

Fitzgerald: We will move on to -- kind of let me walk through how we are going to do this. We have kind of a quasi in-person -- Mr. Seal being a champ in -- in person at the chambers headquarters, along with our staff. But on your screen you will see the rest of the Commissioners who are present for this evening's meeting. Also on the call or present are the city attorney and city clerk, staff, as well as our Planning staff. Everyone else that is online is either going to be on Zoom. We may have some-in person attendees who will be in chambers. So, you may have observe the meeting and you can see that we are here both online and in person. During the public testimony portion of the meeting you will be unmuted if you are on Zoom. If you have previously sent in a presentation that staff will help work to make sure that that presentation is running for your discussion. The Clerk can also assist you with bringing up slides if you are on Zoom. So, just let them know. If you are simply watching from home tonight we would ask that you use the city's YouTube channel, which is -- you can access that at [meridiancity.org/live](https://meridiancity.org/live) and you can do that. If you are in person, obviously, we will go through the normal process. When public testimony is open the Clerk will call the names of those who have signed up to testify. If you are on Zoom you will be unmuted. If you are in person you can go up to the dais and be heard. I will call on you individually. Please state your name and your address for the record and you will have three minutes to present to the Commission. After that time we may ask questions for clarification and, then, once we do so, if you are done, you can sit down in public or you will be muted and, then, moved into the participant -- or the non-participants if you are on zoom. Once all those that sign up in advance are called on, we will do one more check-in to make sure we have heard from everyone and, then, we will close the public -- public meeting and we can hopefully deliberate and make a recommendation to City Council. We do have a couple that may have -- of applications tonight that may have some input from an HOA. If you do signify you are from an HOA and representing a group of people you will have ten minutes to testify and we will make that determination at that time. So, any questions before moving forward? Madam Clerk, are we ready to go? Everything is squared away?

Weatherly: Yes, Mr. Chair, we are ready.

**Item 4: Action Items**

**A. Public Hearing Continued from May 21, 2020, 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)**

1. Request: Rezone of a total of 21.59 acres of land for the purpose of reducing the C-C zone from approximately 7 acres to 0.74 acres and increase the R-15 zone from approximately 15.1 acres to 20.85 acres; and,
2. Request: A 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; and,

3. Request: A Conditional Use Permit for a multi-family development consisting of 195 residential units on 20.13 acres in the R -15 zone; and,
4. Request: A 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: Okay. Let's move to our first item on our agenda, which is the public hearing, which was continued from May 21st for Modern Craftsman at Black Cat, File Number H-2020-0022, and let's start with the staff report. Joe, are you with us?

Dodson: Yes, sir. Thank you. Can you guys all hear me all right?

Fitzgerald: Yep.

Dodson: Okay. I know we have had audio issues, so just wanted to make sure we are good. This is a long one, so bear with me. The application before you is a request for rezone, short plat, development agreement modification, conditional use permit and private streets. The private street application is a director level administrative review and is not specifically being voted on tonight. However, the -- any motion will include all of the applications. In addition -- my apologies. The subject site -- apologize. Just bear with me, Commissioners.

Fitzgerald: Joe, while you are doing that, Commissioners, I need to disclose something to the Commission while he is -- Joe is getting squared away. I live in Spurwing and I feel like I can be fair and balanced on this application, but I will leave that to the Commission to determine if you would like me to recuse myself during this -- or do we have a quorum without me and I can just run the meeting and let you guys deliberate, but if you don't have a concern with me standing in for this application --

Holland: I don't see any concerns. I appreciate you disclosing.

Seal: I was going to say something, too. My mother-in-law lives in Spurwing as well, but she doesn't really like me, so I think we are good.

Fitzgerald: Thanks, Commissioner Seal. Appreciate that. Joe, are you ready, sir, to continue?

Dodson: Mr. Chair, we are joining the Zoom meeting. That was something we missed on the front end, so we will get that going and I will restart.

Fitzgerald: Okay. Perfect. Commissioners, did everybody get a copy of the outline for tonight's meeting in the mail or in front of you if you were at the office? Someday this is all going to be easier and we are going to be able to hang out together again. Oh, we can see what you are working on. I like it.

Dodson: Perfect. Okay. Now we are all good to go. Thank you, everybody, for being patient. So, again, Item No. 4-A before you is Modern Craftsman at Black Cat, H-2020-0022. The application before you is a request for a rezone, short plat, development agreement modification, conditional use permit and private streets. The subject site consists of approximately 23 acres of land, currently zoned C-C and R-15. The requested rezone is to simply move the boundaries of the existing zoning, but not to change the zoning designations. The future land use designation on this property is mixed use community, which generally requires three distinct land uses and any residential use to be constructed at six to 15 dwelling units per acre. Modern Craftsman is proposed with a gross density of 8.7 DU per acre, which is easily within that range. When analyzing projects within the mixed use community future land use designation, the approved and/or developed land uses nearby must also be taken into account. The proposed project offers an area of commercial zoning that should accommodate multiple future uses. The commercial area is proposed of two building sites that have multiple suites, so there is potential that multiple distinct land uses will be available on site. Staff has also taken into account adjacent land uses in nearby development. Directly to the east of the site is the future Rock Harbor Church site, a different use than proposed with this project. Within a half mile to the west and off of Chinden Boulevard, a mixed use project, Central Valley Plaza and the Pollard Subdivision, is approved and will offer multiple additional uses and employment opportunities that maybe these future residences could use. Within a half mile to the east the new Costco building has been approved and is in the process of receiving building permit approval and directly across North Black Cat to the west more commercial development is proposed within the Fairbourne Subdivision. Therefore, staff finds that the -- that there is adequate commercial proposed with this site and adjacent properties to satisfy the mixed use requirements. Access for this development is proposed via private streets off of North Black Cat Road and West Tree Crest Way, which is the street abutting the north of the property. The two proposed access points to Black Cat Road have been approved by ACHD, but typically access to Black Cat, an arterial, or collector in this sense -- in this instance, is limited by the city. The applicant may request from City Council to keep the two access points as proposed in accord with UDC 11-3A-3. The applicant is also proposing an access in the northeast corner of the property that connects to a shared driveway with the Rock Harbor Church site. Private streets are propose throughout the development with two running east-west and two running north-south. Three running north-south. Access via Chinden Boulevard is prohibited and is not proposed. Due to the nature of the proposed use staff believes private streets are appropriate in this development. The proposed private streets appear to meet all UDC requirements, except for the requirement that they be on their own common lot or within an easement. Staff has recommended a condition of approval to revise the plat and correct this. Other than future commercial and proposed -- the proposed use on this site is multi-family residential. However, it is not traditional garden style apartment buildings, it is a hybrid of single family style homes within a multi-family development, which by

