

Fitzgerald: Any comments, concerns, thoughts?

McCarvel: Mr. Chair?

Fitzgerald: Commissioner McCarvel.

McCarvel: I would be in support of this. I don't see any issues with it. We are not adding much of anything, you know, except the one house, so I -- I just don't see a problem with it. They are going in eyes open, so -- when utilities might be there, so --

Fitzgerald: I'm with you. I think if we were in other cities around the valley this would be a lot line -- a one -- one time split and not a development, so -- we don't have that function in Meridian, but I know Boise and Eagle do that, and Kuna may as well, but this is just some family carving up their land for their -- for their family. So, I have no problem with this and with them being aware that they are to hook up when the sewer gets there and water gets there, then, I think we are good to go. Additional comments or motion? Commissioner Seal.

Seal: I will take a stab at a -- at a motion here. So, after considering all staff, applicant, and public testimony, I move to recommend approval to the City Council of file number H-2020-0075 as presented in the staff report for the hearing date of August 20th, 2020.

McCarvel: Second.

Fitzgerald: I have a motion and a second to recommend approval of File No. H-2020-0075, Pearson Subdivision. All those in favor say aye. Any opposed? Motion passes. Thank you all very much. And, Ms. Pearson, good luck. We hope your process goes well.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

- 8. Public Hearing for Modern Craftsman at Black Cat (H-2020-0022) by Baron Black Cat, LLC, Located in the Northeast Corner of N. Black Cat Rd. and W. Chinden Blvd. (SH 20/26)**
 - A. Rezone a total of 23.63 acres of land for the purpose of reducing the C-C zone from approximately 8 acres to 4.42 acres and increase the R-15 zone from approximately 15.1 acres to approximately 19.2 acres.**
 - B. Short Plat consisting of 2 building lots and 2 common lots on 21.59 acres of land in the C-C and R-15 zoning districts.**
 - C. Conditional Use Permit for a multi-family development consisting of 196 residential units on 20.13 acres in the R-15 zone.**

D. Modification to the existing development agreements (Inst. #'s: 106151218; 107025555; 110059432; and 114054272) for the purpose of removing the subject property from the boundaries and terms of previous agreements and enter into a new one, consistent with the proposed development plan.

Fitzgerald: Opening up the final item on our docket tonight is -- is Modern Craftsman at Black Cat, File No. H-2020-0022. You all may recall -- and I think most of us, if not all of us, were here when this came before us before. What we requested at that time was that any testimony that is brought -- we focused in on the commercial side and on the request that we made, the changes in the requests that we brought earlier. We requested that -- a continuance for it, so will hopefully keep that narrow this evening, if there is any public testimony, we would like to keep it narrow and to the -- the changes that were made to the project. So, with that let's start with the staff report and I will turn it back to Joe.

Dodson: Thank you, Mr. Chair. So, as Mr. Chair had said, this is continued from the July 9th hearing and it was for the purpose of the applicant to review amount -- the amount of proposed commercial on their site. So, I -- I don't want to rehash everything, but I will do just a brief overview of the project again and, then, I will go into what they did change. So, the applications that are being applied for are a rezone, short plat, a DA mod, conditional use permit and, then, for staff's side of it, private streets and administrative design review. The site consists of approximately 23 and a half acres with existing C-C and R-15 zoning located at the northeast corner Black Cat and Chinden Boulevard. Adjacent land uses are R-4 and R-8 to the north, C-N zoning and future church site to the east. Chinden Boulevard abuts the site to the south with residential and a small portion of L-O on the south side of Chinden. North Black Cat abuts the site to the west with C-C zoning and future commercial planned on the west side of Black Cat north of Chinden. The future land use designation out here is mixed use community. So, they are -- the changes that were made since the Commission hearing on July 9th were concerning the limited amount of commercial development that was proposed as part of the project. In response, the applicant has submitted revised plans to Planning staff, which has resulted in a number of recommended changes to the conditions of approval and development agreement. Some of the main points are as follows: The C-C zoning increased from 2.2 acres to 4.2 acres and now includes that area containing the clubhouse. The clubhouse incorporates offices that residents may run out and use for their home businesses or meetings, adding approximately a thousand square feet of leasable space. The applicant added 5,070 square feet of vertically integrated commercial square footage for the building here, which is along Black Cat. The corner commercial building on the southwest corner here is proposed as a two story structure in this site plan, with parking below the first level of one half of the building. The two story variation allows the building to have up to 19,450 square feet of commercial space, which staff fully supports, versus a one story concept. The total commercial square footage proposed for the site is now approximately 27,000 square feet. With the increase in commercial square footage staff finds the site can accommodate smaller scale, more neighborhood serving commercial uses to serve area residents as discussed by the -- by the -- as discussed and envisioned by the comp plan and discussed with public testimony at the previous hearing. The

