



TO: BOARD OF ADA COUNTY COMMISSIONERS

HEARING DATE: July 15, 2015

STAFF: Brent Danielson, AICP, Associate Planner

PROJECT NO.: 201500685 PBA-V

APPLICANT: Joan Mattox

INTRODUCTION

A property boundary adjustment between common property lines of two (2) platted lots. A variance to grant relief from a development standard for platted lots in a property boundary adjustment to be in substantial conformance to the recorded plat, specifically to allow for the property boundary adjustment to have a deviation greater than 25% in dimensional standards. Also a variance to grant relief from a development standard for roadway frontage in the RSW District; specifically to allow for one of the resultant parcels to have approximately 142 feet of roadway frontage instead of 250 feet.

EXECUTIVE SUMMARY

The applicant is requesting a property boundary adjustment of common property lines between Lot 6 of Block 2 of the Ada County Recorder's No. 1 Subdivision and Lot 1 of Block 1 of Meacham Subdivision. The applicant has also requested a variance for relief from the development standard for platted lots that are a part of a property boundary adjustment; specifically for the property boundary adjustment to not be in substantial conformance by having a deviation greater than 25% in dimensional standards. With substantial conformance the parcels can only be adjusted by just 25% up to 1.205 acres. However, this adjustment allowance does not provide enough land to adjust the common property line between the two (2) subject properties up to the Moore Lateral. Adjusting the property line north would help eliminate the split RSW/RR zoning of the lot in the Ada County Recorder's No. 1 Subdivision owned by the Mattox's (northern parcel) as well as having the resultant northern parcel be entirely within Boise City's Area of City Impact. The applicant stated in the detailed letter (Exhibit #5) that due to the Moore Lateral her property (northern parcel) already functions as two (2) parcels.

The applicant has requested a second variance to grant relief from a development standard for roadway frontage in the RSW District; specifically to allow for one of the resultant parcels to have approximately 142 feet of roadway frontage instead of 250 feet. The amount of roadway frontage between the northern property boundary and the Moore Lateral is approximately 142 feet.

STAFF REPORT

Project #201500685 PBA-V

Joan Mattox

Mattox W G & J B Trust and Morgan & Andrea Grohs

It should be noted that the Board has approved similar variances in the past. In 2014, the Board approved a variance (Project #201400952 PBA-V) for relief from the development standard for platted lots that are a part of a property boundary adjustment; specifically for the property boundary adjustment to not be in substantial conformance by having a deviation greater than 25% in dimensional standards. The variance was needed for a property boundary adjustment between a residential lot and a common lot in a “non-farm” subdivision to add all the outbuildings in the farmstead to the residential farmstead lot. Also, in 2014 the Board approved a variance (Project #201301908 ZC-DA-OTD-V) to grant relief from a development standard for roadway frontage in the RUT District; specifically to allow for one of the resultant parcels to have 230 feet of roadway frontage instead of 250 feet. In this case, the variance was needed to preserve the integrity of an alfalfa field.

At the time the staff report was written the following agencies or political subdivisions have responded. The Boise Project Board of Control responded in Exhibit #13 that the New York Canal and Moore Lateral lie within the boundary of the subject property and easements for these facilities are held in the name of the United States through the Bureau of Reclamation. They assert the federal easement of 25 feet out and parallel to the lower toe of the New York Canal embankment and they assert the federal easement of seven (7) feet north and nineteen (19) feet south of the Moore Laterals’ centerline. The Boise City Public Works Department replied with no comment in Exhibit #14. The Central District Health Department stated in Exhibit #15 that they have no objections to this proposal. The Ada County Building Official replied in Exhibit #20 that the Building Division has no objection to the proposed adjustment or variance. The Ada County Engineer stated in Exhibit #21 that she finds the application acceptable and has no engineering related conditions.

RECOMMENDATION

Based upon Staff’s review of the application, staff concludes that this application complies with the Ada County Code and recommends approval to the Board as set out in the proposed Findings of Fact and Conclusions of Law attached hereto.

The Board should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application.

EXHIBIT LIST – PROJECT NO.: 201500685 PBA-V

- 1 Preapplication Conference Notes. 3 pages.
- 2 Master Application Form. 2 pages.
- 3 Property Boundary Adjustment Checklist. 1 page.
- 4 Variance Checklist. 1 page.
- 5 Detailed Letter. 1 page.
- 6 Site Plan. 1 page.
- 7 Deeds. 2 pages.

STAFF REPORT

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Mattox W G & J B Trust and Morgan & Andrea Grohs

- 8 Neighborhood Meeting Certification Form. 1 page.
- 9 Vicinity Map. 1 page.
- 10 Aerial Map. 1 page.
- 11 Submittal Letter dated May 29, 2015. 1 page.
- 12 Agency Transmittal. 2 pages.
- 13 Agency Response from the Boise Project Board of Control dated June 5, 2015. 2 pages.
- 14 Agency Response from the Boise City Public Works Department dated June 5, 2015. 1 page.
- 15 Agency Response from the Central District Health Department dated June 8, 2015. 1 page.
- 16 Radius Map. 1 page.
- 17 Radius Notice Report. 6 pages.
- 18 Mailing List. 2 pages.
- 19 Radius Notice. 1 page.
- 20 Memorandum from the Ada County Building Official dated June 18, 2015. 1 page.
- 21 Memorandum from the Ada County Engineer dated June 29, 2015. 1 page.
- 22 Legal Notice of Public Hearing published on June 30, 2015. 1 page.
- 23 Sign Posting Certification Form and Photo received on July 2, 2015. 2 pages.

STAFF REPORT

Project #201500685 PBA-V

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ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201500063 - PREAP - A

Status: Active

Date Received: 4/22/2015

Date Closed:

Meeting Date: 4/30/2015 Date Assigned: 4/22/2015

Project Description:

Applicant's Name:
MATTOX JOAN

Would like to sell a portion of their lot to the adjoining neighbor. Mattox lot is split zoned. Both Mattox and Morgan properties are legal non conforming RR

Development Services Staff Assigned To Meeting:

No. of Lots/Units: 0 Total Acres: 14.320

Staff Name: Attended Meeting?

Unique Features:

ALISON CRIST

Sewer/Septic:

BRENT DANIELSON

Water/Well:

MEGAN BASHAM

General Property Location:

Parcel Info:

Parcel Num:

Street Address:

City/State/Zip:

R0080150300

8300 S GANTZ AVE

Boise, ID 83709-0000

R5645970010

8450 S GANTZ AVE

Boise, ID 83709-0000

Zone Info:

Twn / Rng / Sec Info:

Zone Type:

Zone:

Twn: Rng: Sec: Qtr:

Existing Zone

RR

2N 1E 10

Existing Zone

RSW

Overlay Areas Info:

Table with 4 columns: Overlay Area, Overlay Value, Code Ref, Comments. Rows include Hillside, Impact Area, and SouthWest.



Comp Plan:

Boise & Ada County

Agencies To Contact:

Agency Name:

Contact Person:

ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170

LITTLE CHRISTY

Comments:

CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517

RENO MIKE

Comments:

IDAHO POWER COMPANY - (208)-388-2699

HORNSBY COURTNEY

Comments:



ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

Proposed Allowed Uses:

Dwelling, single-family detached

Required Applications:

App Type:	Descriptive Name:
PBA	PROPERTY BOUNDARY ADJUSTMENT
S	PRELIMINARY PLAT



Notes:

The Grohs would like to purchase a portion of the Mattox property.

The proposed project would consist of two (2) parcels: Parcel #R0080150300 (Lot 6 of Block 2 of Ada County Recorder's Subdivision No. 1) (Mattox Property) and consist of approximately 9.5 acres and Parcel #R5645970010 (Lot 1 of Block 1 of Meacham Subdivision) (Grohs Property) consists of 4.82 acres.

Parcel #R0080150300 has split zoning and is within and outside of Boise's Area of City Impact. The residence on Parcel #R0080150300 and the portion of the property that are north of the lateral that traverses the property are locate in the Southwest Residential Community (RSW) District and Boise's Area of City Impact. The portion of the property south of the lateral is in the Rural Residential (RR) District.

See Article 8-2A of the Ada County Code for information on the Rural Residential (RR) District.

See Article 8-2B of the Ada County Code for information on the RSW District.

The minimum parcel size of the RR District is 10 acres and the minimum street frontage is 100 feet.

The minimum parcel size of the RSW District is 2.5 acres and the minimum street frontage is 250 feet.

The Mattox property is not eligible for a one-time division as the subdivision lot was created after September 29, 1959. In addition, it cannot be subdivided as there is not enough land to meet the minimum parcel size of 10 acres for the RR District.

See Article 8-4B of the Ada County Code for information on Property Boundary Adjustments

- A property boudnary adjustment shall not reduce the property size below the minimum dimensional standards prescribed by this title including regulations for individual wastewater treatment systems and wells as set forth in Section 8-4A-22 of this chapter.
- If one or more properties is nonconforming as to the minimum dimensional standards prescribed by this title, the property boundary adjustment shall not increase the nonconformity.
- A property boundary adjustment shall not increase the original number of properties.
- A property boundary adjustment shall not change or move any public streets, private roads, easements, or publicly dedicated areas in any manner.
- The property boundary adjustment shall not constitute a relocation of a property.
- For platted lots, the property boundary adjustment shall be in substantial conformance to the recorded plat.

