

Public Hearing for Prairiefire Subdivision (H-2022-0053) by Patrick Connor, located at 3539 N Locust Grove Rd., near the northwest corner of E. Ustick Rd. and N Locust Grove Rd. Recommend

A. Request: Annexation and Zoning of 3.16 acres of land from RUT in Ada County to the R-8 zoning district.

B. Request: Preliminary Plat consisting of 22 building lots and 1 common lot

Seal: Okay. At this time I would like to open file number H-2022-0053 for Prairiefire Subdivision and we will begin with the staff report.

Hersh: Good evening, Mr. Chair and Commissioners. The applicant is here to present the Prairiefire Subdivision. The applications are for annexation, zoning and preliminary plat. The site consists of 3.1 acres of land, zoned RUT in Ada county, located at 3539 North Locust Grove Road. There is no history on the property. The Comprehensive Plan FLUM designation is medium density residential. The applicant proposes to annex in 3.16 acres of land with an R-8 zoning district. The property is designated as medium density residential in the FLUM contained in the Comprehensive Plan. This designation allows for units at a gross densities of three to eight dwelling units per acre. The preliminary plat was submitted showing how the property is proposed to be subdivided and developed with 22 single family residential detached dwelling units at a gross density of 6.96 units per acre, which is within the desired density range of the medium density residential designation. The subject property is an enclave surrounded by existing single family residential detached homes to the north -- is Quenzer Commons, West is Heritage Grove, east is Summerfield and the church to the south and office park to the north. The development is proposed to be an age restricted -- restricted 55 plus community and the applicant's narrative states that they have an agreement in place to merge this development with the Heritage Grove HOA. Access is proposed from the extension of the existing local sub street along West Prairiefire Street on the west. Access is prohibited from North Locust Grove Road. ACHD is requiring the applicant to increase the radius of the cul-de-sac from 45 feet to 50 feet per district standards. The project is conditioned to comply with all ACHD's conditions of approval. The -- the only landscaped buffer that's required for this project is a 25 foot wide buffer that's required along the North Locust Grove Road. Because the site is below five acres in size open space and site amenities are not required per UDC 11-3G-3A. However, the applicant is providing 0.37 acres of common area to provide pedestrian access to the commercial -- to the commercial properties located to the north in North Locust Grove Road. This area will be landscaped with trees, shrubs and include a five foot micro path. Staff recommends that the applicant remove Lot 11, Block 1, along the northern property boundary. The micro path connection on the northern portion of the common lot adjacent to the commercial development is hidden behind Lot 11, Block 1, creating a potential safety issue for pedestrians. Pedestrian pathways and common lots shall be designated to reduce the incidence of crime and improve the quality of life. The applicant has provided us with six conceptual building elevations to demonstrate the style of homes proposed for this development. A

mix of single story and single story with a bonus room homes are proposed. However, staff believes the proposed -- proposed elevations are not consistent with the Heritage Commons Subdivision development. Staff has included a few sample elevations -- actually, there is one sample here -- to demonstrate the style of -- style of homes in the Heritage Grove development. So, staff is recommending that the applicant submit revised elevations that are consistent with the homes in the Heritage Commons Subdivision prior to the Council hearing. The only written testimony that we have is from Doug Sayers and he had concerns pertaining to the excess traffic through the Heritage Grove Subdivision. With that said, staff recommends approval of this project with the requirement of a DA that contains the provisions in the staff report and I stand for any questions that you may have.

Seal: Okay. Thank you. And welcome to Planning and Zoning.

Hersh: Thanks.

Seal: All right. At this time would the applicant like to come forward? Good evening, sir. Just need your name and address for the record and the floor is yours. Either one will work.

Connor: Thank you very much. My name is Patrick Connor. My address is 701 South Allen Street, Meridian, Idaho. I think Stacy's going to pull up the PDF presentation. Stacy, do I have control of the -- can you make it -- can you make it full size?

Starman: Madam Clerk, could you restart the clock, please? Thank you.