applicant did respond to my staff memo with a request to remove one of the recommended conditions of approval regarding the corner commercial lot being two stories only, not the one story concept. Staff does recommend approval of the requested applications still, with the DA provisions and the updated conditions of approval in my staff memo and I will stand for questions.

Fitzgerald: Joe, thank you very much. Are there any questions for staff?

Seal: Mr. Chair?

Grove: Mr. Chair?

Fitzgerald: Commissioner Grove, go ahead, sir.

Grove: Joe, so let me just -- that last point that you made, they want to have it removed from the condition, but still build two stories. Is that what they are asking? I guess I was confused on that last piece.

Dodson: Commissioner Grove, I apologize. So, one of my requested -- or recommended new conditions is to require that the -- this corner building be built as two stories and the applicant would request that that condition be removed, so that they can choose whether one story or two stories is appropriate.

Fitzgerald: Thank you for that information, Joe. Commissioner Seal -- or, Commissioner Grove, did you get everything you needed? Yeah. Commissioner Seal, go ahead.

Seal: I had the same exact question. Thank you.

Dodson: Mr. Chair?

Fitzgerald: Joe, go ahead.

Dodson: Just to -- something that I did forget to mention. With the increase in the C-C zoning there is an automatic 25 foot buffer between uses and so between the C-C zoning and the residential R-15 zone that may create an issue between the clubhouse and this area here. That is something that I did not note in my review. It is likely something that the applicant can request a reduction in from City Council, but I did want to put that on the record that that is something that they will have to do moving forward going to City Council.

Fitzgerald: Thank you for that clarification as well. If there are -- I don't see any questions -- additional questions for Joe. Is the applicant ready for us? Hello. Welcome back and, please, state your name and your address for the record for, please, and the floor is yours.

Johnson: Mr. Chair, I think they are just loading a presentation.

Fitzgerald: Perfect. Thank you.

Nelson: Adrienne, it's not letting me control it. Okay. Okay. Thank you. Good evening, Commissioners. My name is Deborah Nelson. My address is 601 West Bannock Street in Boise. I'm here tonight on behalf of the applicant. Tonight with me Matt Riggs, Jeff Riggs, and Greg Hector of Baron Properties, as well as our planner Kent Brown. I'm going to make a very brief presentation and, then, we are all available to answer any questions you may have. Starting with our updated site plan, in response to the Commissioners' comments that we heard at the last hearing, we have provided these updated plans to expand the C-C zone and add new commercial and mixed uses. Just in the briefest of overview, since Joe just covered this, we extended the C-C zoning north along Black Cat. We removed the townhomes that had been there along Black Cat and replaced them with a new vertically integrated product. We kept the commercial pop up and we redesigned the commercial corner lot. The resulting C-C zone size is 4.23 acres, up from 2.26 acres. We received a comment letter just today into the record from a neighbor questioning about the uses that are within or outside of the C-C zone, specifically asking about the dog park and the clubhouse, and so wanted to address that. The dog park is actually outside of the C-C zone that we have proposed. The clubhouse is inside of that zone. Both of those uses could be in. The C-C zone allows and encourages a variety of uses, including allowing with a conditional use permit multi-family residential. As a result, all of the uses that we are proposing with this development could occur without a rezone application. The reason we have a rezone application is really an outgrowth of early discussions with staff before we filed the application or city staff had a preference to reduce the C-C zone to circumscribe the principally nonresidential uses and we were fine with that. With this change and the request to add more opportunity for commercial uses, we have kept that same theme where we have drawn the C-C line around the principally nonresidential uses. The location of the clubhouse was also an outgrowth of our discussions with staff. Through iterations of the site plan staff requested that we move the clubhouse to this location, so that it created better integration with our commercial uses. It's really oriented around the plaza that they also encouraged and we really like the result of that layout as well. The comment letter that was received today also questioned the size of this C-C zone. At the last hearing there was a fair amount of commentary about this and, Commissioner Holland, you suggested that four to five acres would allow multiple users to site on one location, creating positive synergy between them. We have created exactly that space for not only multiple uses, but a variety of uses. We have space for six live-work units, four pop-up units, plus the corner commercial lot with a building that can accommodate multiple commercial uses as well. So, this isn't just more commercial space now, it's also innovative space that can incorporate a number of different types of uses. We have provided renderings for each of these spaces and I just want to walk through and show some of them. Starting with the main entry in the clubhouse, as you enter the main entry you come right upon the clubhouse. This provides extensive amenities for our residents. Specific to the discussion tonight those amenities include over a thousand square feet of office space, including three enclosed offices that can be reserved for a fee and used for meeting space by our residents. So, an architect or an attorney or anyone who decides that they want to work at home also has space where they can go and meet a client. In addition, in this clubhouse, but not included in