SUBSTANTIAL CONFORMANCE definition: A final plat shall be deemed in substantial conformance to the preliminary plat provided that the final plat represents no increase in the number of lots as approved for the preliminary plat and a ten percent (10%) or less deviation of any dimensional standard show on the preliminary plat, provided that the density and lot dimensions meet the standards of the zoning base district. Unless required by a public highway agency, public utility, or federal or state agency, deviations greater than ten percent (10%) or more on any dimensional standard shown on the preliminary plat shall not be deemed in substantial conformance. Final plats in rural districts and the RUT and RSW districts shall be allowed a twenty five percent (25%) deviation of dimensional standards.



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200 W. FRONT STREET
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PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

Based on the PBA standards and characteristics of the property a likely scenario would be to adjust the Mattox and Grohs property line to the lateral and the zoning district line between the RSW and RR Districts. Since the parcels are platted lots we run into the situation of substantial conformance and required amount of frontage for the Mattox parcel resulting from such a property boundary adjustment. Thus, a variance would need to applied for to address the required street frontage in the RSW District as the development standard requiring substantial conformance for the PBA.

A variance is defined as a relief from development standards as allowed by this title and as enabled by Idaho Code section 67-6516.

A variance is typically needed due to some physical characteristic of the property.

See Section 8-7-4 of the Ada County Code for information on Variances. The three (3) findings that the Board needs to make are:

1. The variance shall not grant a right or special privilege that is not otherwise allowed in the base district;
2. The variance relieves an undue hardship due to characteristics of the site; and
3. The variance shall not be detrimental to the public health, safety, and welfare.

A variance will require a public hearing in front of the Board of Ada County Commissioners.

Prior to submitting an application for a variance a neighborhood meeting will need to take place. See Section 8-7A-3 of the Ada County Code for information on neighborhood meetings.

The applicant is responsible for the signposting prior to the public hearing. See Section 8-7A-5F of the Ada County Code for more information on sign postings.

Additional Preap Conference: Not Recommended

Neighborhood Meeting Required? Yes

Cross References:





MASTER APPLICATION/PETITION REQUEST

ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, Idaho 83702. www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909

TYPE OF ADMINISTRATIVE APPLICATION:

- ACCESSORY USE*
- FARM DEVELOPMENT RIGHT
- FLOODPLAIN PERMIT
- HILLSIDE DEVELOPMENT*
- HIDDEN SPRINGS ADMINISTRATIVE
- HIDDEN SPRINGS SPECIAL EVENT
- LIGHTING PLAN
- LANDSCAPE PLAN
- DRAINAGE PLAN
- MASTER SITE PLAN*
- EXPANSION NONCONFORMING USE
- ONE TIME DIVISION
- PRIVATE ROAD
- PROPERTY BOUNDARY ADJUSTMENT
- PLANNED UNIT DEVELOPMENT (PUD)
- SIGN PLAN
- TEMPORARY USE*

TYPE OF HEARING LEVEL APPLICATION:

- CONDITIONAL USE
- DEVELOPMENT AGREEMENT
- SUBDIVISION, PRELIMINARY*
- PLANNED COMMUNITIES*
- SUBDIVISION, SKETCH PLAT*
- VACATION
- VARIANCE
- ZONING MAP AMENDMENT
- ZONING TEXT AMENDMENT

TYPE OF HEARING LEVEL PETITION:

- COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

TYPE OF ADDENDA:

- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

REQUIRED SUBMITTALS:

- CHECKLIST for applicable application(s). If multiple applications, do not duplicate submittals.
- *SUPPLEMENTAL WORKSHEET REQUIRED

SITE INFORMATION:

Section: 10 Township: _____ Range: _____ Total Acres: 14.32
 Subdivision Name: Ada County Recorder's No 1 Subdivision Lot: 6 Block: 2
 Site Address: 8300 & 8450 S. Gantz Ave City: Boise
 Tax Parcel Number(s): R 0080150300 + R 5645970010
 Existing Zoning: RSW+RR Proposed Zoning: RSW+RR Area of City Impact: part of 8300 Gantz Overlay
 District(s) _____
Meacham Subdivision - 8450 S. Gantz Ave Lot 1

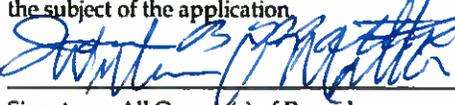
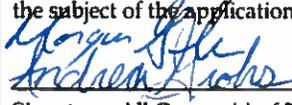


OFFICE USE ONLY

PBA

Project #: <u>201500685 PBA-V</u>	Planning Fees/GIS: <u>309.00</u>	Engineering Fees:
Received By: <u>BA</u> Date: <u>5/27/15</u> Stamped <input checked="" type="checkbox"/>	<u>Variance 550.00</u>	

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: <u>Joan Mattox</u>	Name: _____
Address: <u>8300 S. Gantz Ave</u>	Address: _____
City: <u>Boise</u> State: <u>ID</u> Zip: <u>83709</u>	City: _____ State: _____ Zip: _____
Telephone: <u>362-2323</u> Fax: <u>-</u>	Telephone: _____ Fax: _____
Email: <u>jbmattox@earthlink.net</u>	Email: _____
I certify this information is correct to the best of my knowledge.	ENGINEER/SURVEYOR if applicable: (Please Print)
_____	Name: _____
_____	Address: _____
_____	City: _____ State: _____ Zip: _____
_____	Telephone: _____ Fax: _____
_____	Email: _____
Signature: (Applicant) _____ Date _____	

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: <u>Joan + William Mattox</u>	Name: _____
Address: <u>8300 S. Gantz Ave</u>	Address: <u>8450 S. Gantz Ave</u>
City: <u>Boise</u> State: <u>ID</u> Zip: <u>83709</u>	City: <u>Boise</u> State: <u>ID</u> Zip: <u>83709</u>
Telephone: <u>208-362-2323 - 362-3435</u>	Telephone: _____
Fax: <u>-</u>	Fax: _____
Email: <u>jbmattox@earthlink.net</u>	Email: _____
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.
 5/21/15	 5/21/15
Signature: All Owner (s) of Record _____ Date _____	Signature: All Owner (s) of Record _____ Date _____

ALL OWNER(S) OF RECORD (ON THE CURRENT DEED) MUST SIGN (Additional Sheets are Available Online)

If the property owner(s) are a business entity, please include business entity documents, including those that indicate the person(s) who are eligible to sign documents.





ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702 www.adaweb.net phone: (208)287-7900 fax: (208)287-7909

PROPERTY BOUNDARY ADJUSTMENT CHECKLIST (ACC 8-4C)

A Property Boundary Adjustment request is a staff level application.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
	One paper copy and one electronic copy of all required submittals.	
	Completed and signed Master Application	
✓	DETAILED LETTER by the applicant fully describing the request or project and addressing the following:	
	Reason for the property boundary adjustment.	
	Is a vacation or variance involved with the property boundary adjustment? YES (X) NO ()	
✓	SITE PLAN showing all existing and proposed easements, property lines, adjusted property lines, and structures drawn to scale on 8 1/2" X 11" paper.	
✓	DEED or evidence of proprietary interest.	
✓	SITE INFORMATION PROPERTY #1	
	Location: <u>8300 S. Gantz Ave</u>	
	Site Address: <u>8300 S. Gantz Ave</u> City: <u>Boise</u>	
	1/4 Section: Section: <u>10</u> Township: <u>2N</u> Range: <u>1E</u>	
	Total Acres: <u>9.5</u>	
	Subdivision Name: <u>Ada County Recorder's No. 7 Sub.</u>	
	Lot: <u>6</u> Block: <u>2</u>	
	Tax Parcel Number(s): <u>R 00 80150 300</u>	
	Zoning: <u>RSW + RR</u>	
	Area of City Impact: <u>Partial - Boise</u>	
	Owners(s) of record (All owners must sign master application.)	
	Name:	
✓	SITE INFORMATION PROPERTY #2	
	Location:	
	Site Address: <u>8450 S Gantz Ave</u> City:	
	Section: Township: Range:	
	Total Acres: <u>4.82</u>	
	Subdivision Name: <u>Meachum Subdivision</u>	
	Lot: <u>1</u> Block: <u>1</u>	
	Tax Parcel Number(s): <u>R 5645970000</u>	
	Zoning: <u>RR</u>	
	Area of City Impact:	
	Owners(s) of record (All owners must sign master application.)	
	Name:	
	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORMS ARE SUBMITTED.



ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702 www.adaweb.net phone: (208)287-7900 fax: (208)287-7909



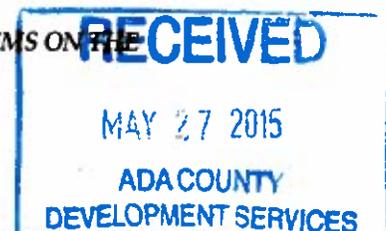
VARIANCE CHECKLIST (ACC 8-7-4)

A Variance request requires a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
	One paper copy and one electronic copy of all required submittals.	
	Completed and signed Master Application	
✓	DETAILED LETTER by the applicant fully describing the request or project and address the following:	
	Reason for the variance. Be specific.	
	Explain how the variance does not grant a right or special privilege that is not otherwise allowed in the base district.	
	Explain how the variance relieves an undue hardship due to the characteristics of the site.	
	Explain how the variance is not detrimental to the public health, safety, and welfare.	
	What is the hardship if the variance is denied?	
	Are there characteristics of the property that are unusual and make it necessary to obtain the variance?	
	Were you aware of this hardship prior to purchasing or developing your property?	
	How does the request comply with Idaho Code 67-6516?	
✓	CURRENT SITE PLAN One reduced copy to 8 1/2 X 11.	
✓	DEED or evidence of proprietary interest.	
✓	NEIGHBORHOOD MEETING CERTIFICATION	
✓	PRE-APPLICATION CONFERENCE NOTES	
	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.



8300 S Gantz Avenue
Boise, ID 83709-7307
May 20, 2015

Ada County Development Services
200 W. Front Street
Boise, ID 83702

Re: 8300 S Gantz and 8450 S Gantz

This letter is to accompany our Master Application for a property boundary adjustment and variances. The properties in question abut one another.

We purchased the property at 8300 S Gantz in 1990 and are aware that the property, bisected by the east-west-flowing Moore Lateral, is under both the Boise City area of impact north of the lateral, and Ada County regulations south of the lateral. The Boise City area of impact section is zoned RSW; the Ada County section is zoned RR. We cannot recall when we learned of this mixed zoning which has not been an issue for us until now.

We are interested in dividing the property to lessen our maintenance load and to create a remaining residential lot of 4.5 acres, on which are located our residence, an auxiliary building, and a stable. Our interest has coincided with that of our immediate neighbor's to the south at 8450 S Gantz (Grohs), who would like to acquire our pastureland to join theirs. We thought this a mutually satisfactory solution. We learned, however, that our lot at 8300 S. Gantz is not eligible for a one-time split, as we thought would be possible, but that a property boundary adjustment with variances might be a solution. The lot already functions as two parcels.

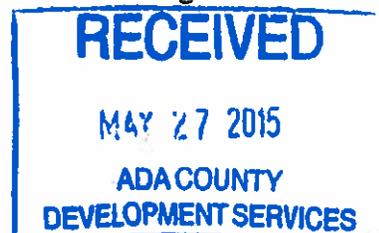
A boundary adjustment makes sense and does not grant any special rights or privileges, but rather would bring the RR portion of the property into synch with existing RR and RSW boundaries.

A boundary adjustment would not change any usage of the property; the parcels would continue to function as residential and rural residential. Without the property boundary adjustment, we would have to make major changes to continue carrying the burden of maintaining the total 9.5 acres. Each year past the age of 80 we find this more difficult.

The boundary adjustment would result in a lot size change of more than 25% thereby requiring a variance. Also, because of the course the Moore Lateral takes, the remaining 142' of road frontage on Gantz for the 4.5 acres would not meet the 250' standard for an RSW parcel and, consequently, also requires a variance.

It is our understanding that the request for a property boundary adjustment and variances complies with current codes and ordinances.

We thank you for your kind consideration of this matter and respectfully request the variances be granted.

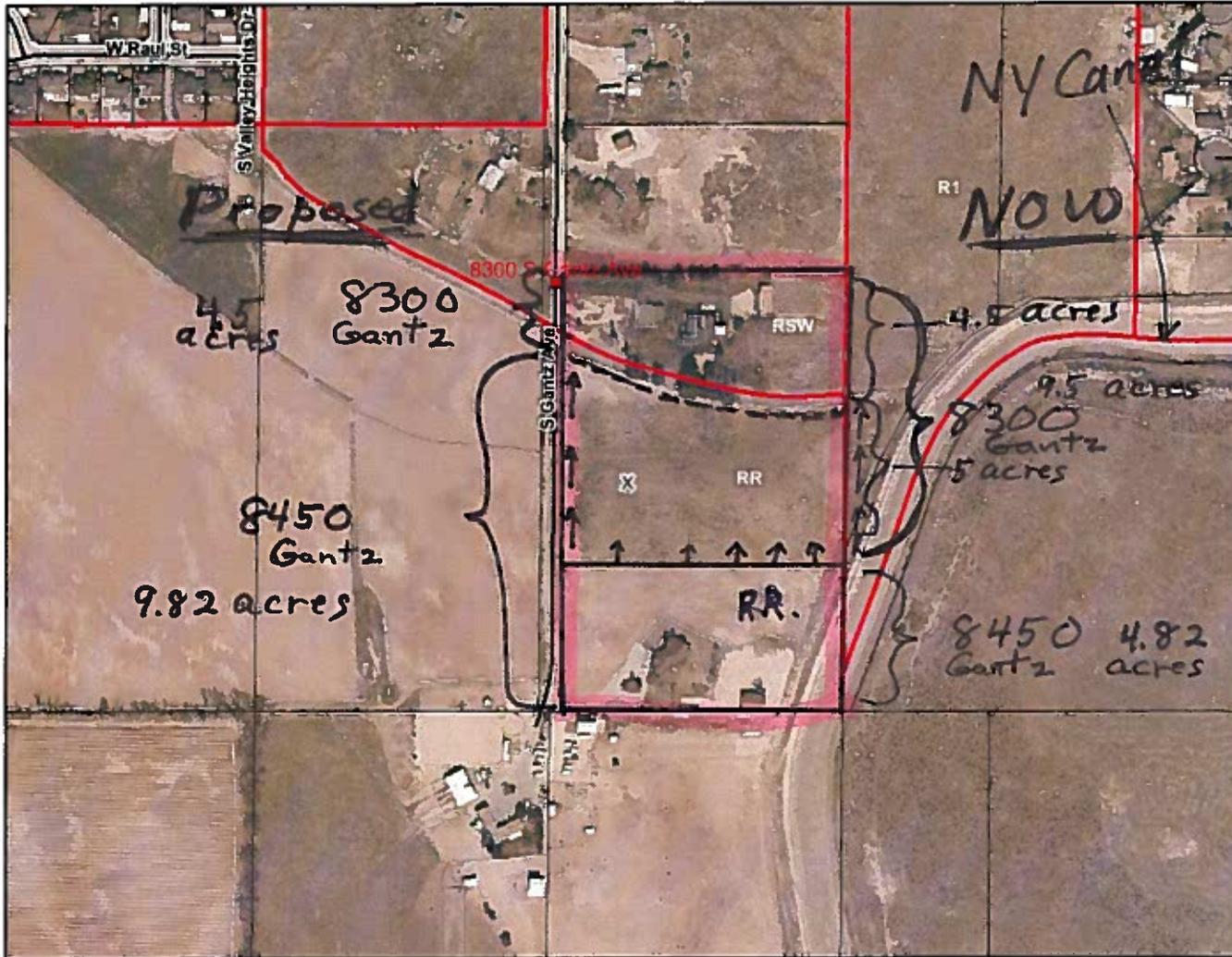


Bill Mattox
Bill Mattox

Sincerely,

Joan Mattox
Joan Mattox

EXHIBIT 5
Page 1 of 1
Project # 201500685 PBA-V



Legend

- Railroads
- Major Streets
- Minor Arterial
- Collector
- SECTION
- PRINCIPAL Arterial
- INTERSTATE
- Other
- Minor Streets
- LOCAL
- PARKS
- PRIVATE
- RESIDENTIAL
- Other
- Street Names (minor)
- Zoning
- Parcels
- FEMA Flood
- A
- AE
- AE FLOODWAY
- AH
- AO
- X5
- Parks
- City Limits
- Kuna
- Boise
- Garden City
- Eagle
- Star
- Meridian

Arts 072013

Scale: 1:4,582

RECEIVED
 MAY 27 2015
 ADA COUNTY
 DEVELOPMENT SERVICES

0 450 900 1350 ft.

Map center: 43° 31' 31.7" N, 116° 19' 16.5" W

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

WARRANTY DEED

FOR VALUE RECEIVED CHRISTIAN D. HAYEN AND YVONNE HAYEN, HUSBAND AND WIFE

GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto WILLIAM G. MATTOX AND JOAN B. MATTOX, HUSBAND AND WIFE

GRANTEE(S), whose current address is: 8300 SOUTH GANTZ AVENUE, BOISE, ID 83709 the following described real property in BOISE County, State of Idaho, more particularly described as follows, to wit:

LOT 6 IN BLOCK 2 OF ADA COUNTY RECORDER'S NO. 1 SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 35 OF PLATS AT PAGE 3032, RECORDS OF ADA COUNTY, IDAHO.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, right of way and agreements, (if any) of record, and general taxes and assessments, (includes irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: May 09, 1990

Christian D. Hayen
CHRISTIAN D. HAYEN

Yvonne Hayen
YVONNE HAYEN

ACKNOWLEDGEMENT - Individual

STATE OF IDAHO County of Ada ss.