definition is multiple buildings on one building lot. The proposed units are a majority of single story, one, two and three bedroom detached units, without garages. The applicant is proposing traditional apartment style parking, but some units do have attached one car garages. Townhomes are also proposed along the perimeter of the site on the west side and the east side and all of these units have attached garages on their first floor. Largely the proposed residential units in this development look like detached single family homes, but have on-street parking and less private open space than a standard 4,000 or 8,000 square foot lot. Off-street parking is required to be proposed -- or sorry. Is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for multi-family dwellings based on the number of bedrooms per unit. A submitted and revised plan and conditional use plan shows 497 spaces for the entire development. Four hundred and thirty-six are proposed for the residents, 28 reserved for the clubhouse and the remaining 33 for the proposed commercial. Of the 436 for the residential, 179 are uncovered, 134 are covered carports and the remaining 123 our garage spaces. The minimum amount of parking required for the multi-family portion of this development is 360 spaces, with 196 of those required to be covered. Therefore, the proposed parking counts exceed the minimum UDC requirements. The commercial areas proposed in the southwest corner of the site is shown as approximately 12,800 square feet that would -- that is to be spread across two building pads. The smaller pad, approximately 2,000 square feet, shares a plaza with the tot lot and open space near the west central portion of the site. For commercial uses the parking requirement is one space for every 500 square feet and the proposed commercial area would require a minimum of 26 spaces. The applicant has proposed 33 for the commercial area, exceeding the minimum amount. A portion -- a portion of the proposed parking directly abuts the street -- the private street on the southern end of the site and those utilizing the commercial parking would have to back out or back into or drive directly onto the private street in order to exit those spaces. This is not specifically prohibited by code, but is far from ideal. Staff believes this type of parking setup may cause additional accidents and, therefore, recommends a redesign of the parking for proposed -- for the proposed commercial area. This redesign should minimally include a five foot wide landscape Island along the edge of this proposed parking area to eliminate this conflict and the applicant should still provide the required number of parking stalls based on the gross floor area of the commercial area. Here is a blow up of the commercial area in the southwest corner. Hopefully you guys can see that a little better. Open space requirements for this project are two tiered. The project must meet the general ten percent open space requirement and the common and private open space requirements in the specific use standards for multi-family development. Based on the proposed plat area, which is 21.59 acres, a minimum of 2.16 acres of qualified open space should be provided to satisfy the ten percent requirement. Based on the size of the residential units, 55,000 additional square feet or 1.26 acres of additional qualifying open space should be provided to satisfy the specific use standards. In total, the minimum amount of common open space to be provided should be 3.42 acres. The applicant has proposed a total of 3.78 acres of qualified open space, of which 2.36 acres qualifies for the minimum ten percent requirement and amounts to approximately 10.9 percent. The remaining 1.42 acres of open space meets the requirements of the specific use standards -- or I should say exceeds them by approximately 10,000 square feet. In addition to the common open space, the applicant is proposing vastly more private open

space than is required by the specific use standards. The specific use standards require at least 80 square feet of private usable open space per unit. The applicant is proposing on average 419 square feet of private usable open space per unit, exceeding the UDC minimum requirements. The applicant and staff worked closely and diligently to design the open space in such a way to integrate the commercial with the residential as required in the mixed use community policies and goals. This integration and the proposed use allows for increased pedestrian connectivity. The open space meeting the requirements in 11-3G consists of a ten foot multi-use pathway within the Chinden Boulevard landscape buffer, common lots of open space areas and required street buffers along adjacent roadways. The area satisfying the specific use standard requirements -- I apologize. consists of MEWs between unit blocks, including a long vista that connects the east side of the development with the west side of the site and connects to the clubhouse and tot lot and plaza area shared between the commercial units and the residential. Some end cap landscape areas are also included in this and smaller areas of open space that meet the minimum 20 by 20 dimensions. All in all staff finds the proposed common and private open space as sufficient for a project of this size and the proposed use. There are a number of amenities proposed within this development. The multi-use pathway is the qualifying site amenity that meets the requirements in 11-3G-3. The following amenities are proposed to meet the specific use standard requirements. A clubhouse with offices for rent by the residents. A tot lot. A swimming pool. Picnic shelters with barbecue areas. A plaza. And a community garden. There is also a proposed dog park area seen on the open space exhibit in the northwest corner of the site, but it is not a qualifying site amenity due to it not meeting UDC requirements as such. In addition, the applicant is proposing 102 self storage lockers, each one being 12 square feet, spread throughout each of the garage buildings, so that residents may store small amounts of personal items on site and near their units. This is also not a qualifying amenity, but staff finds that these will likely be very much used. The applicant has submitted a concurrent design and re-application for the submitted elevations and staff finds the submitted architecture of the residential portion of the development complies with the architectural standards manual, except for those elevations for the proposed townhome style units. To ensure compliance with the ASM, the applicant should create differentiation between some of the six-plex townhome buildings through different architectural designs and color palettes. Staff has recommended a condition of approval to correct this. Commercial elevations were not proposed -- were not submitted with this application, but future buildings should incorporate similar architectural features to ensure a cohesive design as envisioned by the Comprehensive Plan and the architectural standards manual. A separate design and re-application will be required for the commercial portion of the development. The city has received a number of written testimony for this application. There was at least 30, so I am not going to speak specifically to each one, but generally the main points of discussion throughout the written testimony were the following points: That the project was too dense. There is minimal open space, so the residents will flock to nearby subdivisions. There was a request to make the site more like Spurwing development to the northeast. Issues with school enrollment and capacities. And some offered the option of nearby residents would prefer a 55 and up gated community or more upscale retail space. To discuss a few of these, this development is in the future land use designation a mixed use designation, so it cannot be specifically like Spurwing. It will never be able to meet those

types of densities, unfortunately. It's just the way it goes with the Comprehensive Plan. If it were to be a gated community there would be significantly less units because of our UDC requirements with gates. I just wanted to make Commission aware of that. And as always school enrollment and capacities are definitely an issue. We understand this. Overall staff recommends approval of the requested applications with the DA provisions and the conditions of approval contained within the staff report. And I will stand for questions, Commissioners. Thank you.

Fitzgerald: Thanks, Joe. Questions for staff? Commissioner Holland, go right ahead, ma'am.

Holland: Oh. Actually, I didn't mean to unmute. I was just turning my camera back on. I don't have any questions right now.

Fitzgerald: Okay. Any questions for Joe?

Seal: Mr. Chair?

Fitzgerald: Commissioner Seal, go right ahead.

Seal: Just a quick question on the -- where they want to make the commercial property smaller, do you have a -- a map of that? I know there is one in here somewhere, but I can't locate it.

Dodson: Within the staff report I do, yes. Roughly it's being reduced from about seven acres to a little under two acres of the commercial zoning and, then, the R-15 is growing to take over the rest of that to the north of the southwest corner.

Seal: Okay. Thank you.

Dodson: Yes, sir.

Fitzgerald: Any additional questions at this time? Do we have the applicant in the building or on Zoom?

Weatherly: Mr. Chair, we are getting the applicant set up in the room. One moment, please.

Fitzgerald: Okay. Thanks, ma'am.

Riggs: Chairman, Commissioner -- Commissioners, this is Matthew Riggs with Baron Properties. 1401 17th Street out of Denver, Colorado. I'm representing Modern Craftsman at Black Cat. With me is Liz Schloss, who will also be speaking to some points here. Would like to start with a brief introduction of who Baron Properties is. My father Jeff Riggs founded our firm in 1983. We have been in the multi-family and apartment space over the last 37 years, having owned, operated and developed over 125 apartment

communities in the Mountain West. Meridian is a place that we are looking to grow our platform. We own one 220 unit multi-family community in town already, so this will be our first ground up development that we are proposing. Let me start with kind of what our objective was when we set out for this site some year and a half ago. We studied Meridian and the surrounding land uses and what we saw was, you know, the demand for a unique, highly innovative residential product and our team, in collaboration with local engineers, architects, general contractors, consultants, counsel and staff, have worked at length at coming to what is before you today we are excited about the product we have put in front of the Commission here this evening. We are proud of the work we have done with staff. We have held two neighborhood meetings, one in January, the other June 30th, about ten days ago, working with neighboring HOAs and look to incorporate much of that commentary and feedback into this proposed site plan. I will begin, I believe, with what will be a fly through rendering of the site and, then, jump into more specifics here.

Dodson: Matt, I will do it for you.