Connor: Thank you. Good Evening, Commission. And welcome, Stacy, to -- to staff. I know we are all happy to have you here. It's been a pleasure working with you so far since meeting you. Tonight representing Prairiefire Subdivision. It is a -- an in-fill property, 3.16 acres, in this heart of Meridian. It currently fronts on North Locust Grove, but it shares a boundary on its western side with the Heritage Grove Subdivision. Tonight we are requesting zoning of R-8 and 22 single family lots and one common lot. As you can see it is an in-fill project. There is a lot of projects that are completely built out around it. Like I mentioned, Heritage Grove is a 55 plus community to our west. Heritage Commons is a traditional community to the north. There is commercial uses to the north. There is a pediatric clinic and a preschool day school to our north, an LDS church to the south and the fire station is along the eastern side. In the Comprehensive Plan map, as Stacy mentioned, it is a medium density residential and this map shows the -- the zoning around the property. So, this one shows a little bit clearer, but there is significant R-8 to the north, R-15 at Heritage Grove, and, then, limited office to the south and to the north with -- R-8 is what we are proposing tonight. When we first started talking to the city about, you know, what sort of product would fit best here, we initially came in talking about doing potentially townhomes to fit in with the commercial uses and -- and sort of this in-fill higher density potential property. The more we talked to the city they encouraged us to look more at single family use here and the more that we talked to the communities nearby we settled on single family lots in this particular project. As you see in front of you

the preliminary plat we are showing 22 single family lots, with about 11 percent as open space. As Stacy said, it's less than five acres, no open space is required, but we wanted to show and connect to the pathway to the north and the pathways along Locust Grove. So, that's why you see the green as shown. And when we had our neighborhood meeting there was a very strong turn out and there was a lot of real concerns brought forward with the impact of this community. So, we worked a lot over the past summer with the HOA board, which is present here tonight, and -- and I will ask the HOA president to come forward and -- and speak a little bit on this, but from the beginning we were trying to find a win-win partnership between us and the neighboring community. Some of the issues brought forward was that we were creating sort of an island community if we were just to do a standalone HOA and a regular single family neighborhood. Their hope was that potentially we could come into their HOA and join them and be a 55 plus community to help alleviate some of the impact of a single family community there. So, we started talking about how that would work. Some of the concerns that were brought up were increased number of kids and traffic and they were trying to get away from that sort of impact. So, we were able to accommodate that by agreeing to do a 55 plus community in this particular subdivision. There is also some concerns about incongruent architectural details between our project and their project. As part of our annexation to their HOA we will be held to certain architectural restrictions to make sure that we are in line with their current housing product. Most of our architectural restrictions match theirs, but there is just some things here and there that we want to make sure that we can accommodate. Lastly -- and this is kind of getting into the weeds of -- of development -- but our -- our pressurized irrigation system there doesn't exist it. We have a flood irrigation setup with our water -- water right. So, it's a real challenge to have on demand pressurized irrigation. Heritage Grove does have a -- have a pressurized irrigation service and in talking with them they can attach us onto their current system. We can dedicate our water rights to that system and, then, we will pay for any sort of upsizing or pump upgrades that would need to happen to connect to that. So, that was a big thing that we were trying to work with and figure out how we are going to do it. We didn't want to have to connect to the city's domestic water line, so this was a real win for -- for us to provide irrigation water to -- to our future residents. Before I move on to some of the issues in the -- in the staff report that I want to talk about, I do want to invite Michael Ford, he is the president of the HOA, to talk a little bit about the conversations that we have had and -- and some of the progress that -- that he had in getting approval for the annexation for us into his HOA.

Seal: Do you want to have him come up separately? Because this cuts into your 15 minutes.

Connor: I do want to have him come up.

Seal: Okay. That's fine. Just wanted to make sure that was clear.

Connor: Thank you.

Seal: Good evening, sir. I need your name and address for the record as well. And, please, speak right into the microphone. I know you are a taller gentleman, so -- we don't have extenders on them.

