Pre-Commission Meeting – March 26, 2014 – 5:30 p.m. – Pre-Commission Room – Commissioners


The Commission briefly reviewed the day’s meeting agenda. No official action was taken.
COMMISSION MEETING MINUTES
for
Wednesday, March 26, 2014

Minutes of the Commission meeting held on Wednesday, March 26, 2014 at 6:00 p.m. in the offices of the Ada County Highway District, 3775 Adams Street, Garden City, Idaho.

Commissioners Franden, Hansen, Arnold, Jaurena and Baker were present.

ACHD staff present: Bruce Wong, Dave Wallace, Steve Price, Michael Brokaw, Craig Quintana, Paul Daigle, Bruce Mills, Gary Inselman, Josh Sharp, Tom Ferch, Ryan Cutler, Sabrina Anderson, Gary Nelson, Christy Little, Stacey Yarrington, Lauren Watsek, Andrew Cibor, Terry Little, and Stacey Workman.

Approximately 115 members of the public attended, including Eagle City’s, Mayor Reynolds and Eagle City Council Members Mark Butler and Jeff Kuntz.

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

The Commission and audience recited the pledge of allegiance.

ADOPT AMENDED AGENDA – Request for Adoption:
A change to the originally published meeting agenda occurred more than forty eight (48) hours prior to the start of the meeting. The Commission is required to make a motion to approve the posted Amended Agenda. The Amended Agenda is effective upon the passage of the motion.

ACTION TAKEN:
Commissioner Arnold made a motion to adopt and ratify the posted, amended agenda. Commissioner Hansen seconded. Motion went to vote and carried unanimously.

ADOPT CONSENT AGENDA – Request for Approval:
A. Development Applications – Preliminary Plats
   A1. Heritage Grove – Annexation, Rezone & Preliminary Plat Approval – Consideration and Approval
   A2. The Lakes at Pristine Meadows – Preliminary Plat – Request for Approval
B. Final Plats - None
C. Minutes & Minute Entries – March 12, 2014 – Request for Approval
D. Orchard Street Bridge Repair Cooperative Agreement – KN 13035 – Request to Approve or Reject Proposal – Request for Approval.
F. Award Construction Bid for Orchard Street, Targee Street to Spaulding Street (Boise) – Request for Approval.
G. Interagency Agreement with the City of Meridian for Roadway Construction/Water Construction – Request for Approval.

ACTION TAKEN: Commissioner Baker moved to approve the Consent Agenda with the exception of Item G, Interagency Agreement with the City of Meridian for Roadway Construction/Water Construction, to be remanded back to staff. Commissioner Jaurena seconded. Motion carried unanimously, without objection.

REGULAR AGENDA:

1. Breckenwood Subdivision – Preliminary Plat – Consideration and Approval:

   Lauren Watsel, ACHD Planner, presented staff report.


   Margaret Wright, 8915 Shellie Lane, testified.

   Commissioner Franden asked a question of Ms. Watsel. Ms. Watsel responded.

   Commissioner Franden asked a question of Ms. Watsel. Ms. Watsel responded.

   ACTION TAKEN: Commissioner Hansen moved to approve the Breckenwood Subdivision – Preliminary Plat as presented by staff. Commissioner Jaurena seconded.

   Commissioner Hansen provided comment.

   Commissioner Baker provided comment.

   Commissioner Jaurena provided comment.

   ACTION TAKEN: Motion went to a vote and passed unanimously.

2. Diamante Subdivision – Annexation, Rezone & Preliminary Plat Approval – Consideration and Approval:

   Christy Little, ACHD Planning Supervisor, presented staff report.

   Commissioner Franden asked a question of Ms. Little. Ms. Little responded.

   Commissioner Franden asked a question of Ms. Little. Ms. Little responded.

   Commissioner Hansen asked a question of Ms. Little. Ms. Little responded.
Commissioner Hansen asked a question of Ms. Little. Ms. Little responded.

Commissioner Jaurena provided comment.

Scott Noriyuki, Northside Management, 6810 Fairhill Place, Boise, Idaho, testified as the developer.

Joan Wall Condit, 9501 W. Burnett, Boise, Idaho, testified.

Commissioner Franden provided comment.

Commissioner Franden asked a question of Ms. Little. Ms. Little responded.

Commissioner Franden provided comment.

Cinda Robbins, 9020 W. Burnett, Boise, Idaho, testified.

Roger Purcell, 9321 W. Burnett, Boise, Idaho, testified.

Gary Henkel, 9109 W. Burnett, Boise, Idaho, testified.