On this 10th day of May in the year of 1990 before me Diane Kellogg, a notary public, personally appeared Christian D. Hayen and Yvonne Hayen known or identified to me to be the person whose name are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public: Diane Kellogg
Residing at: Kuna, ID
EXPIRATION DATE: 3/27/91

STATE OF IDAHO, COUNTY OF Ada
I hereby certify that this instrument was filed for record at the request of PIONEER TITLE CO.

at 20 minutes past 11 o'clock P.M. on this 11th day of May 1990 in my office, and duly recorded in Book of Deeds at page

JOHN BASTIDA

By [Signature] Ex-Officio Recorder Deputy.

Fees \$ 300
Mail to



PIONEER TITLE COMPANY OF ADA COUNTY

821 West State Street / Boise, Idaho 83702 / (208) 336-6700
888 North Cole Road / Boise, Idaho 83704 / (208) 377-2700

MAY 27 2015
ADA COUNTY
DEVELOPMENT SERVICES



112032885

Title File No.: 1224666

BC

WARRANTY DEED

FOR VALUE RECEIVED

H. Michael Kimball and Patricia A. Kimball, husband and wife

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:
Morgan Grohs and Andrea Grohs, husband and wife

GRANTEES(s), whose current address is: 2355 W. Sandalwood Dr. , Meridian, ID 83646
the following described real property in Ada County, State of Idaho,
more particularly described as follows, to wit:

Lot 1 in Block 1 of Meacham Subdivision, according to the official plat thereof,
filed in Book 50 of Plats at Pages 4162 and 4163, records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 6, 2012

H. Michael Kimball

Patricia A. Kimball

STATE OF Idaho , County of Ada , ss.

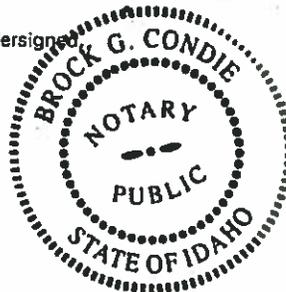
On this 6 day of April in the year of 2012, before me, the undersigned, a Notary Public in and for the State, personally appeared H. Michael Kimball and Patricia A. Kimball known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Signature:

Name: Brock G. Condie

Residing at: Boise, Idaho

My commission expires: 02/02/14



Neighborhood Meeting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W. Front Street, Boise, Idaho 83702

www.adaweb.net (208) 287-7900

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Ada County Code or ask one of our planners for more information on neighborhood meetings.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes all involved Neighborhood Associations and property owners within 300, 1,000, or 2,640 feet of the subject property boundary need to be invited to your meeting. See ACC 8-7A-5C (1) & (2) for uses and districts requiring the 1000' or 2,640' notification.

Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Description of proposed project: Property Boundary Adjustment + Variance

Date and time of neighborhood meeting: 5/18/15 - 6:00 p.m.

Location of neighborhood meeting: Lake Hazel Branch Library - Lake Hazel + Five Mile

SITE INFORMATION:

Location: Quarter: _____ Section: 10 Township: 2N Range: 1E Total Acres: 14.32

Subdivision Name: Ada County Recorder's No 7 Sub. Meachum Sub Lot: 6 Block: 2

Site Address: 8300 S. Gantz Ave
8450 S. Gantz Ave

Tax Parcel Number(s): R0080150300
R5645970010

APPLICANT:

Name: Sloan Mattox

Address: 8300 S. Gantz

City: Boise State: ID Zip: 83709

Telephone: 362-2323 Fax: _____

Email: jbmattox@earthlink.net



I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Ada County Code.

Signature: (Applicant) Sloan Mattox

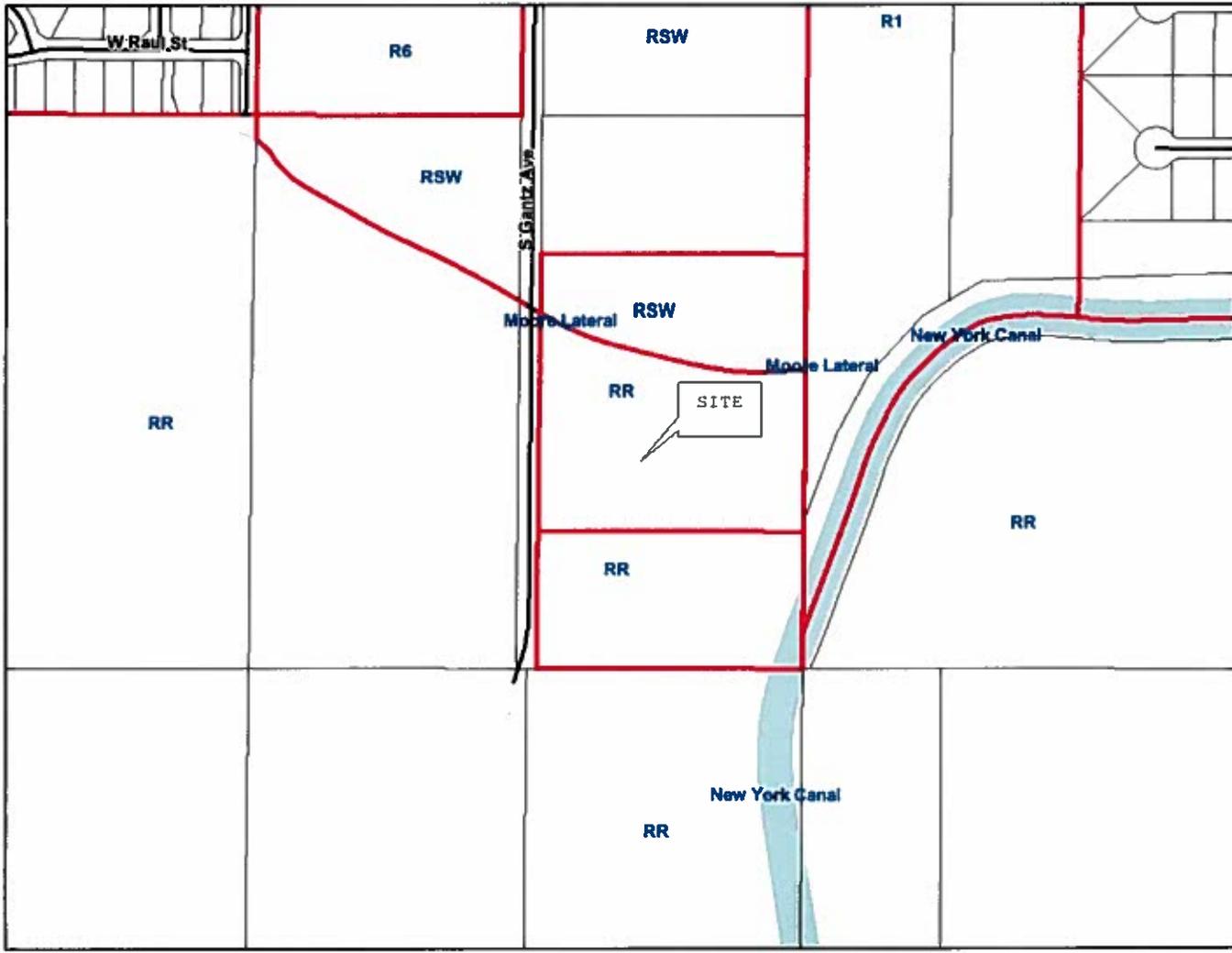
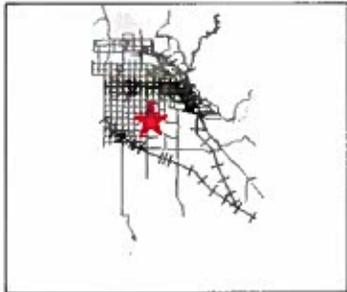
Date 5/19/15

OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

8/4/11

EXHIBIT 9
Page 1 of 1
Project # 201500635 PBA-V

201500685 PBA-V Vicinity Map



Legend

- Railroads
- Major Streets
- Minor Arterial
- Collector
- SECTION
- PRINCIPAL Arterial
- INTERSTATE
- Other
- Minor Streets
- LOCAL
- PARKS
- PRIVATE
- RESIDENTIAL
- Other
- Street Names (minor)
- Zoning
- Parcels
- Water
- Parks
- City Limits
- Kuna
- Boise
- Garden City
- Eagle
- Star
- Meridian



Map center: 43° 31' 31.1" N, 116° 19' 15.9" W



Scale: 1:4,812

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Legend

- Railroads
- Major Streets
- Minor Arterial
- Collector
- SECTION
- PRINCIPAL Arterial
- INTERSTATE
- Other
- Addresses
- Parcels
- Parks
- City Limits
- Kuna
- Boise
- Garden City
- Eagle
- Star
- Meridian
- Ada-OQ2013

Scale: 1:2,400



Map center: 43° 31' 31.1" N, 116° 19' 15.9" W

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



ADA COUNTY
Development Services Department

Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Engineering & Surveying
Permitting
Planning & Zoning

Ada County Commissioners
Jim Tibbs, First District
Rick Yzaguirre, Second District
David L. Case, Third District

May 29, 2015

Joan Mattox
8300 S. Gantz Ave.
Boise, ID 83709

RE: PROJECT #201500685 PBA-V; MATTOX & GROHS

Dear Mrs. Mattox;

This is to notify you that your application has been scheduled to be heard by the Board of Ada County Commissioners on **July 15, 2015**. This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. I can be reached at 287-7913 or via e-mail at bdanielson@adaweb.net.