Rusnack: My name is Michael Rusnack. 3302 North Sheephorn in this fine city. Part of the Heritage Grove Subdivision. I'm representing the board as the board president of our community. Very short statement if I may then. Upon hearing of the Prairiefire development with the Hubble team, our board immediately began just -- began discussions. In fact, it was here we were first introduced to the program. At that time we began discussions with -- with the Hubble team on inclusion of that group into our development. In June the Heritage Grove drafted -- Heritage Grove Board drafted a proposal that was presented to our community and was presented for a vote to our entire community. The balloting of our community resulted in overwhelming support. In fact, greater than 90 percent of our community voted in favor of the terms and conditions laid out by the board for annexation of that portion of the community. With the community mandate the board, then, began further discussion working with the Hubble team and -- the Hubble team to finalize the annexation process and this is expected -- the detail of this will be ironed out. There were some minor terminology things as we learned of -- we called it Hubble in our document -- we called it Heritage Grove in our document and it needed to be labeled Prairiefire. More legal for you folks. As Patrick pointed out, a couple of details that we needed to iron out and cast into our CC&R architectural group of the accommodation for their architectural needs that met more particularly their lots in size. But in this agreement we have laid out to our community again overwhelming support from our community and we anticipate and we expect to have this agreement finalized very shortly. Appreciate the opportunity to give the portion of -- our representation of the Heritage Grove community.

Seal: Thank you, sir.

Connor: Thank you. There are a couple things I do want to talk about. Conditions two -- two conditions in particular that are in the staff report. We do have a connection going north to the limited office property. It's a pediatric clinic and a -- and a daycare. Part of the problem is the current stub road or stub pathway comes in at kind of an awkward location in the property and so we were forced to kind of jog a lot or -- or kind of come into the lot and it made that pathway not visible from the street. I spoke to the HOA president of the -- of the commercial property to the north and they are open to shifting or allowing us to move that stub -- stub sidewalk to make it accommodate our -- our green spaces there a little bit better, makes it more visible from our cul-de-sac, to alleviate the concerns that Stacy brought up in her staff report about safety. I think it will also kind of make it look a little better, make it more -- make a lot of sense. He did bring up the fact that he doesn't really want the connection between the two sites given they currently have a pediatric clinic and a daycare there at -- for -- in his perspective it does make kind of a conflict point, a potential safety hazard in the future. It is a condition of -- it was a condition of their approval to have that pedestrian connection to the south. I just wanted to bring that forward, that there will be some working with their HOA to ensure that we make that pathway connection. Again, that -- this sort of connection point can be done over time

and -- and will be still defined on final plat, as long as it is a -- a condition of approval to have that connection point there. In Stacy's recommendation she said to eliminate that -- that lot completely and, then, add square footage to the remaining lots in the north. I think we can accomplish within that 20 -- 20 feet of green space there to the pathway that runs north and -- and keep the lot count as it is. The next item that I kind of want to discuss was the condition of providing house renderings that match Heritage Grove. I don't have a problem doing that and we are updating our product anyway for this 55 plus community. It's a different sort of market, different sort of buyer. We are entering an architectural agreement with the HOA board to make sure that we match our -- our houses appropriately with architectural elements. I just think it can get a little tricky sometimes if we are having them approve certain architecture and, then, you guys are also approving architecture and we are trying to design architecture -- I just personally think that we have a good relationship between us and the architectural committee and the board and I feel like that sort of decision making design can happen between those -- those two parties, rather than the connection between us and the city. I -- I don't -- I don't -- I personally just don't think it's appropriate for extraordinary architectural restrictions to put on this property when we already have it kind of built in with the HOA. So, with that I will conclude it. Thank you for considering this application for annexation and preliminary plat. It is an in-fill project that matches the adjacent land uses, providing much needed pedestrian connections to Locust Grove and we really have tried -- worked really hard, we have made a lot of headway and a lot of concessions from our end becoming a 55 plus community. It's a -- we are shrinking our buyer pool in a market where buyers are very hard to find these days -- to a certain 55 plus market. That was an accommodation that I kind of fought for, that Michael and his team really fought for to make a win-win situation. I think this will be a great addition to Heritage Grove and -- in the long -- in the long run it's going to be one seamless community, which I'm -- I'm happy that we were able to get there after a very -- a very heated neighborhood meeting initially. We are following all zoning parameters and city ordinances within the R-8 code. So, I'm happy to work with you all on that. With that I will stand for any questions.