Commissioner Franden provided comment.

Mr. Henkel provided comment

Cynthia Clinkingbeard, 9402 W. Burnett, Boise, Idaho, testified.

Susan Barkis, 9402 W. Burnett, Boise, Idaho, testified.


Michael Gollaher, 9305 W. Burnett, Boise, Idaho, testified.

Commissioner Jaurena thanked Mr. Gollaher for his service in Desert Storm.

Commissioner Franden provided comment.

Bill Landon, 9800 W. Roan Meadows, Boise, Idaho, testified.

Carole McFadden, 9500 W. Burnett, Boise, Idaho, testified.

Commissioner Franden provided comment.

Randall Schweigert, 9205 W. Burnett, Boise, Idaho, testified.

Chuck Feast, 9730 W. Tanner, Boise, Idaho, testified.

Tamra Anderson, 9401 W. Burnett, Boise, Idaho, testified.

Gary Storm, 9957 W. Roan Meadows, Boise, Idaho, testified.

Commissioner Jaurena provided comment.

Mr. Storm provided comment.
Rodd Greene, 3536 S. Mitchell, Boise, Idaho, testified.

Commissioner Franden provided comment.

Commissioner Franden asked a question of Mr. Greene. Mr. Greene responded.


Scott Noriyuki, Northside Management, 6810 Fairhill Place, Boise, Idaho, gave closing remarks.

Commissioner Arnold asked a question of Ms. Little. Ms. Little responded.

Commissioner Jaurena provided comment.

**ACTION TAKEN:** Commissioner Jaurena moved to approve the Diamante Subdivision – Annexation, Rezone & Preliminary Plat as presented by Staff with the modification of adding a road trust for traffic calming if and once warrants are met. Commissioner Arnold seconded.

Commission Arnold provided comment and directed staff to look at the blind spots on Mitchell.

**ACTION TAKEN:** Motion went to a vote and passed unanimously.

Commissioner Franden adjourned the meeting at 7:11 PM for a five minute recess.

Commissioner Franden reconvened the meeting at 7:19 PM.

3. **Revolution Ridge – Annexation, Rezone & Preliminary Plat Approval – Consideration and Approval:**

   Stacey Yarrington, ACHD Planner III, presented staff report.

   Commissioner Jaurena asked a question of Ms. Yarrington. Ms. Yarrington responded.

   Jim Conger, 1627 S. Orchard, Boise, Idaho, testified as the developer.

   Commissioner Baker asked a question of Mr. Conger. Mr. Conger responded.

   Commissioner Baker asked a question of Mr. Conger. Mr. Conger responded.

   Commissioner Hansen asked a question of Mr. Conger. Mr. Conger responded.

   Commissioner Jaurena disclosed for the record, he met with the HOA of Kentucky Ridge and gave them instructions on how to contact Ms. Yarrington to address their concerns.

   Commissioner Jaurena asked a question of Mr. Conger. Mr. Conger responded.
Commissioner Jaurena asked a question of Mr. Conger. Mr. Conger responded.

Commissioner Jaurena provided comment.

Mr. Conger provided comment.

Rick Fisch, 3378 Kentucky Way, Meridian, Idaho, testified.

Commissioner Franden provided comment.

Commissioner Jaurena provided comment.

Mr. Fisch provided comment.

Commissioner Jaurena asked a question of Mr. Fisch. Mr. Fisch responded.

Commissioner Arnold asked a question of Ms. Yarrington. Ms. Yarrington responded.

Tamera Hamilton, 3496 S. Arcaro, Meridian, Idaho, testified.

Christy Rye, 3497 S. Arcaro, Meridian, Idaho, testified.

Commissioner Hansen asked a question of Ms. Yarrington. Ms. Yarrington responded.

Commissioner Arnold asked a question of Ms. Yarrington. Ms. Yarrington responded.

Commissioner Arnold asked a question of Ms. Yarrington. Ms. Yarrington responded.

Val Hill, 686 W. Blue Downs, Meridian Idaho, testified.

Theron Haddon, 800 W. Riodosa, Meridian, Idaho, testified.

Earl Sailor, 827 W. Riodosa, Meridian, Idaho, testified.

Jim Conger, 1627 S. Orchard, Boise, Idaho, gave closing remarks.

Commissioner Baker asked a question of Mr. Conger. Mr. Conger responded.

Commissioner Jaurena asked a question of Mr. Conger. Mr. Conger responded.

Commissioner Arnold asked a question of Ms. Yarrington. Ms. Yarrington responded.