In accordance with State law, "Notice of Public Hearing" must be posted on the site. Ada County recently amended the code to require the applicant to post the sign.

The sign is required to be posted ten (10) days in advance of the hearing. If the property is not posted correctly or the certification form is not submitted to Development Services at least seven (7) days prior to the public hearing, the application will be tabled until the next available hearing date. The certification form is available to download on our website at www.adaweb.net/DevelopmentServices. The sign is required to be taken down no later than three (3) days after the final decision. If there are multiple hearings on the application, the sign does not need to be taken down between hearings. However, the sign will need to be updated with the new hearing dates as the application goes through the hearing process.

Sincerely,

Handwritten signature of Brent Danielson in cursive.

Brent Danielson, AICP
Associate Planner
Ada County Development Services, Planning & Zoning Division

Cc: Morgan & Andrea Grohs, 8450 S. Gantz Ave., Boise, ID 83709

Brent Danielson

From: Brent Danielson
Sent: Monday, June 01, 2015 10:50 AM
To: chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; laurenboehlke@yahoo.com; carla.bernardi@cableone.biz; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; dabo@cityofboise.org; dfluke@cityofboise.org; sbeecham@cityofboise.org; kyokom@cityofboise.org; lflook@cityofboise.org; jbmattox@earthlink.net; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; msinglet@intgas.com; velta@nyid.org; jangels10@cableone.net; clittle@achdidaho.org; syarrington@achdidaho.org; rennross@cableone.net; rgervais@cityofboise.org; Mark Ferm; Angela Gilman; Jean Schaffer; Dale Ann Barton; Jerry Servatius; Brent Danielson
Cc: Brent Danielson
Subject: Ada County Application Transmittal Notice.



**Ada County Development Services
Planning & Zoning Division Transmittal**

File Number: 201500685-PBA / V	X-Reference: NONE
Description: A property boundary adjustment between common property lines of two (2) platted lots. A variance to grant relief from a development standard for platted lots in a property boundary adjustment to be in substantial conformance to the recorded plat, specifically to allow for the property boundary adjustment to have a deviation greater than 25% in dimensional standards. Also, a variance to grant relief from a development standard for roadway frontage in the RSW District; specifically to allow for one of the resultant parcels to have approximately 142 feet of roadway frontage instead of 250 feet.	
Reviewing Body: BOCC	Hearing Date: 7/15/2015
Applicant: MATTOX JOAN	P&Z Recommendation:
Property: The property contains 14.320 acres and is located at 8300 S GANTZ AVE BOISE 83709, Section 10 2N 1E.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 6/16/2015. When responding, please reference the file number identified above. If responding by email, please send comments to bdanielson@adaweb.net.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,
BRENT DANIELSON, ASSOCIATE PLANNER

200 W Front Street
Boise ID 83702
bdanielson@adaweb.net
(208) 287-7913

WILL PATTERSON
CHAIRMAN OF THE BOARD

MAX SVATY
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS



05 June 2015

Ada County Development Services
Courthouse
200 West Front Street 2nd floor
Boise, Idaho 83702

RE: Joan Mattox
8300 S. Gantz Ave.
New York Irrigation District
Moore Lateral 00+60
Sec. 10, T2N, R1E, BM.

201500685-PBA/V

NY-155-004-00

Brent Danielson, Associate Planner:

The United States' New York Canal and the United States' Moore Lateral lie within the boundary of the above-mentioned location. The easements for these facilities are held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain these facilities. We assert the federal easement 25 feet out and parallel to the lower toe of the New York Canal embankment and we assert the federal easement 7 feet north and 19 feet south of the Moore Laterals' centerline. Whereas these areas are for the operation and maintenance of our facilities, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass) within its easements, as this will certainly increase our cost of maintenance.

Fencing (as may be required) must be constructed just off the facilities' easements, to insure public safety and prevent encroachments.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Bob Carter
Assistant Project Manager- BPBC

bdc/bc

cc: Clint McCormick Watermaster, Div; 2 BPBC
Velta Harwood Secretary – Treasurer, NYID
File

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: June 5, 2015

To: Boise City Planning & Zoning

Re: 201500685-PBH-V; 8300 & 8450 S. Gantz Ave.

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

No comment.

DRAINAGE/STORMWATER CONDITIONS – BRIAN MURPHY (384-3752)

No comment.

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

No comment.

PERSON MAKING OTHER COMMENTS –

OTHER COMMENTS -

**Mike
Sheppard,
P.E.**

Digitally signed by Mike Sheppard, P.E.
DN: cn=Mike Sheppard, P.E., o=Public Works, ou=Civil Engineer, email=msheppard@cityofboise.org, c=US
Date: 2015.06.09 11:25:44 -06'00'

PUBLIC WORKS REPRESENTATIVE

**Rob
Bousfield**

Digitally signed by Rob Bousfield
DN: cn=Rob Bousfield, o, ou=Asst. City Engineer, email=rbousfield@cityofboise.org, c=US
Date: 2015.06.09 11:27:10 -06'00'

PUBLIC WORKS REPRESENTATIVE

I:\PWA\Subjects\Review Comments\CUs\2015-CU\201500685-PBH-V.doc

EXHIBIT 14
Page 1 of 1
Project # 201500685 PBA-V



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

RECEIVED
JUN 16 2015
ADA COUNTY
DEVELOPMENT SERVICES

Rezone # 2015 00685 - PBA/V

Conditional Use # _____

Preliminary / Final / Short Plat _____

sect. 10

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water waste flow characteristics
 - bedrock from original grade other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - central sewage community sewage system community water well
 - interim sewage central water
 - individual sewage individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage community sewage system community water
 - sewage dry lines central water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment swimming pools or spas child care center
 - beverage establishment grocery store
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. _____

Reviewed By: _____

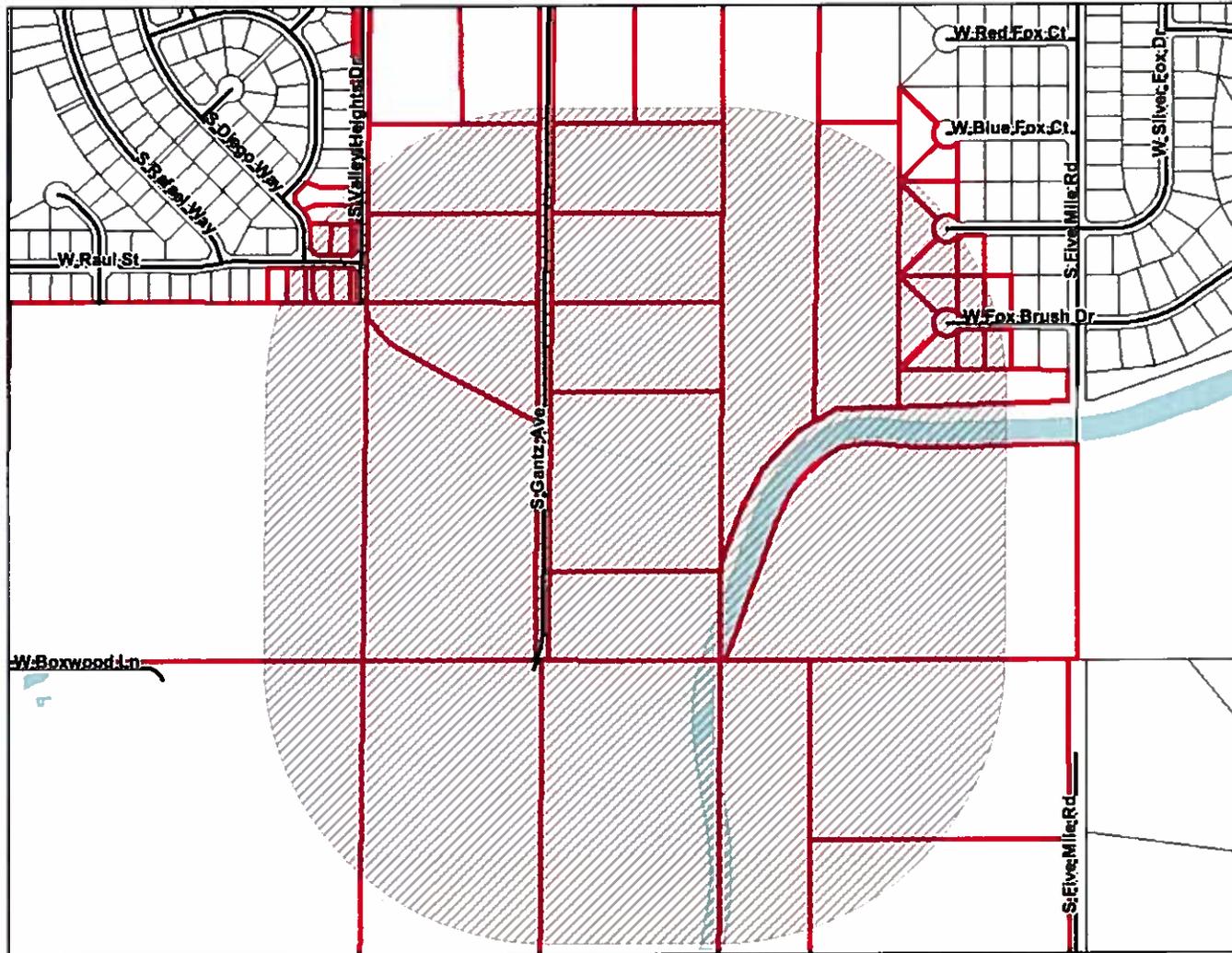
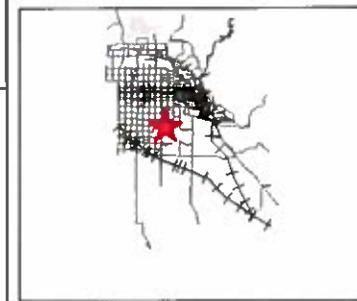
[Signature]
Date: 6/8/15