Seal: Any questions for staff or the applicant?

Lorcher: Mr. Chair?

Seal: Commissioner Lorcher, go ahead.

Lorcher: In regard to your landscaping of the actual home sites -- so a lot of 55 communities have -- the subdivision takes care of that. Is that your plan or is each individual house responsible for their front and back yards?

Connor: That is a good question. We will follow how Heritage Grove does it. We will have to touch with Michael how that works. We typically try to do -- or -- or try to do kind of more lower upkeep with the front yard landscaping. I believe these will be traditionally maintained. But, again, I will -- we will fall in with however Heritage Grove does it. I don't know exactly how they -- how they maintain their -- their front yards. I'm sure the folks here can chime in on that. But we will follow the -- the -- how they do it at Heritage Grove.

Lorcher: The only reason I ask is that -- like you had said, you have flood irrigation and you have to tap into somebody else's pressurized irrigation system. If there is more control from the subdivision, as opposed to individuals, you might have better luck with this -- you know, having the water equally distributed. You know -- I know in my subdivision they say only Tuesdays and Thursdays and Saturdays, but I see a guy watering three times a day. So, there is no control on that.

Connor: Yeah.

Lorcher: But if you had control -- if you were in charge of the landscaping and mowing the lawns and, you know, making sure that's all taken care of, then, you can control when the water goes on.

Connor: Yeah. Again -- again, I'm sure Heritage Grove has certain watering days and they make sure that folks are trying to follow the rules and -- and I'm sure there is a process with saying -- talking about people over watering and -- I mean it's -- water is a precious resource, you got to make sure it's like that. So, we will be connected to the PI system and, then, integrated into the system. So, they will probably have to revise their watering schedule a bit to accommodate for these 22 houses and, then, folks will -- will follow -- follow suit and -- and, again, it will kind of just be another phase in their current community.

Lorcher: Okay. Thank you.

Seal: A question more for staff probably. Is this -- this will have to go through a CZC before it goes to City Council; is that correct?

Hersh: No. It just gets put on the -- it goes to City Council.

Seal: Okay.

Hersh: There is no CZC before.

Seal: Okay. I was just wondering if it was -- there was a -- an opportunity for you to correspond with the HOA and, then, have that submitted as far as the elevations to make sure that they were compatible, but --

Hersh: So, he is going to submit elevations to me. We did condition that prior to City Council. So, I will have those going to City Council.

Seal: Okay. Yeah. Thank you for bringing up the fact that the -- the property to the north -- part of their CUP condition is the fact that they do have to have that path open and that's -- that is a requirement, so --

Connor: Stacy pointed it out to me. I didn't actually know that.

Seal: Okay. That's -- it's an important distinction in there to make sure that that -- you know, we do have walkability in there. I understand what they are saying, but at the same time that is a condition. So, that's how they operate in there and that's one of the conditions of being able to operate in there for sure. If there is no other questions from the applicant we can move on to public hearing. Thank you, sir. Appreciate it.

Connor: Thank you.

Seal: Okay. At this time I will take public testimony.

Hall: Ron Dietzler.

Dietzler: Okay. I just have --

Seal: Ma'am, we will need your name --

Dietzler: Judie Dietzler. 1318 East Prairiefire Street. Judie Dietzler. I'm right -- our house is right next to where it's going to be built and we primarily have just some questions. One is that Hubble is proposed -- was proposing a single level housing development, but since, then, I have heard that it could be -- they could have a loft, which is a two-story, and I'm not sure -- I need clarification on that. The problem with that is because it's only three acres, so if you have a loft they are going to look down in the bedrooms, in the living rooms of -- of the Heritage Grove that's surrounding it and the Heritage Commons that surrounds it and so that would be a problem. One level was no -- no problem, but two level becomes a problem. My next one is I'm sure that Hubble has worked really hard with Heritage Grove and we appreciate that. We haven't seen the contract -- the residents haven't seen it, so we are not sure exactly what it is that we are obligated to, but -- so, we would at some point like to see that. Also is it true that the contractors that put in the streets and everything around there can come in off of Locust Grove? Because we are in over 55, we have people with walkers, we have people with -- that walk slowly and all of the traffic through there could -- could be detrimental to their health. So, we were told that the workmen could come off of Locust Grove. The residents that -- that buy in there, they will come into our subdivision. But I was just wanting clarification on that. And, then, once that it's approved through Planning and Zoning, then, it's in concrete, nothing can be changed, is that correct? I think that covers it.