our thousand foot office space that we described, are the offices for our employees. We added a new vertically integrated residential product along Black Cat with six units and over 5,000 square feet of usable ground floor commercial space below the second story residential. It has an attractive facade to both Black Cat and to the internal site as well. We anticipate longer term leases here than in the pop-up commercial that we will discuss next. It could even accommodate larger users if they want more than one bay here. Across the landscaped plaza from both the clubhouse and that vertically integrated building we have our commercial pop-up building that has four units and 2,500 square feet of commercial space. We call this a pop-up commercial, because it allows a variety of smaller commercial uses, but don't mistake this for a temporary structure, this is a permanent building, not a booth at a Saturday market. It's the uses that are pop up. We envision short-term leasing with something perhaps as short as a weekend event or a month long exhibition or seasonal uses or perhaps startups, such as for a restaurant that wants to try out new concepts or, Commissioner Seal, you suggested something along the lines of BSU's think tank or a business generator. These are the types of exciting uses that we think could site here in this building and, then, we have our commercial corner. We redesigned this corner based on feedback at the last hearing raised by staff and the Commissioners about parking. We also proposed building concepts to illustrate how this site can create a striking commercial presence on this signalized corner, while also opening up and integrating internally to the site. We propose two concepts, a single story and a two story. The amount of usable commercial space between those two concepts doesn't actually vary very much and the reason is because the additional second story requires additional parking that, then, in turn, eats up some of the space. We have designed this nicely to incorporate some of that parking underneath, so that you don't end up with a sea of surface parking. The resulting range between the two options is 13,000 to 19,500 square feet. Here you can see the single story concept as well. And now I would like to ask the clerk -- we will pause here and -- and if we could play a video that we have got proposed. At our last hearing you saw a fly through the whole project and now we have got a fly through just of this C-C zone area and as updated with this submittal.

Weatherly: Mr. Chair, Chris is pulling that up at his office desk, so he's going to share it as soon as he's able to pull it up which will take very momentarily.

Fitzgerald: Thank you.

Nelson: Is it possible to play the sound?

Weatherly: Chris, we can't hear the sound.

Nelson: Not a problem. It's just music.

Weatherly: Zoom challenges.

Nelson: That's okay. Envision your favorite song playing now, Commissioners. With that, Commissioners, we appreciated the comments that -- that you made at the last

hearing that were supportive of the overall layout here. We believe this expanded C-C zone and the new features, such as the vertically integrated residential product and the redesigned commercial corner lot, have been responsive to your comments. We appreciate staff's continued support and work on this. It's been a long process and we appreciate everything they have done with us. We are in agreement with all of their recommended conditions, except the one that Joe mentioned, the 1-I, where we are just asking for flexibility to use either the one story or the two story concept on that corner just so that we can respond to market conditions and demands. The Baron team is super excited to bring this unique community to Meridian. We ask for your approval tonight and we would stand for any questions you may have.

Fitzgerald: Thanks, ma'am. A quick question I have is -- there are two, actually, to start off. One is I really like the two story and -- and is there a reason for the latitude? I understand the market conditions, but I think we were asking for as much commercial space there as we could make work and so including the clubhouse piece, I know you said there is offices in there, so I got a couple questions around that. Is that kind of like a we workspace, short term leases? How do you make that work?

