

(Inst. #:2019-055407) for the purpose of removing 76.58 acres of land north of W. McMillan Road and west of N. Ten Mile Road from the boundaries and terms of said agreement and enter into a new one, consistent with the proposed development plan.

Fitzgerald: With that let's move to our first hearing item, which is the public hearing continued from December 15th for Vicenza North Subdivision, file number H-2020-0108. And, Joe, do you want to take this real quick?

Dodson: Thank you, Mr. Chair. Yes, sir. Everybody hear me okay?

Fitzgerald: Yes, sir.

Dodson: Awesome. Yeah. As Mr. Chair alluded to before we got into this, they -- they didn't post the site in time. It's just a freak -- fluke thing by the applicant's representative. He's usually really good about it. We just missed it by a day. So, we are going to have to continue it and I agree with the chair's opinion that I think the 21st is probably the better date. Once we get into February it starts to get a little bit more beastly with the size of the projects, as well as the contentiousness potential. I don't know if that's a word, but I -- I think that the 21st probably works the best and already started the staff report, so we should be good.

Fitzgerald: Thanks, Joe. Is there any questions of staff? If not, can I get a motion?

Holland: Mr. Chair?

Fitzgerald: Commissioner Holland.

Holland: I move we continue Vicenza North Subdivision, H-2020-0108, to January 21st.

Grove: Second.

Fitzgerald: I have a motion and a second to continue the hearing for Vicenza North Subdivision, file number H-2020-0108, to the date of January 21st, 2021. All those in favor say aye. Any opposed? Motion passes. Thank you.

MOTION CARRIED: ALL AYES.

5. Public Hearing Continued from December 17, 2020 for Mile High Pines Subdivision (H-2020-0099) by Baron Black Cat, LLC, Located in the Southwest Corner of N. Ten Mile Rd. and W. Pine Ave.

- A. Request: Annexation of 17.46 acres of land with a request for C-C (6.04 acres) and R-15 (11.42 acres) zoning districts.
- B. Request: A Preliminary Plat consisting of 3 building lots and 1

common lot on 15.95 acres of land in the proposed C-C and R-15 zoning districts.

- C. Request: A Conditional Use Permit for a multi-family development consisting of a total of 135 residential units on 11.42 acres in the proposed R-15 zoning district.

Fitzgerald: Next we will -- next on the agenda is the continued public hearing for Mile High Pines Subdivision, H-2020-0099, and I will turn it back over to Joe as this was continued to pretty narrowly -- we gave some specific things we wanted to see on this continued public hearing and I think, hopefully, we wrap that up. Joe, do you want to take it from there?

Dodson: Absolutely. Thank you, Mr. Chair, Members of the Commission. As noted this was continued from the December 17th hearing to mostly work with some of my conditions of approval in the staff report and revise any plans that were related to the conditions and, specifically, those related to the utility easements and -- but within the private streets for the public sewer and water lines. Specifically in regards to that we did receive a memo from Public Works that they endorsed the plan and the revisions that have been made. Again, they cannot formally approve anything with this application, because they have not been part of our process. We do not get formal construction drawings at this point. So, those will be applied for probably with final plat. That's when they come in. So, we are a ways away from that. But in the interim Public Works has provided two memos, actually, that they are in support of this and if anything needs to change from here on out they should be minor changes. So, planning staff very much appreciates that from Public Works. Second to that, the applicant has submitted some revised plans which resulted in some recommended changes to the conditions of approval. I'm basically just going to go -- skim through my memo that I sent out to you guys, so I hope you guys had time to read that. I don't want to rehash all of the other stuff, just because we had some very specifics that we continued this for. Notably none of the open space and parking counts have really changed much from -- with those revisions, so that's good. Also I don't want to get into those again. It's going to stay the same. Secondly, those numbers will be added to the staff report following this -- you know, whatever recommendation you guys make to City Council. The noticeable revisions are as follows: The zoning and the preliminary plat now match, so -- come on, let me click. Let me click. There we go. So, they revised the zoning and the plat to show that the -- this red line is going to be the C-C zoning and it matches where the commercial is going to occur. So, we had mixed zoning that crossed some of the property lines, which cannot occur. They added an additional commercial lot here -- technically two, I guess. One here and, then, one in the middle. So, now everything is okay with that. I already have a condition within the revised -- well, within the staff report to provide revised legals. Today prior to the meeting the applicant did provide those, so I will add a recommended condition -- or recommended change from the Commission that you guys strike that condition, because it's no longer necessary. In general the C-C zone is about six acres. This is the zone here. And on the R-15 it's about the 11th. So, it now matches with what was originally proposed, which we appreciate very much. As within the other Modern

Craftsman, the clubhouse is residing within the C-C zone and that can occur. It doesn't -- multi-family can be in commercial and residential. So, there is an area -- this area right here is the clubhouse and it will be in the C-C zone. The applicant also revised this three-way intersection as you can see, which we very much appreciate. It's no longer that -- that awkward roundabout thing. Now, it's kind of a T intersection, which should be more beneficial I think to the traffic flow. There is -- I'm not aware of whether or not there are going to be stop signs on that. That's not something that we usually dictate when it comes to those things. I think they will work that out. If there is stop signs I presume that the north-south will not have them, so that the traffic from the commercial and into the site can be pretty free flow. Other than that I don't have any other comments, but we do appreciate and approve of the revised layout there.