Seal: All right. Thank you very much. So, do we want to address any of those now or keep rocking and rolling?

Parsons: Mr. Chair, Members of the Commission, certainly there have been projects or instances in the city where we have had the applicant work with ACHD on a temporary construction entrance off of an adjacent roadway until such time as the subdivision is completed and landscaping's put in. So, currently the project is not conditioned that way. But let's see where the public testimony leads us and where your deliberations go. But certainly that's -- it's not really a city issue, it's more of an ACHD issue to allow that to happen.

Seal: Okay. Thank you, Bill. Madam Clerk.

Hall: Kevin Emery.

Emery: Good evening. My name is Kevin Emery. Address is 3530 North Heritage View Avenue in the Heritage Grove Subdivision. I really don't have any questions. I wanted to publicly voice my support of the request by Hubble and also extend my gratitude to them for their willingness to negotiate with our board. In my opinion it's a win-win situation and -- and from a -- a 55 and older community standpoint we couldn't ask for anything better than what's being proposed. I agree that I would like to see, if possible, the current Locust Grove access be used from a construction standpoint, as long as reasonably possible until it's developed to the point where they need to close that for landscaping and such. But that's all I have to say.

Seal: Okay. Thank you, sir.

Hall: Willie Uhrig.

Seal: Good evening, sir. I just need your name and address, please.

Uhrig: My name is Willie Uhrig and my address is 1214 East Summerplace Street -- and that's in Heritage Grove. I just have a couple of comments and maybe a question. First I want -- I really do want to say that I think the staff did a great job. When I went in and read their analysis I thought they did a very good job of identifying issues and -- and just looking at the whole situation. One comment I want to make is I don't think that the -- the residents of Heritage Grove were aware that there was a plan to connect this subdivision to our water. Our water situation has been the -- the -- what we have is something different than probably anybody has out there in any of your subdivisions. It's controlled centrally. So, the homeowner has no control at all over the water. It comes on whenever. We don't know when it comes on. And we have no control over how much it waters. So, if you want to plant something that needs a lot of water or something that doesn't need water, yeah, you have difficulty determining what's going to happen with that and the fact that that has been very problematic -- it breaks down every summer. There hasn't been a summer gone by that that system has not broken down. So, that is a concern that that needs to be really looked at closely if phase five is going to be hooked into our water system. The other -- the other issue that I want to comment on is the elevations and that was picked up on by the staff and Judie commented on it. It really appears like it could be that Hubble could build two -- two story homes -- full two story homes if they wanted to. There has got to be some control over that. The elevations in Heritage Grove -- there are no two story homes in there. There are no -- there are no -- there are no homes with a loft. They are one story homes. So, if they are planning on building homes -- a number of homes with lofts, they don't fit the character of Heritage Grove and the last comment -- after I viewed the -- the homes that Hubble said that -- some of their models, I question whether two of the -- the models they just showed could be built on the footprint that they have. It really looks like on the footprint that they have to build homes, the only way they

are going to build homes on those is you would have a garage with an A-frame over it and you would have to go around them on a path to get to your home, because there is no width there. You don't have the width to build the garage and I don't know how many feet they had on some of those -- okay. Anyway, I have got a concern about that. I don't think they would fit on that -- those -- that kind of a footprint.

Seal: Thank you, sir.

Hall: I'm not sure how to pronounce this name. I'm going to give it my best shot. Moscelene Sunderland. Sorry.

Seal: Ma'am, we will -- we will need your name pronounced correctly and -- and your address, please.