EXHIBIT 15
Page 1 of 1
Project # 201500685 PBA-V

BD

Review Sheet

201500685 PBA-V Radius Map



Legend

- Railroads
- Major Streets
- Minor Arterial
- Collector
- SECTION
- PRINCIPAL Arterial
- INTERSTATE
- Other
- Minor Streets
- LOCAL
- PARKS
- PRIVATE
- RESIDENTIAL
- Other
- Street Names (minor)
- Parcels
- Water
- Parks
- City Limits
- Kuna
- Boise
- Garden City
- Eagle
- Star
- Meridian

Scale: 1:7,500



Map center: 43° 31' 33.2" N, 116° 19' 14.7" W

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RADIUS NOTICE REPORT

FILE NAME: 201500685 PBA-V

Date File Created: 06/16/2015

Parcel Number / Property Address	Primary Owner / Address	Legal Description
R0080150025 11399 W COLUMBIA RD BOISE, ID 83709-0000	NELSON TERRY L 11399 W COLUMBIA RD BOISE, ID 83709-0000	LOT 1 BLK 1 ADA COUNTYS RECORDER'S SUB NO 1 #8929569
R0080150100 8109 S GANTZ AVE BOISE, ID 83709-0000	COREY BARTON HOMES INC 1977 E OVERLAND RD MERIDIAN, ID 83642-0000	LOT 4 BLK 1 ADA COUNTYS RECORDER'S SUB NO 1
R0080150200 11011 W COLUMBIA RD BOISE, ID 83709-0000	MOORHOUSE VICTORIA 11011 W COLUMBIA RD BOISE, ID 83709-6915	LOT 2 BLK 2 ADA COUNTYS RECORDER'S SUB NO 1 #8438973-74
R0080150225 8030 S GANTZ AVE BOISE, ID 83709-0000	HIGGINS HALLIE M 8030 S GANTZ AVE BOISE, ID 83709-7301	LOT 3 BLK 2 ADA COUNTYS RECORDER'S SUB NO 1 #7900485
R0080150050 7921 S GANTZ AVE BOISE, ID 83709-0000	BISHOP JOHN D JR 11300 W COLUMBIA RD BOISE, ID 83709-6920	LOT 2 BLK 1 ADA COUNTYS RECORDER'S SUB #1 #8742778 UNRECORDED CONTRACT
R0080150130 8215 S GANTZ AVE BOISE, ID 83709-0000	BARRUS WILLIAM L 8215 S GANTZ AVE BOISE, ID 83709-7306	LOT 05 BLK 01 ADA COUNTYS RECORDER'S SUB NO 1 #0125-C #0150-C
R0080150175 7850 S GANTZ AVE BOISE, ID 83709-0000	MOORHOUSE VICTORIA L 11011 W COLUMBIA RD BOISE, ID 83709-6833	LOT 1 BLK 2 ADA COUNTYS RECORDER'S SUB NO 1
R0080150250 8120 S GANTZ AVE BOISE, ID 83709-0000	HIGGINS JEFF 8120 S GANTZ AVE BOISE, ID 83709-7301	LOT 4 BLK 2 ADA COUNTYS RECORDER'S SUB NO 1 #97004366