Nelson: Chairman, great questions. So, the space inside the clubhouse could be very flexible. We anticipate that that could be by the day, by the week, by the month, just as the demand warrants and so if somebody just has a quick meeting they need to do with a client, they could accomplish that without reserving the space for an entire month. They may have a project that requires more time and so they could reserve that and pay for it for longer.

Fitzgerald: Okay. That helps me there. And how many offices are in that space? It's two, is that right?

Nelson: Chairman, the space that we described in that thousand square feet -- it's over a thousand square feet is three enclosed offices. In addition to that we didn't even count the offices for our employees, which, of course, is appropriate within the C-C zone as well, because it's just an employment base.

Fitzgerald: Okay. That helps me. And, then, the last question is -- was there any thought of taking that live-work space -- live above commercial space all the way down Black Cat? Was that ever a consideration?

Nelson: Chairman, I will -- I will do my best to answer that and these guys can tell me if there is more to it. I think that we fit really as much as was reasonable to fit there from a site plan standpoint with the roads and the utilities and the open space requirements. I think that that was what made sense there. I think it also was an attractive facade feature trying to respond to comments about the neighbors, about two story along Black Cat, but also to provide a building that oriented well to the inside and so I think there was a lot of balancing going on there.

Fitzgerald: Okay. And, then, any comment about -- if we wanted to limit it to two story, would that be a concern to you guys, because I think we -- I really like that look, but I was -- any thoughts on limiting it to only true story and keeping that requirement in there? Is it -- besides market conditions only?

Nelson: Yeah. Chairman, thanks for the opportunity to comment on that. Certainly what we are here to ask for tonight is for your approval and so if the Commission is, you know, set on approving it only with that condition, then, we would take that and like to proceed on to the Council and we understand. If you would consider removing that condition, we are asking for that for -- yes, for market flexibility. There -- it really is -- we want to make sure this is viable commercial that gets filled quickly and is actually used. We don't want to have a vacant lot. We want this to be useful and activated and have a real presence and if the market is dictating a single story to accomplish that, then, we want to be able to respond to that. Both buildings -- we tried to design both buildings to create the same features we heard from you. There was discussion at the last hearing about asking for that corner presence that was visible from Chinden and so we tried to create that dynamic with a signalized light there. We think that corner shaped building provides a lot of opportunities. And, then, oriented to the site, either way it looks really nice from the inside and can accommodate multiple uses. So, with the range being from 13,000 to 19,500, you know, we are not talking about a significant change in the available square footage total for the site, but it gives us a whole lot of flexibility. So, that's why we have asked, so I appreciate the opportunity to comment on it.

Fitzgerald: Thank you very much. Andrea, I have one quick legal thing I forgot to disclose. I live in Spurwing and I want to make sure my counterparts on the Commission are aware and if they would like -- I feel like I'm being impartial. I proposed this at the last hearing, but I wanted to make sure I was -- I did that on this hearing, too. So, is there any concerns of me continuing to be a part of this process. Sorry, I should have said that earlier. Apologize for that.

Pogue: No concern.

Fitzgerald: Okay. Any Commissioner concerns? Okay. Thank you. I had forgot to disclose that and I apologize to the applicant I didn't disclose that earlier. Additional questions for the applicant?

Seal: Mr. Chair?

Fitzgerald: Commissioner Seal.

Seal: Just a couple of questions on the -- the leasable space that's within the clubhouse, is that open to the public to lease or is that only tenants?

Nelson: Mr. Chairman, Commissioner Seal, those spaces within the clubhouse will be open to residents only.

Seal: Okay.

Nelson: Just like in the live-work building, there will be residential units that are just private spaces. There is a mix here.

Seal: And, then, the 25 foot buffer between the clubhouse and the residential space, how are you looking to address that?

Nelson: I think we will just have to work with our engineer and see how -- how we can accommodate that and, if not, as Joe pointed out, I guess we will be asking the Council to address that. That was news we just learned this evening.

Seal: Okay. And, then, would that be -- if they couldn't address it completely, would that be an alternative compliance?

Dodson: Commissioner Seal, Members of the Commission, my understanding is that it is a waiver by City Council to reduce the required buffer. My opinion, if that matters in this instance, is that they would likely have a good case for that considering it still mixes well and it's not a -- the vertically integrated building isn't butting up against the residential, it's -- it's the existing clubhouse and the plaza that would have been there anyways, so -- but that would be a waiver from City Council.