Sunderland: My name is Moscelene Sunderland. I live at 3581 North Lilyturf, which is also in Heritage Grove.

Seal: Okay. You can pull that microphone right down at you there.

Sunderland: All right. Thank you. My number one complaint or at least question at this point is the elevation, too. It's the second story. And I just want to point out to the board that, you know, we have all -- in our neighborhood we have left our single family homes with lots of room and lots of yard and the privacy we had was in the room we had between us and our neighbors. In this neighborhood we had to adjust to losing a great deal of that and the original subdivision is designed to give what little ground we have and I do mean little. As much privacy as possible, even down to where windows are placed in your neighbor's house, so that they are not intrusive into your little piece of paradise such as it is. Second story lofts or second stories in general will rob us of what little privacy that we have left and I just would really ask you to consider that when you are looking at this, that it really is an important issue to people of our age who have already had to change our lifestyles dramatically just because we are getting older and we really don't want to have to give up what little privacy we are left with and I would really appreciate you considering that in your deliberations. Thank you.

Seal: Thank you.

Hall: Doug Brown.

Seal: Good evening, sir. Name and address and the floor is yours.

Brown: Doug Brown. 1409 East Legacy View Drive in Heritage Commons. Anyways, I'm here to comment on the proposed house designs and also the recent documents provided by the city that was uploaded into the documents the other night. The recommendation of the applicant to remove Lot 11, Block 1, along the northern property of the lots to be widened for a better transition and to provide more visibility on the pathway connection to the commercial development. Now, my property is -- or is going to be bordering Lots 2 and 3 and the border is actually right in the middle of my lot, almost

about a 60/40 of that. I'm -- my comment is I would still love to see Lot 11 be eliminated and to use that -- that width to widen several of those homes that are going to be bordering Heritage Commons, because, you know -- you know, I have lived there for eight years, I have had -- you know, I have had open fields. It's been nice, but now with the new properties it's going to be -- I'm going to be losing a lot of visibility, you know, it's -- and I'm certain -- you know -- and everyone else's position, if it was happening to your guys' properties or -- or anyone else's, they would want to make sure that the lots are complete transitional lot for lot as best as possible. So, I would love to see that -- is their recommendation and requirement that the border -- that properties bordering Heritage Commons are matching transitional lot to lot that is as best as possible.

Seal: Thank you, sir. Appreciate that.

Hall: Gerard Gladu.

Gladu: Hello. Good evening. Thank you. My name is Gerard Gladu and I live at 1461 East Legacy View Drive and that is in the Heritage Commons Subdivision. So, my -- my comment and concern is -- as of what has already been mentioned is the elevation as well and not having two story, you know, houses built, because my -- my property I'm going to have -- I think Lots 5, 6, 7 and 8. So, I'm going to have four of those houses backed up against my -- my fence line, so -- and it looks like that Hubble has done -- they have listened to a lot of us, so -- as far as like accommodating the 55 and older community that's already there. So, really, obviously, with -- with the two stories it's going to be a big -- for me it's going to be a big issue. I don't want a bunch of houses looking down into my backyard. And, then, the traffic as well that is going to be generated because there is only one way in and one way out of that subdivision that they are proposing. So, they are either going to go out -- and the 55 and older, they are going to come out and go through the -- our Heritage Common Subdivision. So, really, I -- I mean that's -- that's all that I have. So, I appreciate you guys' time. Thank you.

Seal: Thank you.

Hall: That is all that is signed up.

Seal: Okay. At this time would anybody else like to testify? If so just raise your hand and we will call you on up here. No? Anybody online? You can hit the raise hand button. All right. Yes, sir.