R0080150300
8300 S GANTZ AVE
BOISE, ID 83709-0000

MATTOX W G & J B TRUST
8300 S GANTZ AVE
BOISE, ID 83709-7307

LOT 6 BLK 2
ADA COUNTYS RECORDER'S
SUB NO 1
#9024904 #99043065-6

R0080150075
11401 W COLUMBIA RD
BOISE, ID 83709-0000

COREY BARTON HOMES INC
1977 E OVERLAND RD
MERIDIAN, ID 83642-0000

LOT 3 BLK 1
ADA COUNTYS RECORDER'S
SUB NO 1

R0080150275
8210 S GANTZ AVE
BOISE, ID 83709-0000

CONNER KIRA
8210 S GANTZ AVE
BOISE, ID 83709-0000

LOT 5 BLK 2
ADA COUNTYS RECORDER'S
SUB NO 1

R1293310510
S VALLEY HEIGHTS DR
BOISE, ID 83709-0000

CARMICHAEL OWNERS
PO BOX 1090
MERIDIAN, ID 83680-0000

LOT 01 BLK 05
CARMICHAEL SUB

R1293310550
11467 W RAUL ST
BOISE, ID 83709-0000

MARSHALL SCOTT A
11467 W RAUL ST
BOISE, ID 83709-0000

LOT 05 BLK 05
CARMICHAEL SUB

R1293310540
11455 W RAUL ST
BOISE, ID 83709-0000

CARMICHAEL OWNERS
PO BOX 1090
MERIDIAN, ID 83680-0000

LOT 04 BLK 05
CARMICHAEL SUB

R1293310010
S VALLEY HEIGHTS DR
BOISE, ID 83709-0000

CARMICHAEL OWNERS
PO BOX 1090
MERIDIAN, ID 83680-0000

LOT 01 BLK 01
CARMICHAEL SUB

R1293310200
8100 S DIEGO WAY
BOISE, ID 83709-0000

VOELZ JAMES LAFAYETTE
8100 S DIEGO WAY
BOISE, ID 83709-0000

LOT 20 BLK 01
CARMICHAEL SUB

R1293310220
11432 W RAUL ST
BOISE, ID 83709-0000

KIDNEY RHONDA
11432 W RAUL ST
BOISE, ID 83709-0000

LOT 22 BLK 01
CARMICHAEL SUB

R1293310530
11433 W RAUL ST
BOISE, ID 83709-0000

CROFT ROBERT R
11433 W RAUL ST
BOISE, ID 83709-0000

LOT 03 BLK 05
CARMICHAEL SUB

R5645970025
S GANTZ AVE
BOISE, ID 83709-0000

HIDDEN VALLEY RANCH LLC
8699 S GANTZ AVE
BOISE, ID 83709-0000

LOT 2 & VAC ST ADJ BLK 1
MEACHAM SUB
#0020 C

R5645970010
8450 S GANTZ AVE
BOISE, ID 83709-0000

GROHS MORGAN
8450 S GANTZ AVE
BOISE, ID 83709-0000

LOT 1 BLK 1
MEACHAM SUB

R8222760270
10712 W FOX BRUSH DR
BOISE, ID 83709-0000

DELANEY JAMES L
10712 W FOX BRUSH DR
BOISE, ID 83709-0000

LOT 43 BLK 8
SUNSET VILLA SUB NO 2

R8222760295
10723 W FOX BRUSH DR
BOISE, ID 83709-0000

SKEEN JANET L
23157 BRADYASHLY DR
MIDDLETON, ID 83644-0000

LOT 46 BLK 8
SUNSET VILLA SUB NO 2

R8222760320
8301 S FIVE MILE RD
BOISE, ID 83709-0000

CITY OF BOISE
PO BOX 500
BOISE, ID 83701-0000

LOT A BLK 8
SUNSET VILLA SUB NO 2
#96055542

R8222760260
10692 W FOX BRUSH DR
BOISE, ID 83709-0000

FRIEDRICH TRACY D
10692 W FOX BRUSH DR
BOISE, ID 83709-0000

LOT 42 BLK 8
SUNSET VILLA SUB NO 2

R8222760300
10711 W FOX BRUSH DR
BOISE, ID 83709-0000

MANNING MICHAEL P
10711 W FOX BRUSH DR
BOISE, ID 83709-0000

LOT 47 BLK 8
SUNSET VILLA SUB NO 2
#8666295

R8222760305
10697 W FOX BRUSH DR
BOISE, ID 83709-0000

FONNESBECK JON DEAN
10697 W FOX BRUSH DR
BOISE, ID 83709-0000

LOT 48 BLK 8
SUNSET VILLA SUB NO 2

R8222760210
10750 W SILVER FOX DR
BOISE, ID 83709-0000

MATTHEWS GABREAL J
10750 W SILVER FOX DR
BOISE, ID 83709-0000

LOT 33 BLK 8
SUNSET VILLA SUB NO 2

R8222760230
10709 W SILVER FOX DR
BOISE, ID 83709-0000

SOLORIO CATHY R
10709 W SILVER FOX DR
BOISE, ID 83709-0000

LOT 36 BLK 8
SUNSET VILLA SUB NO 2

S1410131652
S GANTZ AVE
BOISE, ID 83709-0000

BOXWOOD RANCH LLC
PO BOX 51298
IDAHO FALLS, ID 83405-0000

PAR #1652 OF W2SW4NE4
SEC 10 2N 1E
#131650 B
#98105647

S1410427800
8699 S GANTZ AVE
BOISE, ID 83709-0000

AMIDON SABRINA A
8699 S GANTZ AVE
BOISE, ID 83709-0000

W2NW4SE4
SEC 10 2N 1E

S1410110020
10903 W COLUMBIA RD
BOISE, ID 83709-0000

GUIDRY MARY J
10903 W COLUMBIA RD
BOISE, ID 83709-0000

PAR #0020 OF E2NE4
SEC 10 2N 1E

S1410141800
S FIVE MILE RD
BOISE, ID 83709-0000

WCB HOLDINGS LLC
PO BOX 2906
IDAHO FALLS, ID 83403-0000

PAR #1800 POR SE4NE4 LYING
SOUTH OF NEW YORK CANAL
SEC 10 2N 1E

S1410417200
S FIVE MILE RD
KUNA, ID 83634-0000

RALSTON GENE
8701 S FIVE MILE RD
KUNA, ID 83634-1450

PAR #7200 OF NE4SE4
SEC 10 2N 1E

R1293310190
8076 S KATERINA WAY
BOISE, ID 83709-0000

LEPPEK BRIDGETT M
8076 S KATERINA WAY
BOISE, ID 83709-0000

LOT 19 BLK 01
CARMICHAEL SUB

R1293310210
11400 W RAUL ST
BOISE, ID 83709-0000

SCOTT JOHN A
11400 W RAUL ST
BOISE, ID 83709-0000

LOT 21 BLK 01
CARMICHAEL SUB

R1293310520
11401 W RAUL ST
BOISE, ID 83709-0000

JAMES JOHN WILLIAM
11401 W RAUL ST
BOISE, ID 83709-0000

LOT 02 BLK 05
CARMICHAEL SUB

R1293310560
11495 W RAUL ST
BOISE, ID 83709-0000

RAUSCH JEREMY
11495 W RAUL ST
BOISE, ID 83709-0000

LOT 06 BLK 05
CARMICHAEL SUB

R8222760140
10770 W BLUE FOX CT
BOISE, ID 83709-0000

MOENCH CLINTON B
10770 W BLUE FOX CT
BOISE, ID 83709-7341

LOT 23 BLK 8
SUNSET VILLA SUB NO 2
#8536101

R8222760150
10733 W BLUE FOX CT
BOISE, ID 83709-0000

CLARK CHET
10733 W BLUE FOX CT
BOISE, ID 83709-0000

LOT 24 BLK 8
SUNSET VILLA SUB NO 2

R8222760220
10790 W SILVER FOX DR
BOISE, ID 83709-0000

TRANSTRUM ROGER F
10790 W SILVER FOX DR
BOISE, ID 83709-7363

LOT 34 BLK 8
SUNSET VILLA SUB NO 2

R8222760225
10751 W SILVER FOX DR
BOISE, ID 83709-0000

SALAS PAUL
10751 W SILVER FOX DR
BOISE, ID 83709-0000

LOT 35 BLK 8
SUNSET VILLA SUB NO 2
CASE #12177-D

R8222760280
10722 W FOX BRUSH DR
BOISE, ID 83709-0000

CHASTAIN JESSIE G
10722 W FOX BRUSH DR
BOISE, ID 83709-0000

LOT 44 BLK 8
SUNSET VILLA SUB NO 2

R8222760290
10750 W FOX BRUSH DR
BOISE, ID 83709-0000

RODEMACK DIANA L
10750 W FOX BRUSH DR
BOISE, ID 83709-0000

LOT 45 BLK 8
SUNSET VILLA SUB NO 2

S1410110090
10850 W COLUMBIA RD
BOISE, ID 83709-0000

LETE MARIA C
2409 E COLORADO AVE
NAMPA, ID 83686-0000

PAR #0090 OF E2NE4
SEC 10 2N 1E
#0050-S

S1410212655
W COLUMBIA RD
BOISE, ID 83709-0000

BOXWOOD RANCH LLC
PO BOX 51298
IDAHO FALLS, ID 83405-0000

SE4NW4
SEC 10 2N 1E
#212650-B

S1410314800
11611 W BOXWOOD LN
BOISE, ID 83709-0000

BOXWOOD RANCH LLC
PO BOX 51298
IDAHO FALLS, ID 83405-0000

NE4SW4
SEC 10 2N 1E
#310100 R
#98105647

S1410417300
8701 S FIVE MILE RD
KUNA, ID 83634-0000

RALSTON GENE L
8701 S FIVE MILE RD
KUNA, ID 83634-0000

PAR #7300 OF NE4SE4
SEC 10 2N 1E

S1410417400
S FIVE MILE RD
KUNA, ID 83634-0000

CHUN HONG
11467 CYPRESS WOODS DR
SAN DIEGO, CA 92131-0000

PAR #7400 OF NE4SE4
SEC 10 2N 1E

Primary Owner

AMIDON SABRINA A
 BARRUS WILLIAM L
 BISHOP JOHN D JR
 BOXWOOD RANCH LLC
 CARMICHAEL OWNERS ASSOCIATION INC
 CHASTAIN JESSIE G
 CHUN HONG
 CITY OF BOISE
 CLARK CHET
 CONNER KIRA
 COREY BARTON HOMES INC
 CROFT ROBERT R
 DELANEY JAMES L
 FONNESBECK JON DEAN
 FRIEDRICH TRACY D
 GROHS MORGAN
 GUIDRY MARY J
 HIDDEN VALLEY RANCH LLC
 HIGGINS HALLIE M
 HIGGINS JEFF
 JAMES JOHN WILLIAM
 KIDNEY RHONDA
 LEPPEK BRIDGETT M
 LETE MARIA C
 MANNING MICHAEL P
 MARSHALL SCOTT A
 MATTHEWS GABREAL J
 MATTOX W G & J B TRUST
 MOENCH CLINTON B
 MOORHOUSE VICTORIA
 NELSON TERRY L
 RALSTON GENE
 RAUSCH JEREMY
 RODEMACK DIANA L
 SALAS PAUL
 SCOTT JOHN A

Mailing Address

8699 S GANTZ AVE
 8215 S GANTZ AVE
 11300 W COLUMBIA RD
 PO BOX 51298
 PO BOX 1090
 10722 W FOX BRUSH DR
 11467 CYPRESS WOODS DR
 PO BOX 500
 10733 W BLUE FOX CT
 8210 S GANTZ AVE
 1977 E OVERLAND RD
 11433 W RAUL ST
 10712 W FOX BRUSH DR
 10697 W FOX BRUSH DR
 10692 W FOX BRUSH DR
 8450 S GANTZ AVE
 10903 W COLUMBIA RD
 8699 S GANTZ AVE
 8030 S GANTZ AVE
 8120 S GANTZ AVE
 11401 W RAUL ST
 11432 W RAUL ST
 8076 S KATERINA WAY
 2409 E COLORADO AVE
 10711 W FOX BRUSH DR
 11467 W RAUL ST
 10750 W SILVER FOX DR
 8300 S GANTZ AVE
 10770 W BLUE FOX CT
 11011 W COLUMBIA RD
 11399 W COLUMBIA RD
 8701 S FIVE MILE RD
 11495 W RAUL ST
 10750 W FOX BRUSH DR
 10751 W SILVER FOX DR
 11400 W RAUL ST

Mailing Address City, State Zip

BOISE, ID 83709-0000
 BOISE, ID 83709-7306
 BOISE, ID 83709-6920
 IDAHO FALLS, ID 83405-0000
 MERIDIAN, ID 83680-0000
 BOISE, ID 83709-0000
 SAN DIEGO, CA 92131-0000
 BOISE, ID 83701-0000
 BOISE, ID 83709-0000
 BOISE, ID 83709-0000
 MERIDIAN, ID 83642-0000
 BOISE, ID 83709-0000
 NAMPA, ID 83686-0000
 BOISE, ID 83709-0000
 BOISE, ID 83709-0000
 BOISE, ID 83709-0000
 BOISE, ID 83709-7307
 BOISE, ID 83709-7341
 BOISE, ID 83709-6915
 BOISE, ID 83709-0000
 KUNA, ID 83634-1450
 BOISE, ID 83709-0000
 BOISE, ID 83709-0000
 BOISE, ID 83709-0000
 BOISE, ID 83709-0000