Seal: And a follow up to kind of tie the whole thing together. So, the clubhouse still qualifies as open space or does it not qualify as open space, because it's in the commercial portion of it.

Dodson: Commissioner Seal, regardless of the zoning of the use -- you have a good question. I believe it should still be open space. I did notice on the revised open space I did count the commercial, the -- what they are calling the pop up, which is not qualifying, because it's just commercial, but that's a small area compared to the clubhouse, but all that plaza and the clubhouse area would -- should still count for open space.

Seal: Okay. Thank you.

Nelson: Mr. Chairman, may I address that as well?

Fitzgerald: Go right ahead, ma'am.

Nelson: Thank you. Commissioner Seal, that's right. It does still count as qualified open space and an amenity and as I mentioned earlier we didn't even need to rezone. That could have fallen within the C-C zone earlier, that -- that use would be appropriate there and it still would qualify the same way.

Seal: Okay. Thank you.

Fitzgerald: Thank you, ma'am. Commissioner Seal, did you have any additional follow up or are you good?

Seal: I'm good. Thank you.

Fitzgerald: Commissioner Holland, go right ahead.

Holland: I don't really have any questions per se, but I do want to thank -- thank you for your consideration of our comments last time and it looks like you have done some great work in increasing it. I'm much happier with the four to five acre commercial than I was with the two acres, so appreciate that. The only other thing I remember we talked about a little bit was the frontage off of Chinden backing up to some of the residential units and I know we are not really here to discuss the residential as much, but where there would be a break in -- in fencing or berming to kind of open back up to that commercial, can you talk about that transition a little bit?

Nelson: Mr. Chair, Commissioner Holland, we did preserve the community garden in that location to create that spacing between the commercial corner and the residential uses and as far as the break I may have to get some input on that. Is our berming consistent across? Okay. So, it is consistent across, but we can place our trees carefully to make sure you have got visibility there, but also creating some buffers.

Holland: Thank you. I appreciate it.

Dodson: Mr. Chair?

Fitzgerald: Go right ahead.

Dodson: I just wanted to -- this is Joe. Staff. Just want to clarify that as well. The berm would stop at roughly where that C-C zoning begins and the residential stops. It wouldn't -- the berm will not continue in front of the commercial buildings, just to be clear on that, and that is, one, because of the zoning there does not require a berm along Chinden, but the residential does and also that would defeat the purpose of the visibility that we would want for a commercial use on the corner as well.

Nelson: Thank you, Joe. And Kent is nodding as well, so I just relayed that improperly.

Fitzgerald: Thank you for the clarification both of you. That helps. Is there any additional questions for the applicant? Ma'am, thank you very much.

Nelson: Thank you. Appreciate it.

Fitzgerald: And if there is opportunity -- if there is public testimony we will have you come back up and close. We will let you close either way, but -- is there public testimony, Madam Clerk?

Weatherly: Mr. Chair, two people signed in online. One indicating a wish to testify, but I don't see them attending online, nor do I see them in the room.

Fitzgerald: Okay. If there is someone who would like to testify online, please, raise your hand and I don't see any attendees currently. Is there anyone in the room who would like to testify? And give the high sign to Andy -- or Commissioner Seal.

Seal: Nobody else in the room.

Fitzgerald: Okay. Mr. Brown, anything you would like to -- okay. Well, is there -- did you have any closing remarks you would like to make before we deliberate as a group?

Nelson: Chairman, Commissioners, if I could, just a couple of very quick comments at -- we appreciate your consideration of these plans and we -- as we said before, we feel like we have tried to be very responsive to the specific comments we heard. We also just want to remind you that the original support we had from -- from staff was really looking at not just this site, but all of the surrounding commercial uses and we think that they still are complimentary of what we are providing here. So, while we are bringing in all these opportunities for neighborhood uses, neighborhood commercial and office uses, we still have, of course, the Fairbourne across the street, the Central Valley Plaza down the street, we have got Costco nearby, we have got areas that are zoned and designated in your comp plan to have commercial and mixed use -- even mixed use regional on the southwest corner of this site. So, we have got the church, of course, we have got significant nonresidential and commercial uses around you. So, we have tried to find that balance again of trying to listen to what you wanted here, but also appropriately looking off site as is -- as is called for in your Comprehensive Plan as well. So, just those additional comments and would stand for any other questions that you have.