Rusnack: My name is Michael Rusnack. 3302 North Sheephorn, representing the Heritage Grove community and the board as board president. I wanted to address a couple of the points that were raised. In our community we do have a single home with a loft in our community already and it's a trend and, in fact, that was discussed with Hubble and there -- is it -- we don't want -- we want to make sure we refer to it as a single family with a loft. We do have one in Heritage Grove. It looks just like the rest of them. With respect to the water system, the water system we consulted with our landscape management company. We have that water system that is fully managed by the landscape company and they agreed that we have plenty of margin with our water system

to manage that. It is fully automated as noted with a computer system and we manage each home to that value. The elevation shown by Commons -- I mean, sorry, by Hubble Homes and the -- the home we do have in our development looks out the front for that elevation. It -- it looks just like the rest of the homes. We would -- you would be hard pressed to tell that it even does have a loft. So, those are my comments. Again, the landscape system is completely accomplished by us. We do all the landscaping, all the landscape maintenance as part of our -- our dues that we charge and that was agreed to. That was a question raised by you folks with the landscaping and the water system. The fact that the system had failed twice -- we had one year where we had a -- the developer had miscalculated and improperly installed an elbow. That was repaired. That was several years ago over 4th of July. Just this year over one of the holidays we had a pump go down. A hundred and fifty dollars to know which button to push to reset the pump. It was accomplished over a holiday weekend, which is a rule we have. It only fails Friday night of a holiday weekend. So, those are my comments from representing the -- our communities. Thank you.

Seal: Thanks, sir. Appreciate that. All right. If anybody else wants to testify, please, raise your hand. Going once. Going twice. Okay. Commissioners, do we have any other questions, comments, before we close the public hearing? We should probably have the applicant come back up and address this. True. I was getting in a hurry there. Sorry about that.

Connor: Thank you. I just want to address some of the comments brought forward. There is -- there is -- there is kind of three main things here, so some of the comments from Ms. Dietzler and Mocalene and Mr. Brown and Mr. Gladu talked about the effect of two story and losing privacy. I completely understand that. As Michael alluded to, all of our plans that have lofts or these bonus rooms, if there are any -- the windows that do exist face the street, rather than the sides and the rear, which I think is a -- like Michael said, it's hard to even tell if there is a second story loft. A lot of times those second story windows are -- are oftentimes just decorative on some houses. So, that's the way that -- that we build them. They are also built within the roof trusses, so there is not a whole new like eight or nine foot plate. So, the lofts -- the side walls only go up about six feet and, then, they are up at a peak there. So, that's why their -- their lofts are bonus rooms. So, the -- the -- the nervousness about privacy and things like that, it's a completely valid concern, but the fact that it faces the front of the street, rather than peering down on neighbors, I think they will be well -- they will -- they will be good neighbor houses in those situations and we want to be able to provide that -- that second story loft and -- and not be constrained, because it's an opportunity to have a bonus room for a craft room or if grandkids come over or just have some extra storage space. We want to be able to -- to provide that. The PI issues that -- that Mr. Uhrig brought forward is -- as Michael alluded to as well, we deal with PI issues all the time. Always in the summer and it's always on Fridays before a holiday like he said and part of our agreement is that any sort of upgrades or things that need to be changed on the PI agreement -- on -- on the PI system will be upgraded by us when the time comes. So, we will assess the needs of their current pump and the current system and then -- and move forward from there. We work all over the valley in adding different PI systems together and making sure they work well. There is

always going to be issues, because you never really know what's in the water, debris, things like that. So, it's just part of the deal. Also I just want to touch on -- I know your point before, it is a fully automated system. It's scheduled times. I think that's -- that works out really well and it -- and it makes for a very uniform landscape community. Some of the questions about the lots lining up one to one. Some of those lots along the north of the property, while they are a little bit wider on Mr. Brown's property, it's half of a house and half of a house, so it's not a true one to one, but might as well be. It's hard not to make -- it's hard to get anything to match up exactly perfectly with two different things and a similar sort situation exists with Heritage Grove and Heritage Commons in that the Heritage Grove lots are slightly smaller than the ones in Heritage Commons and further down the street they have a similar situation where you have multiple houses that back up to a single house. So, there is a little bit of presence there with different size lots and different communities kind of coming together in this kind of in-fill area. Again, the -- the privacy thing, I really understand that and -- and, hopefully, not having the windows out the back will alleviate some of the concerns of privacy. And I appreciate the folks that have come in support of the project and talked about us working with the neighbors. I will say I have never worked so long and hard on a very small 22 lot community and so -- but it's -- it's -- it's been a -- a real pleasure work with Michael and Maureen and -- and Frank and their team to hopefully make this a win-win community and ten years from now you won't be able to tell the difference between the two. So, that's our hope and that's our intent, so -- any other questions you all have let me know.