Riggs: Okay. Thanks, Joe. Go ahead and hit play on that if you would. While Joe is teeing that up, you know, I think overall our primary objective in this is to introduce a new element of rental residences into Meridian. Over the years studying the multi-family product and the demand drivers therein, we have identified a few things that we believe improved as -- as demonstrated here and we will get into in more detail in the site plan. Go ahead and hit play if you would. Thanks, Joe.

Dodson: Yes, sir. Sorry about that.

Riggs: So, as noted here, this is our general site plan. The southwest corner is proposed commercial, whereas the rest of the property is proposed as townhomes, duplexes and two and three bedroom single story, standalone residences. This is the northern entrance on Black Cat entering into the project. We did gain and pull a lot of inspiration from neighboring projects, including our neighbors to the -- to the north and further to the west. This is the north -- the northern -- northwest corner of the -- of the -- of the site. This is a large dog park and open space area. As you can see townhome and single family units about it with nice -- nice space there. This is our clubhouse, on-site leasing office, a best in class fitness center. Parcel pending lockers. A work from home, very high end conference and workstation area. We do have a tot lot, high end pool deck and spa and, then, a large open area for the residents and community to -- to gather. After extensive conversation with our neighbors and staff, we have chosen to propose -- well, here is the -- here is -- I will get back to that. This is the clubhouse interior. Again, high end, best in class interior clubhouse. That's a community conference area. Kitchen. There is sporadic seating, conference rooms, and areas that we believe will -- will work well with our residents who telecommute, work from home, or just need somewhere outside of their residence where they would like to -- to spend time and congregate. Continuing to work through I believe into what is going to be the fitness center and another -- again, more -- more seating area. This is the fitness center. This is what I was referencing. This is -- this structure here is a pop-up flex space building that we think is ideal for a farmers market, artist studios, you know, all sorts of yoga, exercise -- really anywhere that they

don't need a permanent space. We have seen, you know, restaurants with new concepts like the -- like the setup, trial dates and host dinners for the residences. So, a lot of different areas that -- that that can go. This is a central corridor walkway connecting the open space and amenities on the western side of the project with the east side of the project. Our goal in this overall was to really give the users here choice as it relates to proximity to -- to different amenities. Many of our users we believe will not want to be close to pools and tot lots and, instead, prefer privacy, so we have -- we have balanced the site plan and site amenities accordingly. These here are the townhomes. There is 42 of them on site. Direct access two car garages and two stories of living space. Really nice, private patio space and -- and not too dissimilar to a lot of the high end townhomes that I'm sure many of you have already seen here in town. This is a unique feature of our community. Each one of our single family homes and many of our townhomes will have private outdoor space for the residents. I believe that the code mandates 80 square feet or so of private space. Our average is 420 square feet of private space outside. So, I think, you know, overall that -- that adds, you know, an element that we believe is unique to our -- to our building here. Jumping to the PowerPoint, Joe, if we could, I will jump into the site plan and kind of how we ended up landing on where things are located on the site. If I can control it. There we go. So, as I noted before, 1983 was our founding. We are in nine markets. Currently have seven active development projects underway. We have been working on Modern Craftsman at Black Cat for about 18 months now and during that time -- and especially over the last four or five months we have honed in on this site plan. Beginning in the southwest corner, which is the proposed commercial area, you know, we believe that -- that a commercial element of this is -- is definitely important to, you know, the community and our proposed development. We envision, given what is surrounding the area in terms of other employment and commercial uses, including the medical campus to the west, the new Costco and a number of other elements, that a large scale commercial development is not optimal for this, but, instead, looking for something to more service on the day care, medical office, dentist office, perhaps a high end restaurant and cafe, something along those lines is really what we would look to source a user for and, then, develop the -- the building thereafter. In the eastern part of the commercial area there, as noted on this, you can see a small community garden area that we have proposed. We envision that not only for our residents, but other -- you know, just open to the general public for those that would be interested in a plot of land to garden in. So, we have seen that before in some of our other developments and believe it would be a good buffer between the proposed commercial use and the residences immediately to the east. Moving north from there is the pop-up flex commercial space that I noted. Again, we think this is a great space for the more flex user, yoga, art studio, farmers market and that area opens up to our lawn, our tot lot, and further to the north our clubhouse. So, really, what we have envisioned between the southwest corner commercial area and the flex space into our leasing office and amenity clubhouse is really a nice community congregation area that we believe, you know, will serve not only the needs of our residents, but of the surrounding community. We did after conversations over the last few months add elements of two story townhomes on the west side of the -- of the space -- of the site plan here. You can see two of those buildings proposed, one about mid block and further up to the -- up to the northernmost boundary. In between those are a couple of two and three bedroom single story dwelling units with large private



backyards. As we move further east in the project this is where the -- the density of our single family units is concentrated. We -- we believe that this single family for rent model horizontal apartment, if you will, is unique and highly valuable to -- to what the community needs here. We own a lot of two and three story walk up suburban product and what this offers is a little bit higher end, different living -- living experience than that. The one bedroom units in this product type are duplexes, so they have a shared center wall and they all have private backyards. The two and three bedroom product type are all standalone structures, so nobody living above or below the residents, nobody on either side and, again, private backyards of varying sizes between about 250 square feet up to almost 900 square feet of private outdoor living space. You know, this community overall features -- I think it's seven different floor plans across five building structures and our -- our goal here was to achieve a semi-custom feel. We have each of the residences, you know, under a number of different color palettes and roof lines, so when you drive through this community as demonstrated in the fly throughs, it is not a replication of the same structure over and over and over again, but, instead, we have drawn from our neighbors and high end, you know, single family residences throughout Meridian to pull into -- to what our design standards are here today. On the eastern north side of the site is where the concentration of our townhomes are. Those townhomes abut Rock Harbor Church and, then, complement the townhome development -- the for sale townhome development that's currently under construction north of Rock Harbor. A lot of this is what I just covered, you know, we -- we really were looking towards making resident choice and resident privacy a big -- a big component of this community. We have added the private direct access garages. We have added the private garages, standalone carports and surface parking as a means to park all of the residential and as noted by staff we -- we did add over a hundred self storage lockers, as that was another common theme of -- of a resident need is more storage in these type of dwelling units. These are a couple examples of what we are building here. This is the one bedroom, one bath, duplex model. As you can see it is relatively modern, high end exterior and interior finishes is what we are envisioning there. A couple of different two bedroom options, including the two bedroom with direct access one car garage. The three bedroom two bath surface park and, then, the townhome that we have already talked about, of which there will be 42 of those proposed. Where we drew our inspiration from and where we see the residents is really a couple of different areas. We think that newly forming households, call it Millennials, are going to be a big component of this resident base. This is a type of product type that is great for an early -- an early household, maybe they have young kids, maybe they don't, but they are not quite ready for homeownership and this is a good step over the traditional apartment experience. The other pillar that we have seen really draw to this product type is retirees and baby boomers who are looking to simplify and downside -- downsize their house into a more management free call when -- when you -- when you have something of need with on-site management, use the amenities and work from home space as necessary. Both of these require a lot of storage and that private yard space as noted and, then, quickly here, Liz, I know I am running out of time. If you would jump into -- or I will cover it. You know, some of the more, you know, high level community amenities that we are looking for, 24 -- seven day a week management on site. We will plan a valet trash service that picks up the trash from each -- each resident's door step. We have on-site coworking space and conference rooms. We have great outdoor living

space and connectivity as mentioned, multiple sustainability initiatives and -- as it relates to our construction. Lots of shared space for entertaining and congregation and the ever increasing need for online delivery parcels are all highly considered. The apartments are all spacious floor plans with ten foot plus ceilings. Very good light. That's really one of our main focal points. We will have security systems and smart technology in all of the units. High end finishes and, again, ample storage. That kind of wraps up my quick 15 minutes and looking forward to questions and any other detail I can provide to the Commission. Thank you.