Fitzgerald: Appreciate that. Are there any additional questions? Are there any addition questions? Seeing none.

Nelson: Thank you.

Fitzgerald: Appreciate the input. Thank you so much. Can I get a motion to close public hearing?

Seal: So moved.

McCarvel: Second.

Fitzgerald: I have a motion and a second to close public hearing on H-2020-0022, Modern Craftsman at Black Cat. All those in favor say aye. Any opposed? Motion passes.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Fitzgerald: Okay, team, anybody want to lead off?

Grove: Mr. Chair, I will jump in real quick.

Fitzgerald: Go ahead, Commissioner Grove.

Grove: I appreciate what they have done to make adjustments to this and they have listened to our feedback and it -- it looks a lot better, even from just a -- like a simple landscaping piece on that hard corner for Chinden and Black Cat it looks better. I definitely would be in favor of keeping it two stories, just to really give more character, especially as people are driving down the highway in that section of town and I think -- I mean as far as the two stories, it's -- to me it's almost as much esthetics as it is function to a certain extent. I think, you know, having more commercial space is great, but I think it makes it look a little bit more enticing for an overall project. But I appreciate them also doing the mixed use on Black Cat there. It's a good addition to their already interesting product, so --

Fitzgerald: Commissioner Grove, I -- I agree with your two story comments as well. I think it -- it sets off that corner and makes it look -- it kind of -- it appeals to me that that hard corner has that two story building with parking underneath and I -- that's how I -- I love parking underneath. I think it's useful use of space. But, Commissioner Seal, did you have a comment or did I hear that incorrectly?

Seal: I can -- I can go ahead and go.

Fitzgerald: Okay. Sorry, I just -- I thought I heard your voice.

Seal: That's okay. I mean the -- the project as a whole I really like it. I like the concept that they came up with for the multi-family units that are there and, you know, I know we have hashed that out, but I want to make sure that we, you know -- I mean to me that's the -- the really exciting part of it. You know, the commercial piece of it, I definitely -- you know, your remarks about the parking that's underneath and as far as that being commercial space, I think somebody's going to gobble that up pretty quick with that parking being available there. You know, parking is always an issue and if you take care of that right out of the gate, then, somebody's going to come in there and want to grab that up for sure. So, I do like the -- the buffer that they have there with the community garden space and, you know, the rest of it, as far as the -- the two story, you know, with -- with the ability to live above, I think that's -- that just as a product is probably going to be something that, you know, again, I think that's probably going to be picked up pretty quick. There is a lot of -- you know, a lot of growth in the valley, a lot of entrepreneurs that are starting out and they need space to grow and so having the -- the pop-up space that it can allow people to come in short term with the capability of having the two story spaces right across the parking lot from that, you know, I think that's going to create a lot of opportunity and, hopefully, you know, Meridian takes full advantage of that and, you know, I would like to see the city kind of reach in and really bolster that for -- for the communities, because it's -- it's going to help all of our numbers. So, as far as, you know, providing a place to work for the people that live here, but overall really -- really nice project. I'm -- I'm pretty impressed with the whole thing. So, it's -- it's very out of the box

overall and -- and what they have come back with and it's right -- right along that path as well.

McCarvel: Mr. Chair?

Fitzgerald: Commissioner McCarvel.

McCarvel: Yeah. I would agree, I would want to see the two stories stay is -- I know it doesn't add a ton of square footage commercialwise there, but it does add parking, which was one of the big issues on having the commercial on the corner on the last plan and I do like the mix of what the -- what they are providing there is the pop up and that kind of thing is an interesting option and one I think we are going to see used a lot in the future.

Holland: Mr. Chair?

Fitzgerald: Commissioner Holland, go right ahead.

Holland: And I would echo a lot of the comments and I don't need to deliberate much more on anything else. I appreciate that they listened to our comments last time and that they added some commercial space and are willing to try some innovative things. I think it's a product type and a mixed use type we don't have in Meridian, so it's -- it's nice that it's not just a bunch of four-plexes or a bunch of high towering structures that are all next to each other. I just appreciate that there is a little bit of breathing room in there and it looks like a nice place for people to live and work and have amenities close by, so I think they have done a nice job. The only comment I would make is the -- whatever the frontage looks like on Chinden I just want to make sure that they do a good job of what that transition and buffer looks like, so that it's not just your driving and there is a berm and wall and, then, a small little pocket where you see a building. But I think for that reason I like the two story building there, too, because I think it would help with the -- the break there.