Seal: Just a quick question on the -- it sounds like the -- all the lawn maintenance and everything is included and so that's going to be part of the -- what you do for this community as well?

Connor: Correct. It will be the same that they -- that they have.

Seal: Okay.

Connor: And I understand it's on a -- the watering system is set on a master control and then -- and, then, all the landscaping, like talking about bringing in different plants and things like that, they will have to follow the same landscaping requirements that already exist.

Seal: Okay. Any questions, concerns, comments? Okay. Thank you very much. I appreciate it. Okay. Can I get a motion to close the public hearing for file number H-2022 -- whoa. Wait a minute. Yeah. H-2022-0053, Prairiefire Subdivision.

Yearsley: Mr. Chair, I move that we close the public hearing on file number H-2022-0053.

Lorcher: Second.

Seal: It's been moved and seconded to close public hearing on file number H-2022-0053. All in favor, please, say aye. No opposed. Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Seal: Okay. Who wants to go first?

Yearsley: Mr. Chair?

Seal: Go right ahead.

Yearsley: I do appreciate the -- the -- the developer to work so closely with the adjacent homeowners association to match the style. I think they have done a great job. I do agree with the staff that -- that I think they ought to lose that one lot. I think it provides many benefits to the subdivision by maybe spreading out some of those other homes to minimize the amount of spacing between the two and provide better access and safer access to the property to the north and I -- I agree, I think we need to have new renderings of the new homes. They can -- I -- I -- I -- I'm surely convinced that they can come up with a homestyle that will match the adjacent homeowners association style, but actually bring it to Council for review and to be included in that. So, I don't see any issues with what staff has recommended.

Seal: Okay. Thank you. Commissioner Lorcher?

Lorcher: Staff, do we need to condition anything?

Hersh: Mr. Chair, Commissioner Lorcher, no. Everything's already included in the agreement for them to bring new elevations --

Lorcher: Okay.

Hersh: -- and to lose the lot.

Seal: Yeah. Well, I was going to say if they -- the only thing that we would need to provision is if we say to keep the lot and move the path, but if everybody is in agreement that that doesn't need to happen and that's the way the motion goes, then, we don't need to provision that.

Yearsley: You have no comments?

Seal: I'm done.

Yearsley: All right. I will make a motion then.

Seal: Commissioner Stoddard, do you have anything to add?

Stoddard: Nope. I do not.

Seal: Thank you.

Parsons: Mr. Chair, before we get to a motion --

Seal: Yes, Bill.

Parsons: -- just curious on the construction access where the Commission is landing on that. Off of Stoddard. Or excuse me. Off of Locust Grove.

Seal: Yeah. Did we -- good questions about that.

Yearsley: Do we -- I guess do we need to condition that? I'm -- I'm almost certain that -- that construction access is going to want to come off of Locust Grove. I didn't know if that was something that -- I didn't feel like it was that important, but I can add that to my motion if -- if -- if we think we -- that's necessary. I would be interested in you guys' thoughts.

Seal: I -- I would say that's fine, as long as we provision it with a comma, because we don't want to get in a match with ACHD over -- yes, you can, no, you can't.

Yearsley: Right. And that's how I would word it is just that they work with them to try to maintain good access for construction. Okay. All right. Thank you. Mr. Chair?

Seal: Go right ahead.

Yearsley: After considering all staff, applicant, and public testimony, I move to recommend approval to City Council of file number H-2022-0053 as presented in the staff report for the hearing date of November 3rd, 2022, with the following modifications: That the applicant work with ACHD to try and obtain a construction entrance off of Locust Grove for -- during construction.

Lorcher: Second.

Seal: It's been moved and seconded to approve item number H-2022-0053, with the aforementioned modifications. All in favor say aye. None opposed, so the motion carries. Thank you all very much.