Fitzgerald: Matt, we appreciate it. Any questions for the applicant?

Seal: Mr. Chair?

Fitzgerald: Commissioner Seal, go ahead.

Seal: Just real quick. Could you show us again the -- exactly where that pop up is located?

Riggs: Yes. So, it is immediately north of our proposed commercial area, between our clubhouse and the commercial area. So, the pop up is that structure right there.

Seal: Okay. Another quick question. On the response you said you were in agreement with pretty much everything in the staff report, with the exception of 2.9. When I looked that up it has to do with the selection of trees. Is that the one that you were referring to or --

Riggs: No. I believe it had to do with the timing as it relates to some of the horizontal infrastructure that goes in place. I think it's necessary for, you know --

Borton: Matt, you're breaking up a little bit. We can't hear you very well.

Riggs: So, our intent was not to talk through the -- the trees, it was to discuss the street signs that are to be in place. The sanitary sewer and water system shall be approved and activated, roads -- road base approved by ACHD and the final plat for the subdivision to be recorded prior to submitting for building permits. That is what we would push back on. Not be in agreement with.

Dodson: Mr. Chair?

Fitzgerald: Go right ahead.

Dodson: Thank you, Mr. Chair. Commissioner Seal, the -- that is a standard condition for Public Works and the point in there that's the hiccup is the final plat. This is a request for a short plat, so there will not be a final plat, so that condition is -- that portion of the condition is not necessary. They will be able to go to building permit prior to that recording.

Seal: Okay. Thank you for your explanation.

Riggs: And I would add that -- apologies. I would add, Commissioners, that we envision this as a single phase residential development, so we will go in and build the roads and -- and an infrastructure and, then, build the residences from west to east all in one construction time frame if you will. We do envision the commercial as being a future development as soon as we source a user for -- for that area, just to put that on record.

Fitzgerald: Joe, do we need to be specific about that in our recommendations or whatever our direction is?

Dodson: Mr. Chair. No, that shouldn't be necessary. If you strike out the whole condition we will still be able to take care of everything, sir.

Fitzgerald: Okay. Additional questions? Commissioner Holland, did you have questions?

Holland: My question was the same as Commissioner Seal's about the location of the flex space and if that was an addition to the commercial product. I think that that is pretty clear that that's an additional piece.

Fitzgerald: Additional questions? Commissioner McCarvel.

McCarvel: Mr. Chair. Yeah. Could you -- in the staff report -- or in the staff narrative they talked about the parking spaces on -- by the commercial abutting up to the main road and could you talk about what your thoughts are on redesigning those parking spots?

Riggs: Yes. Absolutely. Thank you. So, we are open to redesign those parking spaces. Our -- our concept here that we put out -- we tried not to put a very detailed commercial site plan here, as our expertise is primarily residential, so, you know, we would more than adhere to what staff is recommending and any conditions therein and -- and make sure that the future daycare or whatever it is that goes there meets those standards, including making sure that the parking doesn't need to back up onto that roadway -- that private street there.

McCarvel: Okay. Thank you.

Holland: Mr. Chair?

Fitzgerald: Go right ahead.

Holland: One -- one thing I -- well, first of all, I want to thank you for creating the visual, because I think it's always really helpful when we can kind of visualize exactly what your concept looks like. You have clearly done a lot of work getting ready for this presentation, so we certainly appreciate all that hard work and effort that goes into it. One question I have for you are is all of the units that are going to be along Chinden Road, are those all

the single story kind of units that you were -- you were showing us? And, if so, what's the plan for buffering those from the highway.

Riggs: Thank you. Yes, those are proposed to be single story residences and duplexes there. Our plan is to have a large landscape buffer with the appropriate landscaping thereon. I believe we will have a berm that is -- a berm and a wall -- combination of berm and wall that is -- that's required by code. And we actually -- we like the idea of incorporating some of that berm and wall into the single family homes. In our experience in our tours of Meridian we think that it's pretty unique what the community has relative to the berms, walls, and heavy landscape buffers along all the major roadways, like Chinden, and we think that it actually provides a pretty unique living experience for the residents that will be adjacent to or near that berm. So, that's something we have tried to -- we have talked at length about and believe will be received very well by the user base that will end up at this property.

Holland: I know one -- one recommendation, if I may, Mr. Chair, follow up.

Fitzgerald: Go right ahead.

Holland: One recommendation we have given to some other projects that have been off of Chinden Road, especially if they have residential, would be to increase the amount of the landscaping buffer height, instead of increasing the fencing on top, just to give a little bit extra buffer because it's a very busy highway and I know I have been stuck on that highway many times driving to and from different places. So, it's certainly something that you -- you see a lot of traffic and you can hear a lot of traffic noise and so we want to make sure that it's -- if there are residential behind it we want to make sure they are buffered well.

Riggs: Understood. Uh-huh.

Seal: Mr. Chair?

Holland: That's all for now.

Fitzgerald: Okay.

Seal: Mr. Chair?

Fitzgerald: Yes, Commissioner Seal, go right ahead.

Seal: I just -- a question on the -- the pop up area. Since potentially a business might operate out of there, is there -- more of a question for staff. Is there some -- something we should consider in that as far as a potential business operating out of that, since it's not -- it's not a commercial space?

Dodson: Mr. Chair, Commissioner Seal, it is going to be zoned commercial, so it -- it is a commercial space. So, there won't be any issues. It -- what Mr. Riggs is stating is it's not necessarily intended for more outside commercial, but it could be used by residents within the community, which I thought was a good integration of the commercial with the residential.

Seal: Okay. Thank you.

Dodson: You're welcome.

Riggs: Thank you, Joe. And if I would add to that, I would say it's -- we envision the -- the community residents using this and, then, like I said, I think there could be community involvement. Where it differs from a traditional commercial space I believe would be the duration of use. You know, we don't envision a nail salon setting up a shop in there for a three or five year lease period, but instead shorter duration users that are starting businesses, maybe only need the space part time and don't want to commit to, you know, a year's long lease, something in those effects. I have used the example of a farmers market as another, you know, potential use to set up a farmer stand in there. Obviously, that could be led by our management and/or residents on site, but it could very well be led by, you know, people outside of our community as well. So, it is -- it's a little bit of a nuanced space with the spirit of it being to bring people together and provide a little bit of a different option for individuals and businesses over a traditional, you know, in line retail or commercial space that you will see in other developments around town.

Pitzer: Mr. Chair?

Fitzgerald: Commissioner Pitzer, go right ahead.

Pitzer: Thank you. So, maybe I'm -- I thought I knew where this was and now I'm confused again. So, is that pop up area where I'm looking at the map here and I go to the north of this and I see like four little gray pieces in a -- and a green tree, is that the pop up, that right there?

Riggs: Yes. Believe so.

Pitzer: And that's going to be part of the two acre commercial?

Riggs: Yes.

Pitzer: Okay. Thank you. Thank you for that clarification. I appreciate it.

Grove: Mr. Chair? Question. It would be -- we had a lot of public comment and feedback. How -- how have you integrated that feedback from your two sessions into what you have brought in front of us tonight?