SKEEN JANET L
SOLORIO CATHY R
TRANSTRUM ROGER F
VOELZ JAMES LAFAYETTE
WCB HOLDINGS LLC

23157 BRADYASHLY DR
10709 W SILVER FOX DR
10790 W SILVER FOX DR
8100 S DIEGO WAY
PO BOX 2906

MIDDLETON, ID 83644-0000
BOISE, ID 83709-0000
BOISE, ID 83709-7363
BOISE, ID 83709-0000
IDAHO FALLS, ID 83403-0000

ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST BOISE ID 83702



June 16, 2015

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Board of Ada County Commissioner's will hold a public hearing on **July 15, 2015** at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear the following:

201500685-PBA-V, A property boundary adjustment between common property lines of two (2) platted lots. A variance to grant relief from a development standard for platted lots in a property boundary adjustment to be in substantial conformance to the recorded plat, specifically to allow for the property boundary adjustment to have a deviation greater than 25% in dimensional standards. Also, a variance to grant relief from a development standard for roadway frontage in the RSW District; specifically to allow for one of the resultant parcels to have approximately 142 feet of roadway frontage instead of 250 feet. The property contains 14.320 acres and is located at 8300 and 8450 S. Gantz Ave. in Section 10, T. 2N, R. 1E, Boise, ID.

Contact, Brent Danielson, AICP, Associate Planner, at 287-7913 for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within **1,000'** of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed by completing the following:

- 1 Type <http://gisx.adaweb.net/acdsv2>
- 2 Enter "**201500685-PBA**" in search application by file number.
- 3 Click on 'Application Information'.
- 4 Review documents by clicking on 'Supporting Documents'.

5 days prior to the hearing you can go to <https://adacounty.id.gov> to view the agenda or staff report.



NOTES:

- This item may not be heard at the scheduled time of 6:00 p.m. , as multiple items may be considered during the hearing.
- Video, audio, PowerPoint, or other computer-generated visuals used to present testimony, must be provided to the Planner ½ hour prior to the start of the hearing: file format compatibility cannot be guaranteed.
- Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) three days prior to this public hearing to make arrangements.

MEMORANDUM

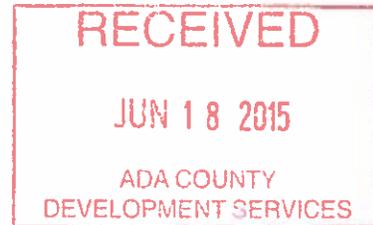


DATE: 6/18/2015

RE: 201500685-PBA/V Mattox

TO: Brent Danielson, Associate Planner

FROM: Mark Ferm, Ada County Building Official



Summary of Project:

A property boundary adjustment between common property lines of two (2) platted lots. A variance to grant relief from a development standard for platted lots in a property boundary adjustment to be in substantial conformance to the recorded plat, specifically to allow for the property boundary adjustment to have a deviation greater than 25% in dimensional standards. Also, a variance to grant relief from a development standard for roadway frontage in the RSW District; specifically to allow for one of the resultant parcels to have approximately 142 feet of roadway frontage instead of 250 feet. The project is located at 8300 Gantz.

Findings and Conditions:

The Building Division has no objection to the proposed adjustment and Variance.

Conclusion:

Approved as submitted.

Mark Ferm
Ada County Building Official
200 W Front Suite 2125
Boise Idaho 83702
Phone 287-7910

markf@adaweb.net

MEMORANDUM



DATE: June 29, 2015

RE: Recommendation Regarding File 201500685 CU MSP V for 8300 S. Gantz Ave, Boise

TO: Brent Danielson, Associate Planner

FROM: Angela Gilman, Ada County Engineer

Brent,

Per your request I have reviewed the project referenced above. The documents reviewed include:

- Detailed Letter
- Site Plan

My comments and Conditions of Approval are as follows:

I find the application acceptable and have no engineering related conditions.

Please let me know if you have any questions.

Angela



LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Board of Ada County Commissioners will hold a public hearing on July 15, 2015 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201500685 PBA-V, Joan Mattox: A property boundary adjustment between common property lines of two (2) platted lots. A variance to grant relief from a development standard for platted lots in a property boundary adjustment to be in substantial conformance to the recorded plat, specifically to allow for the property boundary adjustment to have a deviation greater than 25% in dimensional standards. Also, a variance to grant relief from a development standard for roadway frontage in the RSW District; specifically to allow for one of the resultant parcels to have approximately 142 feet of roadway frontage instead of 250 feet. The property is located at 8300 & 8450 S. Gantz Ave. and contains 9.5 & 4.82 acres; Section 10, T. 2N., R. 1E. Brent Danielson 287-7913 201500770 VAC, Mark Stastny; Vacation application requesting to remove "and 3" from Plat Note #8 for the Boston Subdivision located in Kuna, Idaho. This plat note restricts access to Deer Flat Road from the shared common drive. The property is located at 4987 E. Deerflat Rd. and contains 10.778 acres; Section 21, T. 2N., R. 1E. Kristy Inselman 287-7998 Staff Reports Available On-Line 5 Days before Hearing Date - adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. BOARD OF ADA COUNTY COMMISSIONERS Mark Perfect Planning & Zoning Administrator Pub. June 30, 2015 **Publish Dates:** 6/30/2015 -7/14/2015

EXHIBIT 22
Page 1 of 1
Project # 201500685 PBA-V

Sign Posting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W Front Street, Boise, Idaho 83702

www.adaweb.net | (208) 287-7900

GENERAL INFORMATION:

You must post the property at least ten (10) days prior to the scheduled public hearing. The Certification form must be submitted at least seven (7) days prior to the scheduled public hearing. Please review Section 8-7A-5 of the Ada County Code for all sign posting requirements.

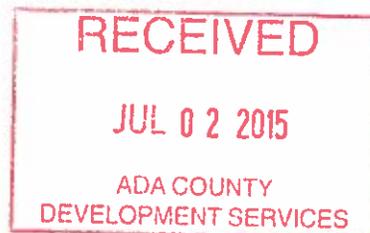
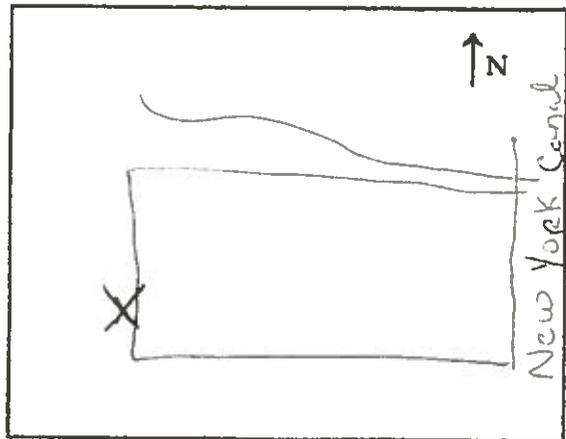
Please attach dated photographs of each sign with the certification.

PROJECT INFORMATION:

Location:	Quarter:	Section: 10	Township: 2N	Range: 1E	Total Acres: 14.32
Project Name: 201500685 PBA-V; Mattox and Grohs			Lot:	Block:	
Site Address: 8300 E 8450 S Gantz Ave. Boise			Tax Parcel Number(s):		
File Number: 201500685-PBA-V			Date Posted: 7/1/15		

APPLICANT: -	
Name: Sean & Bill Mattox	
Address: 8300 S Gantz Ave	
City: Boise	State: ID Zip: 83709
Telephone:	Fax:
<p>I certify that the property was posted at least ten (10) days prior to the scheduled public hearing and have attached dated photographs of each sign in accordance with Section 8-7A-5 of the Ada County Code.</p>	
Signature: (Applicant)	Date: 6/30/15

Please draw a diagram of sign location(s) on the property



OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

EXHIBIT 23
Page 1 of 2
Project # 201500685 PBA-V

ADA COUNTY PUBLIC HEARING NOTICE

WHEN: Board of Ada County Commissioners will hold a public hearing on July 15, 2015 at 6:00 P.M. at Commissioners Main Hearing room #1235, on the first floor, 200 W. Front St., Boise, ID.

PURPOSE: Boundary adjustment between 2 common property lines of 2 platted lots and a variance seeking relief from development standards.

PROPERTY LOCATION: 14.32 acres located at 8300 & 8450 S. Gantz Ave.

APPLICANT: Joan & Bill Mattox

PROJECT #201500685 PBA-V

Contact Associate Planner Brent Danielson at 287-7900 with any questions.

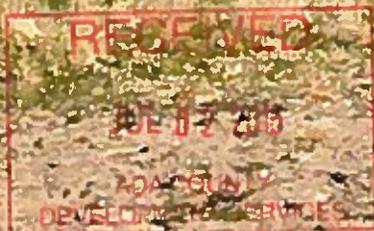


EXHIBIT 23
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Project # 201500685 PBA-V