mindy Wallace, Planning Review Supervisor, presented the staff report.

Ben Haught, Kastera Development, 44 W. Perkins Street, Meridian, the applicant, testified.

Steve Purvis, 3939 Brookside Lane, Boise, Co-Chairman of the North Ada County Foothills Association (NACFA); Mr. Purvis outlined NACFA’s presentation.

John Petrovsky, 4831 Willow Creek Road, Eagle, testified.

C.J. Thompson, 4831 Willow Creek Road, Eagle, testified.

Lynn Melton Purvis, 3939 Brookside Lane, Boise, testified.

Butch Croothuis, 3490 W. Saddleman Place, Eagle, testified.

Kathy Pennisi, 3675 N. Saddleman Place, Eagle, testified.

Jim Cracchiolo, 3333 Triple Ridge Place, Eagle, testified.

Darryl Cernusak, 3580 Triple Ridge Place, Eagle, testified.

Jim Vermilion, 4315 N. Sage Hill Lane, Eagle, testified.

Bob West, 5035 Willow Creek Road, Eagle, testified.

Alasya West, 5035 Willow Creek Road, Eagle, testified.

Ed Camp. 5377 N. Honda Lane, Eagle, testified.

Mr. Purvis provided additional testimony.

Dennis Peer, 4674 Willow Creek Road, Eagle, testified.

Gary Allen, Givens Pursley, 601 W. Bannock, Boise, representing the Connolly family, adjacent property owners, testified.

Steve Price, General Counsel, testified regarding the easement.

Gary Inselman, Manager of Right-of-Way and Development Services, responded to questions.

Mr. Haught provided additional testimony.

After discussion, the following action was taken:

**ACTION TAKEN:**
Commissioner Huber made a motion to approve the preliminary plat for Trailhead Subdivision with the following changes: that two site specific requirements be added to the staff report. Site Specific Requirement No. 7 would outline the Highland Livestock easement and state that the applicant needs to demonstrate to both Ada County Development Services and the Eagle Fire District that a roadway can be constructed over the easement without violating conditions and to be confirmed in writing to ACHD. The applicant may need to
relocate the easement in order to build the emergency access drive aisle as proposed. Site Specific No. 8 would require a stub street to the north to the Connolly property if it can be demonstrated that it meets ACHD grade and specification requirements. Commissioner Bivens seconded. Commissioners Huber, Bivens and McKee voted aye. Commissioner Franden abstained. Motion carried.

The meeting recessed at 7:45 p.m.

The meeting reconvened at 7:55 p.m.

**DRY CREEK RANCH PLANNED COMMUNITY – MASTER SITE PLAN – CONSIDERATION & APPROVAL** – Mindy Wallace, Planning Review Supervisor, presented the staff report.

David Szplett, URS Corporation, P.O. Box 79, Boise, representative of the applicant testified. Mr. Szplett explained plans for the site.

Joanne Pence, 8688 W. Brookside Drive, Boise, Dry Creek Neighborhood Association, testified.

Don Plum, 1221 N. 15th Street, Boise, testified.

Cat Bell, 14900 Spring Creek Lane, Boise, testified.

Heidi Patterson, 5529 W. School Ridge Road, Boise, testified.

Peter Barton, 601 W. Bannock, Boise, testified.

Wayne Forrey, 1952 E. Wilde Creek Way, Boise, representing Kastera Development, an adjacent property owner, testified.

After discussion, the following action was taken:

**ACTION TAKEN:**
Commissioner Huber made a motion to approve the master site plan for the Dry Creek Ranch Planned Community and to add a special note to the County highlighting our concerns about the funding issues associated with the roadways. Commissioner Bivens seconded. Motion carried unanimously.

**FY2008 – SECOND QUARTER BUDGET ADJUSTMENTS – REQUEST FOR APPROVAL** – Michael Brokaw, Deputy Director of Operations, presented the staff report.

The following action was taken:

**ACTION TAKEN:**
Commissioner Franden made a motion to approve the second quarter budget adjustments as presented. Commissioner Bivens seconded. Motion carried unanimously.

**FY2008 – SECOND QUARTER IMPACT FEE ACCOUNTING & LOAN BALANCE REPORT – PRESENTATION BY STAFF** – Michael Brokaw, Deputy Director of Operations, presented the staff report.
PUBLIC COMMUNICATION – None

Commissioner Franden made a motion to adjourn the public portion of the meeting at 9:25 p.m. Commissioner Huber seconded. Motion carried unanimously.

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Susan Slaughter, Secretary    Carol A. McKee, President