Riggs: Thank you. Yes, we did. We have had -- we have, I believe, received over 30 letters from -- primarily the residences to the north of our community, as well as other neighbors and in the two neighborhood meetings that we have -- that we have hosted and talked through our plans for the development with, we believe that we have in essence alleviated a lot of those concerns in that this is single story unique for rent products. We are not proposing three or four story traditional walk-up apartments here, but instead looking for something that will be -- or looking to develop something that will be much more subtle and much more complimentary to the high end residential that abuts our community to the north and eventually to the northwest. We have also integrated and moved our -- our clubhouse and open space from its original location to the proposed location it is today. We have added the pop up concept that we have discussed here. We have added the community garden. We have added more easterly open space and community gathering areas and really aimed, you know, on our amenity packages to be best in class and a fully self contained site. A lot of what we heard from our neighbors was concerns about, you know, overflow into their community and what we have aimed to do here is -- is mitigate those -- those risks and that overflow potential by providing, you know, on-site trails, dog parks, and extensive amenities for our residents to use, so that, in essence, they will not have a need to go northwest or -- northwest or northeast into the abutting single family larger lot areas and, instead, you know, can -- can remain in large part on our site. So, again, we have -- we have worked hard on that. Obviously we can't fulfill every concern, but we have opened up to that discussion and made significant evolutions to our -- to our site plan and our product looking to accommodate, you know, some of those concerns that have been brought up. I would also add that, you know, parking was -- was another concept that we have touched on. I believe that according to code -- I don't know the exact count, but I believe we are -- we are above the parking requirements by 76 spaces on our site. Again, not only looking to alleviate, you know, parking concerns from our neighbors, but also to alleviate any potential for that one off time where things are quite busy on site. Our resident base and the anticipated rental rates that we foresee here are going to be very high touch folks with -- with high expectations of how this site lives and if one of our residents is having a Super Bowl party and doesn't have any areas for three or four friends to come over to park, that would be a major concern for them and -- and in tow us. So, we have looked at those types of elements and looked to design around that with -- with really an aim and a target of finding a tenant base that is renter by choice and that tends to stay in these types of residences for longer than a typical apartment renter would stay in their apartment home. We have seen that through our other communities of -- of similar single story for rent living that we have owned, operated and managed in different markets, albeit this product has taken that to the next level as it relates to quality and -- and some of the other design considerations that we have layered in here, such as the large private backyards and storage areas and high end clubhouse with work from home space.

Fitzgerald: Mr. Grove, do you have follow up there? Thank you for that.

Grove: No. Thank you. Appreciated that.

Fitzgerald: Any additional questions? Well, we will come back to you gentlemen shortly after -- after we take public testimony. So, hang tight and we will be back momentarily.

Riggs: Thank you, Chairman, Commissioners. Thank you.

Dodson: Mr. Chair?

Fitzgerald: Thank you. Bill, go right ahead.

Dodson: Before we go real quick I just wanted to clarify on the condition that we were discussing, 2.9. I think it would be better if we leave the condition and add an additional condition that says that construction can occur prior to plat recording, but all other improvements are still required. We don't want to strike through a condition and possibly run into issues with those improvements not being required in the conditions.

Fitzgerald: Thank you for the clarification, Joe. We appreciate it, sir.

Dodson: Yes, sir.

Fitzgerald: Madam Clerk, do we have folks that would like to testify on this application?

Weatherly: Mr. Chair, we have several people signed in, several of which have indicated a wish to testify. The first of which Mr. Scott Freeman. He is on the phone. Scott, you have the ability to unmute yourself.

Fitzgerald: Scott, welcome. Please state your name and your address for the record. The floor is yours, sir.

Freeman: Mr. Chair, Commissioners, my name is Scott Freeman. Address 4699 West Star Hollow Drive. I'm across Tree Crest directly north of the proposed development. Can you hear me okay?

Fitzgerald: Yes. Sounds good. Go right ahead, sir.

Freeman: How long -- how long do I have? Is it still like two minutes?

Fitzgerald: Three minutes.

Freeman: Oh, excellent. I have got plenty of time. A couple of quick ones and, then, I would like to actually propose a condition for consideration. First one is -- and maybe staff can answer this or maybe a Commissioner can when I'm done. I noticed that at the east end of Tree Crest and on Tree Farm there are no parking signs posted along the street and those postings are not occurring on Tree Crest where we live at Spurwing Heights Subdivision and I don't know if that is going to be designated no parking or not. It certainly should be. That's probably outside your purview and more in the highway district's, but still that's something that ought to be considered and I haven't heard whether

that's addressed or not. Second quick thing. On that commercial lot it seems like it's already been greatly reduced and I -- not that this is important, but I'm actually an architect, designer by trade. Actually used to sit in your seat, Mr. Chair, for several -- several years under -- under Mayor de Weerd.

Fitzgerald: Very good.

Freeman: Yeah. Well, I won't -- I won't comment on whether you enjoy that or not, but, anyway, that lot is already so small that in order to fix that parking it looks to me like it's either going to -- the commercial space is either going to have to expand or the actual square footage of that commercial space is going to be further diminished in order to get that parking in. So, it kind of makes me hesitant to say, hey, we will -- we will fix that parking issue, because I think unless the commercial lot is expanded that's not going to fit and I just don't see it without reducing whatever that footprint is we see even smaller and I would be surprised. The last -- the last thing I want to touch on real quick is just if -- I know there is a lot of opposition to this. I also am opposed. However, recognizing that this very well may be passed, a condition I would propose would be this: In the original iteration of this plan I thought that it was very appropriate and well thought out by the developer that the -- the two story townhomes were actually over on the east side only. It kind of created a natural graduation from the east of their property, which is already -- already two story townhomes, to two story townhomes on the east side of their lot and, then, moving west and north it moved into the more single family, single story kind of thing -- not necessarily single family, but single story. Almost every house along Tree Crest to the north is single story and any two story that's along that north side along Tree Crest is going to essentially look down into all of our properties and it's going to reduce our privacy to some degree. So, as a -- as a proposed condition for discussion anyway, I thought it would be appropriate to limit the townhouse -- townhouse units over to that east border where they already are or internal to the development, because they seem very inappropriately placed along Tree Crest where they effectively will look down into the properties along there. That's all single story, except for the far northwest corner, which is the only two story there. That seems more appropriate to me. So, if it does pass I was disappointed to see two stories being directly across from us in Spurwing Heights, rather than single story and it will reduce our privacy in our backyards. I don't think there is any way around that. I was pleased to see a tot lot. That was one of my written comments, instead of a dog park, a tot lot, and/or playground seemed appropriate. I see that that's there. That's a good thing. And I think that's it. I don't know if you now ask me questions or I'm done and you go onto the next one, but thank you for your consideration and I hope to hear answers on the no parking along Tree Crest and whether that's a possible condition that might be reasonable if it passes.

Fitzgerald: Mr. Freeman, we appreciate it and thank you for your service to the city before. Appreciate that, too.

Freeman: Thank you.



Fitzgerald: We will see if there is any questions. Do we have any questions for Mr. Freeman? Thanks, Scott. Have a great evening. Thanks for being a part today.

Freeman: Thank you. You, too.

Fitzgerald: And we will get you some answers from staff on the no parking signs.

Freeman: Thank you. I will go ahead and mute.

Fitzgerald: Thanks, sir. Madam Clerk, who do we have next, ma'am?

Weatherly: Mr. Chair, next is Joe Warchol. If you want to head over there with Chris, he will help you with the testimony. We can't use the podium tonight due to technical issues. Thank you.