Fitzgerald: Thanks, Joe. Any questions for staff at this time? Okay. Hearing none, is the applicant with us? I think they are online.

Nelson: Good evening, commissioners. Deborah Nelson. 601 West Bannock Street. On behalf of the applicant. And we appreciate all of staff's work to review our new submittals and Public Works as well and we will just -- we are just here to stand for questions, because we feel like you have probably received every single thing that was asked of us and so if you have any questions about those items we would be happy to answer them.

Fitzgerald: Deborah, thank you guys very much. We appreciate your understanding of our need to have more information. So, thank you guys for the -- working with us and I appreciate the changes. Any change -- any questions for Deborah at this time?

Holland: I would just echo I appreciate you working with staff on getting some of those changes so it was a cleaner staff report and easier for us to make that move to Council.

Fitzgerald: Okay. Deborah, we will let you close in just a minute. I just want to make sure we don't have any public testimony and, then, we will come back to you for closing remarks.

Cassinelli: Mr. Chair?

Fitzgerald: Commissioner Cassinelli, go right ahead.

Cassinelli: Yeah. I just had one question for Deborah. I know -- I was kind of maybe hoping to see one -- I think before on that three-way intersection was it -- wasn't it a two way roundabout?

Nelson: Mr. Chairman, Commissioner Cassinelli, before what we had was a small triangle island in the middle. There isn't space there for a roundabout, so we addressed it with a T that we think provides the same safety with the curvature there that we were hoping to achieve, but also provides an attractive entry.

Cassinelli: Okay. Because I was thinking like before you had an island, but it was a -- it was -- or that -- I guess it was a triangle, but it was a -- the traffic around it was two way and not one way. That's what I was hoping for. But it looks like you have added some landscaping in there, because roundabouts oftentimes present -- you know, offer up a nice visual effect when you get that island in the middle, but it looks like you have got that. I -- my only question there seeing -- seeing the landscape design is -- is the visibility particularly to the south coming from the -- coming from the private road there, if you were stopped there is there -- you know right -- right up there. Is there going to be decent visibility to the south if you were going to head on out? Does that make sense?

Nelson: Mr. Chairman, Commissioner Cassinelli, yes, we will make sure that that visibility complies with all standards, with your site triangles, and I'm sure that will be reviewed carefully in the CZC time frame and it's certainly in our interest as well.

Cassinelli: Okay. That would be my only concern on that. Thank you.

Fitzgerald: Any other questions for Deborah at this time? Madam Clerk, do we have any public testimony or anyone in chambers that would like to testify in this application?

Weatherly: Mr. Chair, we do not have anybody signed in on this application.

Fitzgerald: If there is anyone online, please, raise your hands or, Commissioner Seal, is there anybody in chambers with you?

Seal: There is not.

Fitzgerald: Okay. Deborah, do you have any final comments for us, seeing that there is no additional thoughts or folks who want to testify? So, do you have any additional thoughts for us?

Nelson: Mr. Chairman, thank you. We would just say that we are in full agreement with the revised and added conditions from staff and ask you to approve it as recommended by staff.

Fitzgerald: Sounds good. And, please, tell David thank you for all his work. I know it was -- it was a yeoman's work at times. So, tell him thank you.

Nelson: We will pass that along. Thank you.

Fitzgerald: Any final questions for Deborah or for staff before we close the public hearing? If not, can I get a motion?

Seal: Mr. Chair?

Fitzgerald: Commissioner Seal.

Seal: I move that we close the public testimony on file H-2020-0099.

Cassinelli: Second.

Fitzgerald: I have a motion and a second to close the public hearing on Mile High Pines Subdivision, H-2020-0099. All those in favor say aye. Any opposed? Motion passes.

MOTION CARRIED: ALL AYES.

Fitzgerald: Anyone want to lead off? I think Commissioner Cassinelli had my -- my only question was the sight triangles, too, and I think that it looks much better than it did. So, I think it -- everything we asked them to do it looks like it got taken care of, but any additional thoughts?

Yearsley: Mr. Chair?

Fitzgerald: Commissioner Yearsley.

Yearsley: I think it looks good and I agree with the applicant that sometimes the landscapers get a little happy with where they placed trees and so it's more of a graphical look than an actual -- where some of the trees may sit. So, I think that they will make sure that the sight triangles are there and not having any issues and with that I'm -- I'm in support of this application.

Fitzgerald: Thank you, sir.

Seal: Mr. Chair?

Fitzgerald: Commissioner Seal.

Holland: Mr. Chair?

Seal: Just looking at it again I really like this product. I think it's a great addition to our communities here in Meridian, especially with the -- the -- the -- what do you call them? The business on the bottom and residential on the top.

Fitzgerald: Live-work.