Fitzgerald: I echo exactly what you said. I think Commissioner Seal -- well, everybody's comments I think are well taken. I think this is something that's outside the box. If I could, you know, have a perfect world I would have taken that live-work all the way down Black Cat, but that's just me. So, I like those things. I think we don't have enough of them. They have done them in Boise a couple -- in a couple of spaces, but not enough in Meridian and much like Commissioner Seal said, I -- I hope we grab on to some of these concepts that they brought and take it to other places. I'm really tired of seeing pinwheel four-plexes. It makes me want to throw something. But the use of space, the modern look and feel, and really thinking of it being a sense of place, bringing people together, having thought through how they might live, how they might work and, then, giving a place for entrepreneurs to work just like Commissioner Seal said, I think is -- is rare in our community and I think it needs to be utilized more. So, kudos on that. I love the -- the architecture and the plan for the layout and it's not a -- and it's a different kind of product that we needed in this valley, too. So, huge kudos there. I really appreciate the work that

went into it and for taking into account our thoughts. I'm just -- I'm partial to the live-work stuff, but that doesn't mean I am opposed anything, so --

Seal: Mr. Chair?

Fitzgerald: Commissioner Seal.

Seal: After considering all staff, applicant, and public testimony, I move to recommend approval to the City Council of File No. H-2020-0022 as presented in the staff report for the hearing date of August 20th, 2020.

Fitzgerald: Can I make clarification before you do that?

Seal: Yes, sir.

Fitzgerald: Are you putting any stipulations on this one story or two story of that commercial space?

Seal: I would rather keep it in there as -- as it's written by the staff.

Fitzgerald: Yeah. Just wanted to make sure. In their staff report it said -- just want to make we are all clear on that.

Seal: Yes.

Holland: Mr. Chair?

Fitzgerald: Commissioner Holland.

Holland: In the memo from staff about some of the things they wanted to make sure we mentioned in a -- in motions, do we actually need to include that in the motion or is that sufficient in the staff memo that we got about the updates?

Seal: I can amend the -- the motion, so --

Fitzgerald: Joe, do we have to put anything in additional than recommending -- anything additional than you have in the staff memo?

Dodson: Mr. Chair, to be honest, I do not know if we need to specifically state those or if you can just say as presented in the staff report and staff memo might be sufficient.

Seal: Along with the update conditions of approval in the staff memo.

McCarvel: Second.

Fitzgerald: I have a motion and a second to recommend approval of File No. H-2020-0022, Modern Craftsman at Black Cat. All those in favor say aye. Any opposed? Motion passes.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Fitzgerald: Thank you all very much. That was a lot smoother than I actually expected it to be, so Baron Land -- or Baron Properties, good luck with that project. I look forward to seeing it when it's done. I might could get a lemonade stand over there. I'm joking. Okay. I need a -- I need a last motion from our team here.

McCarvel: Mr. Chair?

Fitzgerald: Commissioner McCarvel.

McCarvel: Before Commissioner Holland goes into labor, I move we adjourn.

Fitzgerald: Oh, wait. No -- yeah, we might not see her.

Holland: Yeah. I might not be here for the next one. We will see.

Fitzgerald: I was going to say, I may need backup, Commissioner McCarvel, for -- if we losing our vice-chair. I mean the old previous chair is -- the previous chair that I took direction from for a long time and stepped in their role at the beginning of September. I may have a conflict on the 3rd and I may be out of town. So, if Commissioner Holland goes into labor --

McCarvel: Then we definitely have a quorum issue, because I'm out on the 3rd and Commissioner Pitzer is no longer with us, so --

Seal: Yeah. The 3rd is going to be an issue --

Pogue: We don't have to worry about the vacancy counting towards quorum.

McCarvel: Okay. So, what is quorum then?

Pogue: Is this better?

Fitzgerald: We have to have four; right?

Pogue: Yes. Why is it doing that? So, can you hear me now?

Fitzgerald: Have to have four for the vote.

Pogue: I did do the off thing like I did when you sign on with the audio.