Warchol: All right. Good evening. My name is Joe Warchol. I live at 7045 North Callery Pear in Meridian. And just in case I run out of time, I -- the first thing I would say is that I'm not in favor of the proposed apartment complex. Looking at the entire area kind of like a systems approach, the project is in the middle of a very congested area already, which will only get worse with the new Costco, the megachurch, the townhomes, the New Fairbourne housing projects and our houses that are already there. I won't beat up the project when it comes to traffic. It's already been written up. But the parking seems to be an issue for me and, then, last of all, going into it, apartment complexes in general I have noticed they have access to public transportation and I don't see where that's going to really be helpful. I understand that there has been a number of attempts to, you know, talk about recreation within the project itself. But, you know, I just -- I'm a math person and you have 194 units and you had only two people in there and they all showed up at the pool or they all were taking a walk at similar times, there is not enough room and because of that -- and there is not enough recreation around that development to help out. So, that's some of the concern of -- of the residents of Spurwing that -- that comes into thinking that there is going to be an overflow of residents going in there. The last thing I wanted to say was last year I spent a wonderful ten, 11 months in apartments. They were advertised as high end. They were costly. They are expensive. It's a very transient population. I realize that -- that people doing this project have high expectations for high end people coming in there, but the population in there -- you know, if you are -- if you are going to rely on, for instance, income from Costco, Winco, and small shops and whatever else that's going on there, there is not enough income. Those people make 15 to 18 dollars an hour and if their gross is 2,800 dollars a month, they are not going to be able to afford these apartments. When I lived in these apartments in -- in Meridian, brand new, it was transient, there were plenty of drug deals going on. There were abandoned cars. There were break ins. My car included. There were even people trying to make ends meet, which, you know, I feel for them, but you had two and sometimes three families living in the same apartment. So, you know, overall I think it's a great project. I think that apartments are needed in the community, but I think that the congestion and with all the building going on it's not a good fit. Thank you very much.

Fitzgerald: We appreciate your time tonight. Thank you. Andrea -- or Adrienne, sorry, who else is next?

Weatherly: Mr. Chair, next up is Nancy Everard. Nancy, you have the ability to unmute yourself.

Everard: Hi. Thank you. Can you hear me?

Fitzgerald: Yes, Nancy. Welcome. Please state your name and your address for the record and the floor is yours, ma'am.

Everard: Okay. This is Nancy Everard. My husband Steven and I are residents in Spurwing Heights at 6935 North Exeter Place. Thank you very much for -- first of all, for hearing our concerns and while I appreciate the effort that the developer has made to address some of the concerns, there still are concerns that we have with respect to the City of Meridian's commitment to the smart growth initiative. It's been kind of touched on in some of the previous comments that this area already at this point is quite congested and the different areas of smart growth with a density of a project of this size there are specific things that I would ask be addressed. One is how will the City of Meridian provide an additional four acres of park land for our immediate area? Currently there is no public park or recreation area that is located north of Chinden in our area. A deficit already exists in the commitment of four acres per one thousand residents in Meridian. This development particularly being quite dense would further increase that deficit. So, are there -- I was unable to find online in any of the plans that shows that there is a future public park area that is planned, so if there is could you, please, share that. Second, Meridian, which was also touched on in general, is severely lacking in public transportation. Northwest Meridian is the furthest removed from what little public transportation exists, as well as from the higher density employment areas. How will the city be able to promote alternative forms of transportation by approving the proposed high density apartment complex at this location, particularly when land does exist in other areas that are closer to the I-84 corridor, closer to the higher density employment centers where a high unit rental complex might be more appropriate. Secondly, are there plans -- we are very disconnected here in northwest Meridian to bike paths. We have no service really safe links to the greenbelt or to other ways that would promote alternative means of transportation. So, are there any plans in place that I am unaware of that would solve that -- that concern? Also the opportunity for entry level home ownership is severely lacking in this area. Developing a rental property in absence of those opportunities for smaller square footage homes that are affordable leads to individuals who won't ever be able to buy a home. How can high end rental development meet the need of Meridian's housing opportunities better than a development and the design and idea of the single level units and multi-family is great, but in my mind it being a development that is for purchase for first time home buyers for the young millennials, for the true empty nesters that don't want to downsize to a 2,500 square foot home, that really would like something that is small. But it's something that enables the first time homebuyers, particularly in our rising real estate market, to enter the market. Without an opportunity to do that they will find themselves chasing it and never be able to truly call northwest Meridian home by

having that entry into the market. And the last -- and this is really kind of a bad one, because it was something that particularly when we made the choice to purchase our home looking at the plans for the area we really liked the idea that there was going to be community commercial that was planned both for that seven plus acre area there on Black Cat and Chinden, as well as on the other side of Black Cat adjacent to where the Fairbourne development is going to be. Because we like the idea of having the ability to walk places, have local businesses to have restaurants, a coffee shop, somewhere that we could walk a short distance to -- to enjoy. So, were very disappointed to see that area reduced. Even as it was originally planned, seven plus acres still is not that large. The plans that they would have the commercial integrated into, yeah, it might be great for the development, but I would say that's more development commercial and not really community commercial, because it's just way too small. If that were left as community commercial, combined with the other commercial and the feature that was mentioned in the staff report, that could be done in very level ways to link everything and make it something that expands the area and creates truly a multi use. I kind of feel like the small size --

Fitzgerald: Could you wrap up your comments, please?

Everard: Okay. Just thank you very much. I would like to see the commercial (unintelligible). Thank you very much.

Fitzgerald: Perfect. Thanks, ma'am. Madam Clerk, can you give us our next public testimony person, please. I will remind everybody on the -- online and in person we are trying to stick to our three minute timeline. I know it's kind of awkward. I have a timer in front of me and I know you guys aren't standing in front of a dais where it normally is, so I don't want to cut you off, but try to keep your -- your testimony to that three minute time frame, please.

Weatherly: Thank you, Mr. Chair. Next up is Richard Gilkey. Richard, if you want to meet Chris over there he will help you out.

Gilkey: My name is Richard Gilkey. I live at 4629 West Star Hollow Drive. My property backs up to Tree Crest, so I will be looking out at the project. I am strongly opposed to the project. I am strongly opposed to the retail area being reduced. It will look like a postage stamp, look like kind of sort of out of place. I'm a former builder, home designer. Forty-five years. And a lot of what I see in this project I'm not particularly fond of, but that's a personal thing. My concern is that the postage stamp commercial area -- by the time you put parking in there it's going to be even smaller. I would like to see more of a buffer zone between Tree Crest and the development, mainly since they have added two story units to the west end of the project, because they will be looking into the backyards into our houses, so that's pretty much everything else that's going to be said and what has already been said. There is no sense in duplicating it. So, I thank you for your time.

Fitzgerald: Mr. Gilkey, we really appreciate your candor and -- and your points. So, thank you for being here tonight. Madam Clerk, who is next on the list, ma'am?

Weatherly: Mr. Chair, last signed up is Dave Jacobs.

Jacobs: How are you doing? Dave Jacobs. I live at 6980 North Exeter Place. Simply put, not to reiterate a lot of the things that have already been said, one of the things I would like answered is how many parking spaces are allocated for the development. If you have 195 units, a lot of them being two and three bedrooms, you are going to have a lot of young people living together. Roommates. Not so much families, but roommates. What we all did when we were young. You have 400 parking spaces and also for their guests you have an additional 30 or 40. Because if not they are going to be parking in our neighborhood. On top of that, the postage stamp is -- to use the phrase just used -- or the putting green that the -- the green space has, is that enough for the influx of five to six hundred people, including some families? That doesn't look big enough to be able to facilitate the green area for, you know, five or six hundred new -- new people coming into the neighborhood. Where are they going to go? They are going to go across the street, guys. And, then, finally, is -- there is a white elephant in the room -- literally property value. I have talked to at least a half a dozen realtors that have said if you are in close proximity -- especially within a quarter mile or so, you can expect future loss on equity because of where you are at. So, with that said is the City of Meridian willing to compensate us should we lose future property value. It's hypothetical, but, again, I'm just putting it out there. And that's about it.