Seal: Yeah. Live-work. I really really like that. I hope -- I hope that that has a lot of success in our community. That -- that's something that is very very appealing to me and, again, I hope it has good success. Thank you very much for all the work that's been put into this. That's a -- kind of a tough spot to put things in and I'm very happy to hear that this is going to add credence and moving forward with getting Pine Avenue punched all the way through as well, so that's -- that's another benefit for -- for all involved for sure and the only -- the only thing I will say is the -- the fourth color palette they picked is -- somebody really has -- has it in for the Army monotones as it would be. So, I was kind of

hoping to see like a blue or an orange in there maybe, but other than that if -- if that's the paint schemes that are going to be in there that's totally livable and I'm sure people will be very happy with them.

Dodson: Mr. Chair?

Fitzgerald: Yeah, Joe, go ahead.

Dodson: Just to that point -- I didn't get to it quite well, but to Mr. Seal's point the -- the applicants did add a fourth color palette and I believe it is a bluish color, so it does add a little bit of flavor to the site. I agree, I was having flashbacks to being at West Point for a few months there, so that's a lot of green. But I think we will be okay.

Fitzgerald: Commissioner Holland, I think you had chimed in there before, ma'am. Go ahead.

Holland: Thank you, Mr. Chair. I would just echo the other comments of the other commissioners. I think they did what we asked them to do and I don't see any big concerns. It's nice to have a -- a different product style that's not four-plexes stacked up, but it's something that will provide a good product that's affordable and has that live-work component, which I really appreciate.

Fitzgerald: Agreed.

McCarvel: Yeah. Just --

Fitzgerald: Commissioner McCarvel, go right ahead.

McCarvel: Yeah. I -- I agree. I was kind of on the -- the only thing I had wanted to see changed really last time was that intersection as well and I couldn't help but chuckle at Commissioner Seal's description. I guess we have to call these a mullet building now, with the business on the top and the living on the bottom. But I do -- I like them. I think that's a good integration.

Fitzgerald: Very good.

Grove: Mr. Chair?

Fitzgerald: Commissioner Grove.

Grove: I don't have anything substantial to add other than I think they have done a great job incorporating what we asked them to do and they have done a good job of creating a sense of community and within this development, which is always something that I like to see with these types of things where they have thought through how to integrate different aspects of the development, so that it flows together and creates a sense of space.

Fitzgerald: Thank you, sir.

Cassinelli: Mr. Chair?

Fitzgerald: Commissioner Cassinelli.

Cassinelli: It checks every box. After considering all staff, applicant, and public testimony I move to recommend approval to City Council, file number H-2020-0099 as presented in the staff report for the hearing date of January 7th, 2021. And I don't think there is any modifications.

Yearsley: I think there was one.

Cassinelli: Was there?

McCarvel: There was one. Yeah.

Yearsley: The condition of the legal descriptions I think or something to that effect.

Seal: There is actually quite a few.

Dodson: Mr. Chair?

Seal: And, yeah, Joe -- Joe summed them up nicely in his letter.

Fitzgerald: Yeah.

Dodson: I was going to say, if you -- if you made it per my memo --

Cassinelli: Yeah. Okay.

Fitzgerald: Per the staff memo.

Dodson: And, then, the additional one of removing the condition requiring revised legals and, then, I think we are kosher.

Cassinelli: Okay. I amend my motion to do the modifications to -- let me get that -- pull that memo up -- to be in line with the staff memo and the revised legal condition.

Holland: I will second.

McCarvel: Second.

Fitzgerald: I have a motion and a second to recommend approval of file number H-2020-0099, Mile High Pines Subdivision. All those in favor say aye. Any opposed? Motion passes.

MOTION CARRIED: ALL AYES.

Fitzgerald: Deborah, thank you guys. Good luck and we will see you in the future I'm sure.

Nelson: Thank you very much.

Dodson: Good night, everybody.

6. Public Hearing for Tetherow Crossing Subdivision (H-2020-0112) by Hayden Homes Idaho, LLC, Located Northeast of N. Linder Rd and W. Ustick Rd.

- A. Request: Annexation and Zoning of 7.58 acres of land from RUT in Ada County to the R-8 zoning district.
- B. Request: A Preliminary Plat consisting of 46 building lots and 8 common lots on 13.99 acres of land in the proposed R-8 zoning district.

Fitzgerald: Thanks, Joe. Okay. Moving on to the last -- second to the last item on the agenda, the Tetherow -- Tetherow Crossing Subdivision, file number H-2020-0112. Alan, I will let you take the lead on the staff report, sir.

Tiefenbach: Happy New Year, Mr. Chair and Members of the Commission. Can everybody hear me okay? Give me a thumbs up.

Seal: A little faint.

Tiefenbach: See my screen.

Fitzgerald: You're a little bit -- on your voice, sir. So, if you can get a little bit closer.

Tiefenbach: Wow. Sure. You're about the first people I have ever heard in my life that told me they can't hear me, so awesome. Usually my wife tells me to, please, keep it down. Is this better? Okay. Great.

Fitzgerald: That's good, Alan. Thanks.

Tiefenbach: So, this is an annexation, a zoning, and a preliminary plat. You said you could see my screen? Thumbs up, please, somebody? You can't see my screen?

Cassinelli: Can see it.

Fitzgerald: I can see --