Commissioner Arnold asked a question of Ms. Yarrington. Ms. Yarrington responded.

Commissioner Jaurena provided comment.

Commissioner Baker provided comment.

**ACTION TAKEN:** Commissioner Baker moved to approve the Revolution Ridge – Annexation, Rezone & Preliminary Plat as presented by staff with the exception of the sidewalk to be constructed on the east side of Kentucky Way with the approval by the City of Meridian. Commissioner Jaurena seconded.
Commissioner Arnold provided comment not in favor of the motion.

Commissioner Hansen provided comment.

Commissioner Franden provided comment.

**ACTION TAKEN:** Commissioner Franden called for a vote on the motion. Motion passed four to one. Commissioners Jaurena, Hansen, Baker and Franden voting Aye. Commissioners Arnold voting Nay.

Commissioner Franden adjourned the meeting at 8:19 PM for a five minute recess.

Commissioner Franden reconvened the meeting at 8:26 PM.

4. **Eagle Road and State Street Intersection Concept Study – Request for Adoption:**

Andrew Cibor, ACHD Traffic Engineer, presented staff report.

Commissioner Jaurena provided comment and thanked Andrew for all his hard work.

Commissioner Franden asked for any ex-parte communication.

Commissioner Baker disclosed she had a conversation with Bob Bruce and told him to attend this meeting.

Commissioner Hansen disclosed he had a conversation with Bob Bruce and told him to attend this meeting.

Commissioner Arnold disclosed she had conversations with Bob Bruce and John Jackson and told each of them to attend this meeting.

Commissioner Franden disclosed that he was a member of the Stakeholder Committee that gave a recommendation for the study.

Commissioner Franden addressed the audience on proper protocol for testimony.

James Reynolds, City of Eagle’s Mayor, 660 Civic Lane, Eagle, Idaho, testified.

Commissioner Hansen asked a question of Mayor Reynolds. Mayor Reynolds responded.

Commissioner Hansen asked a question of Mayor Reynolds. Mayor Reynolds responded.

Commissioner Arnold asked a question of Mayor Reynolds. Mayor Reynolds responded.

Mark Butler, City of Eagle Councilmember, 660 Civic Lane, Eagle, Idaho, testified.

Commissioner Hansen asked a question of Councilmember Butler. Councilmember Butler responded.

Commissioner Hansen asked a question of Councilmember Butler. Councilmember Butler responded.
Commissioner Hansen asked a question of Mr. Cibor. Mr. Cibor responded.

Commissioner Jaurena asked a question of Councilmember Butler. Councilmember Butler responded.

Jeff Kunz, City of Eagle Councilmember, 660 Civic Lane, Eagle, Idaho, testified and distributed a presentation entered into the record.

Commissioner Baker asked a question of Councilmember Kunz. Councilmember Kunz responded.

Commissioner Baker asked a question of Councilmember Kunz. Councilmember Kunz responded.

Commissioner Baker asked a question of Councilmember Kunz. Councilmember Kunz responded.

Commissioner Hansen asked a question of Councilmember Kunz. Councilmember Kunz responded.

Bob Bruce, 2323 N. Seven Oaks Way, Eagle, Idaho, testified.

John Sayer, 2151 W. Forest Hill Court, Eagle, Idaho, testified.

Ryan Dammrose, 468 Elonnemara Lane, Eagle, Idaho, testified.

Commissioner Baker asked a question of Mr. Cibor. Mr. Cibor responded.

Mr. Dammrose provided comment.

Commissioner Franden asked a question of Mr. Dammrose. Mr. Dammrose responded.

Mr. Dammrose provided comment.

Commissioner Arnold asked a question of the City of Eagle.

Nichole Baird Spencer, City of Eagle Planner, 660 Civic Lane, Eagle, Idaho, responded.

Commissioner Arnold asked a question of Mr. Cibor. Mr. Cibor responded.

Jeff Laughlin, Chairman of Eagle Transportation Committee, 1390 N. Selvaggio Way, Eagle, Idaho, testified.

Commissioner Baker asked a question of Mr. Laughlin. Mr. Laughlin responded.

Commissioner Baker asked a question of Mr. Laughlin. Mr. Laughlin responded.

John Adams, 154 Olde Park Place, Eagle, Idaho, testified.

Robert Teffeteller, 3450 E. Commercial Court, Meridian, Idaho, testified.

Cheryl Bloom, 2153 N. Hollybrook Place, Eagle, Idaho, testified.

Jane Kramer, 57 Ranch Drive, Eagle, Idaho, testified.