Fitzgerald: Mr. Jacobs, we appreciate it. That was the end of our list. Are there additional members of the public who would like to testify on this application, either via Zoom or in the audience tonight? Mr. Seal, you can be my eyes.

Weatherly: If anybody else in the room wishes to testify, please, raise your hand. That goes for the people listening online as well. If you want to use the feature in Zoom to raise your hand. Mr. Chair, no one has raised their hand either in person or on Zoom.

Fitzgerald: Okay.

Weatherly: Excuse me, Mr. Chair. We do have one more.

Fitzgerald: Okay.

Weatherly: If you want to go see Chris he will help you out. Thank you.

Fitzgerald: Thanks, Madam Clerk.

Southam: My name is Lynn Southam. I live at 6408 North Salvia Way. That's in Spurwing Greens. I really don't have any testimony to give, I just simply have a question and it's something that the developer and the city could perhaps address and tell all of us, which is has the developer or the city anytime in the past ever compensated the owners of property for their loss of value as a result of their development and that's the question. Thank you.

Fitzgerald: Thank you, sir. Last chance for additional comments from anyone online or in the hearing room? If not, I will turn it over the applicant to answer some of the questions that have been presented.

Weatherly: Mr. Chair, at this time no one else is indicating a wish to testify.

Fitzgerald: Thanks, Madam Clerk. Mr. Riggs, are you still on with us, sir?

Riggs: Yes, Chairman.

Fitzgerald: Do you want to go ahead and close.

Riggs: Yes. Would love it. And I'm sitting here with Liz Schloss, who is the president of our operations and management division of our -- of our firm. She will speak for the record here as well. I think overall, you know, I would like to emphasize that the proposed development, you know, does meet and exceed the Comprehensive Plan in terms of its use. The seven acres of C-C -- currently zoned C-C ground I believe does permit high density residential within that area and we are looking for this rezone, you know, not to change the use by right, so to speak, but instead upon staff's request as we work through the pre -- pre-development and short plat process. I would also like to add that as it relates to the privacy for the residents immediately to the north, we meet or exceed all of the setback, landscaping buffer and other requirements as it relates to privacy. The vast majority of our dwelling units on the northern side of our community are single story. There will be fencing along the northern boundary and fencing within the private residences. In addition, the west and east end where we are proposing townhomes, those dwelling units are oriented east-west, their patios and livability will be viewed to the east and to the west, not to the north and the south. So, it's natural for the residents in our townhomes to be looking east or looking west, as opposed to looking due north. As it relates to the parking, again, I would like to emphasize that we do meet the Comprehensive Plan and have exceeded all the requirements therein as it relates to the number of spaces. We do not envision a circumstance where overflow parking comes off of our property as, you know, supported by the 76 access spaces that we have proposed here over what is required. I would like to turn it over to Liz here to talk about our resident base and how we see, you know, the -- the demographic and who will actually live here, as well as some more on-site management related items, to address some of the concerns stated. Liz.

Schloss: Good evening. My name is Elizabeth Schloss. 17550 North Perimeter Drive, Scottsdale, Arizona. As Matt stated, I oversee all the operations and the management of Baron Property Services. Excuse me. One of the things that I wanted to highlight on that we have received a lot of comments on and/or concerns regarding the residents, the surrounding residents of the Modern Craftsman, is the management piece of everything and what we have to offer. Baron Properties is a best in class management company. We have been since 1983. I, myself, have been in management for the last 20 years and our on-site teams are extremely qualified as well and have a lot of experience on the overall management perspective of what we have to offer on a daily basis. Mr. Warchol,

he had commented a little bit about -- regarding the transient population that we do have within -- that he has experienced within his community that he lived in prior. I do believe that the management base that we provide as -- at Baron Properties will -- and the specific rental criteria will flush any of that activity out within the community. We also offer courtesy patrol opposite -- excuse me -- courtesy patrol services to help manage the noise, as well as unwelcomed activity after hours. So, just to highlight on that. And, then as it relates to the demographic that we are trying to achieve here -- and we actually have experience with this in our Phoenix portfolio in managing this type of product -- is what Matt has mentioned to the barbell, where we do have the -- it isn't the entry level renter, it is the more established renter that is -- that does have it, you know, they are more established within their career. They are probably wanting -- wanting to start a family. And, then, on the opposite side of that we do have the -- you know, the baby boomer generation, if you will, that is ready to just lock and go. They want to go travel. They don't want any responsibility of a pool or any maintenance within the community or their home. Excuse me. So, we will provide all of those services to the residents that live within our community and I -- we think that that will be an addition and it will be very complimentary to what -- to the surrounding neighborhoods.

Riggs: Thank you, Liz. This is Matthew Riggs again and just to add to that a little bit as it relates to our resident base, I think Mr. Jacobs noted, you know, between five and six hundred people may live at this community. In our portfolio and what we have seen in our history, we anticipate closer to 400, if not under that, as folks living on -- on site to be determined, the demographic of that, but if our Redtail luxury apartments on Meridian Road and Victory are any indication, we believe that upwards of 50 percent of this tenant base will be retired or at least in the later stages of their careers. Redtail has over 25 percent of its resident base today being retired without a permanent job and that is three story walk up product. We believe that this product without the stairs and with the enhanced amenities and private outdoor living spaces will attract a lot of retirees into the community. As it relates to the public transit aspect of this, we emphasized our connectivity to Chinden and our plans and obligations to build the pedestrian pathway along Chinden to the north side there and whatever public transit is available along Chinden Boulevard will be readily accessed by our residents. I believe that's about everything I have to touch on here. Thank you, Commission.

Seal: You are on mute; right?

Fitzgerald: Commissioner Seal, yeah, go right ahead.

Seal: I just had a few follow-ups here. I will just -- I will start with the easy one. As far as the -- since the -- the residences will have private yards, are they responsible for caring for that or is that something that's going to be taken care of?

Schloss: Yes. So, it will be a combination. They will be monitored by the onsite management team, but we will also be going in on a quarterly basis to help maintain those, as they will have small shrubbery. But most of the landscaping back there is rock and turf.

Seal: Okay. So, for the grass areas they will be responsible for trimming that?

Schloss: It's actually artificial turf.

Seal: Oh. Interesting.

Schloss: Yes.

Seal: Okay. That solves that problem. On the -- there is a couple of things before we close down the public comment. In looking at this and the reduction of the commercial part of the property, would you be amenable to basically moving where the clubhouse is and everything to the east and keeping that as commercial? The entire area.

Riggs: To clarify -- this is Matthew Riggs. To clarify moving it to the east adjacent to Black Cat?

Seal: Moving it -- sorry. I meant the west. I have got my directions messed up here. So, moving that -- that area to the west and keeping that -- that area that's being reduced as commercial.

Riggs: Thank you. Matthew again. As we have proposed and designed this, you know, the mixture of uses that we have incorporated between the different residence types, townhomes, duplexes, single family and, then, incorporating, you know, not only the corner commercial space, but also the pop up space, the storage units on site, the work from home space on site, we believe that, you know, we are meeting the intent of the Comprehensive Plan as it relates to multiple commercial uses, so to speak, within our residentially zoned community.

Seal: Okay.

Fitzgerald: Commissioner Seal, do you have follow up? Go right ahead.