Ms. Kramer entered into the record, a signed petition for the 'no-build' option.

Naomi Preston, 83 E. State Street, Eagle, Idaho, testified.

Tom Covney, 7801 W. Beacon Light Road, Eagle, Idaho, testified.

Joel Anderson, 34 E. State Street, Eagle, Idaho, testified.

Commissioner Franden asked a question of Mr. Cibor. Mr. Cibor responded.

Commissioner Arnold asked a question of Mr. Cibor. Mr. Cibor responded.

Mr. Anderson provided comment.

Commissioner Franden adjourned the meeting at 10:07 PM for a five minute recess.

Commissioner Franden reconvened the meeting at 10:15 PM.

Steven Anderson, 4650 Willow Lane, Eagle, Idaho, testified.

Kendra Segali, 5126 N. Monticeto Place, Boise, Idaho, testified.

Ms. Segali provided a copy of studies presented to the Commission and entered into the record.

Commissioner Franden asked a question of Mr. Cibor. Mr. Cibor responded.

Rick Smith, 503 S. Eagle Road, Eagle, Idaho, testified.

Joy Leach, 503 S. Eagle Road, Eagle, Idaho, testified.


Linda Adams, 154 Olde Park Place, Eagle, Idaho, testified.

Feileen Anderson, 2660 N. Dalton Lane, Boise, Idaho, testified.

Mark Miller, 774 N. Palmetto Drive, Eagle, Idaho, testified.

Commissioner Arnold asked a question of Mr. Miller. Mr. Miller responded.

Commissioner Arnold provided comment.

Mr. Miller provided comment.

Commissioner Arnold provided comment.

Scott Myer, 2261 Whomer Road, Eagle, Idaho, testified.

Commissioner Franden provided comment.
Nancy Dammrose, 468 E. Connemara Lane, Boise, Idaho, testified.

Dustin Segali, 5126 N. Monticeto Place, Boise, Idaho, testified.

Jim Magdich, 1550 Artesian Road, Eagle, Idaho, testified.

Commissioner Franden asked a question of Mr. Cibor. Mr. Cibor responded.

Commissioner Arnold asked a question of Mr. Cibor. Mr. Cibor responded.

Commissioner Arnold asked a question of Mr. Cibor. Mr. Cibor responded.

Councilmember Kunz, 660 Civic Lane, Eagle, Idaho, retested.

Commissioner Franden asked a question of the City of Eagle’s Staff. Ms. Baird Spencer responded.

Commissioner Arnold asked a question of Councilmember Butler. Councilmember Butler responded.

Commissioner Arnold asked a question of Councilmember Butler. Councilmember Butler responded.

Councilmember Butler provided comment.

Commissioner Hansen asked a question of Mr. Cibor. Mr. Cibor responded.

Commissioner Hansen asked a question of Mr. Cibor. Mr. Cibor responded.

Commissioner Hansen asked a question of Mr. Cibor. Mr. Cibor responded.

Commissioner Hansen asked a question of Mr. Cibor. Mr. Cibor responded.

Commissioner Arnold provided comment.

Commissioner Hansen provided comment.

Commissioner Baker provided comment.

Commissioner Franden provided comment.

Commissioner Jaurena provided comment.

**ACTION TAKEN:** Commissioner Jaurena moved to approve the Eagle Road and State Street Intersection Concept Study with recommendation #3 (Roundabout) as presented by staff. Commissioner Franden seconded.

Commissioner Franden provided comment.
ACTION TAKEN: Commissioner Franden called for a vote on the motion. Motion passed three to two. Commissioners Jaurena, Baker and Franden voting Aye. Commissioners Hansen and Arnold voting Nay.

5. Spring Valley Planning Unit Master Plan No. 1 – Master Site Plan – Consideration and Approval:

ACTION TAKEN: Commissioner Jaurena moved to remand the Spring Valley Planning Unity Master Plan No. 1 back to staff at the request of the proponent. Commissioner Baker seconded. Motion passed unanimously.

6. Spring Valley Preliminary Plat No. 1 – Preliminary Plat – Consideration and Approval:

ACTION TAKEN: Commissioner Jaurena moved to remand the Spring Valley Preliminary Plat No. 1 back to staff at the request of the proponent. Commissioner Arnold seconded. Motion passed unanimously.

PUBLIC COMMUNICATION:

Commissioner Franden adjourned the meeting at 11:32 p.m.

__________________________________________  _______________________________________
Stacey L. Workman, Secretary               John S. Franden, President