Seal: Yeah. I like the idea of the -- the pop up space in there, you know, and understand we have to -- we have to -- we have to take in everything that's being said. So, I mean, essentially, there is a lot of public comment that's in here about the reduction of the commercial space. So, my question was more leaning towards, you know, trying to find harmony in the project and I think that if there were more commercial space that was left in that area, that people would be more amenable to it, simply because it lends itself to being a -- you know, a local coffee spot, a restaurant, a business that they can frequent, basically, and it cuts down on the residential that's -- that's abutting Black Cat Road there. So, that's the reason for my question on that. I do like the pop up and the ability for that. So, you are aware that Boise State does have an SBA incubator program that would probably be really good. Because that's exactly the kind of spaces that they are looking for, for different things like that. So, our community already does have things like that that are available to help grow that as it would be. And, then, if that commercial space

isn't -- isn't going to be -- or where the commercial space is being reduced would you be amenable to keeping everything along that to a single story?

Riggs: Thank you, Commissioner Seal. So, I would like to emphasize the collaboration we have had with staff as it relates to how the commercial lays out and how the commercial integrates into the surrounding community with all of the other commercial uses to the east and west of our -- of our site. That in large part is where we felt it appropriate to -- to reduce the -- the size of purely commercially zoned area and looking at it a little bit more as a whole. I would also like to comment that as it relates to the single story versus two story along Black Cat, in collaboration with staff we landed on a mixture there to not only buffer the community from Black Cat, which will get ever -- ever busier as the community continues to grow, but also we think it gives a good semi-custom mixed use, multiple roofline appearance of the community from the exterior and from off site of the property, which is why we landed on the proposed two townhome -- row home units along the west side there. So, we would -- we would aim to keep the -- the development and the residences as laid out here if possible.

Seal: Thank you.

Dodson: Mr. Chair?

Fitzgerald: Commissioner Holland, go ahead, then, we will go to -- oh, Joe, did you have a comment?

Dodson: I did, yes, sir, regarding this -- since additional commercial has come up. One of the discussions that staff did have with the applicant was, you know, in order to help them keep their unit count was due vertically integrated along the west side, to have retail and commercial on the first floor. I'm not sure if that's an option for anybody, but that is something that has been discussed in the past. Would offer the same type of two story integration and truly mixed use integration.

Holland: Thanks, Joe. And, Mr. Chair, if I may?

Fitzgerald: Go right ahead, ma'am.

Holland: So, my -- my background, as most people on the Commission know, is economic development and so I work with a lot of people who have projects and trying to figure out where commercial makes sense and typically, from my experience, four to five acres is kind of a sweet spot for size of what a commercial project should be, because commercial projects don't like to tend to locate by themselves. If you have a one acre lot it's usually enough for one independent user, if you are going to look at a fast food retail or you are going to look at a coffee shop or you are going to look at a small restaurant. If you are looking at a larger restaurant sometimes they need more space, so they can have enough parking. So, typically, retailers don't want to be by themselves, they want to be in kind of a complex that brings people to the area and certainly you are on a highway and you have got great -- great accessibility and it's a killer spot to try and attract retail services



to, because they have got great visibility and you have got Black Cat close by with the ability to get in and out relatively easy. I was going to bring up the same point that Joe did, that seeing some vertically -- vertically integrated mixed use commercial might help to make it a little bit easier on the concepts or maybe you could kind of have that four to five acres of commercial, but some of it might be first level commercial, where maybe that's where your -- some of your flex spaces are and you have got your -- kind of apartment units above them. Just some thoughts for consideration. But I also know that you have got a great visibility corner with Chinden and rather than seeing big berms and landscaping buffers and fencing there, I would love to see a little bit more kind of a commercial appeal, instead of just this small little window of one commercial building that you have got after you have passed the big brick wall. So, my hope would be that maybe we can have you look at removing some of those units off of Chinden and widen the space that you have got for commercial there and I think that the comment made earlier by one of the gentlemen testifying that to fix the parking really the only way you could do that is either reduce the amount of commercial building space or to increase the amount of commercial and I think that that was pretty spot on. So, my hope would be that you would consider adding at least a little bit more commercial and maybe we can find some middle ground between where you were approved at originally or what it was zoned at and where it is now, that maybe we can look at somewhere in that four to five acre sweet spot.

Fitzgerald: Commissioner Holland, appreciate that. Additional comments or questions for the applicant? Hearing none -- no?

Riggs: Is it my turn? Sorry, Commission. This is Matthew. As it relates to the commercial land use and four to five acres, in evaluating the surrounding land uses and the, quote, you know, more destination retail or commercial areas, we see that on both sides of the property, you know, very close by. Between Costco and the medical campus to the west there is intermittent larger commercial areas that are designated and planned for under much larger development parcels. We are over 20 acres here when you count, you know, all buffers and right of ways and what have you, but as we -- as we view this community we don't envision the access and the location as one that should be centered on a destination retail or commercial area, but rather a use that will service the neighborhoods and -- and the needs therein without major -- without major development standards. We also have access issues as it relates -- you know, we don't have any -- any access off of Chinden, but for Black Cat and as it stands right now, you know, we have our northern entryway to -- to Black Cat and are looking to Council to approve a right-in, right-out only. So, if the commercial area were to grow we would still run into issues as it relates to access and, you know, I believe our -- our belief is that as proposed the development, you know, provides that neighborhood commercial or retail use while complementing the larger retail and commercial developments that are very close by to -- to our property.

Fitzgerald: I didn't mean to cut you off there in answering the question. So, in regards to that, I mean I think the history of Spurwing was to be like Bown Crossing -- and you may not know that development or maybe you do in east Boise. The same developer developed Spurwing. It's been chopped up now into a -- a significantly over -- it's

residential dominance, where it was supposed to be a pretty mixed use community with a significantly dominant commercial component to it. Lots of restaurants, coffee shops, small retailers. That was the original concept and so for me it's -- it's challenging to shrink this thing down significantly to two acres. I agree with Commissioner Holland's point that it doesn't leave much and I understand there is -- there is stuff to east and stuff to the west, but the original concept for this development long term was significant mixed use and so as that's my -- I guess my concern is that without a significant commercial component we are missing the original design that's been barred -- kind of taken away from it and I would like to see some more commercial as well. But that's just my thoughts. Do you have any feedback there?

Riggs: Thank you, Chairman Fitzgerald. I understand what you are saying, but I think I would reiterate that given the size of the community being, you know, roughly 20 acres -- or the property being roughly 20 acres and ingress-egress challenges related to it, combined with the surrounding commercial uses, you know, we -- we aim to develop what we have here as this mixed use community development, incorporating, you know, multiple different uses that are -- that are commercial. You know, 106 storage units, work from home offices and conference rooms, community gardens, you know, multiple, you know, pedestrian plazas, we have -- we have really aimed to -- to lay out a site plan and a proposed development that albeit doesn't have seven acres of purely commercial, does in our mind meet, you know, the intent of these multiple commercial uses throughout the -- the property and -- and, you know, again, I think in our evaluation of the C-C zoning in place, you know, this -- this medium to high density residential is a component of that zoning and believe that, you know, by -- by backing off of the purely commercial side of things, you know, we are meeting, you know, the intent of the Comprehensive Plan with this submission.

Fitzgerald: Appreciate that. Commissioners, we have one person that's raised their hand that has not testified previously. Like to give her a chance to speak and, then, we will allow Mr. Riggs to finalize his comments. Is that okay? Becky, you are currently joining us. I think we will unmute you really quick or, please, click unmute. Or, Adrienne, can you help her, please.

Weatherly: Becky, I just asked you to unmute. It's not giving me the ability to unmute you, but you should have the ability to unmute yourself. Sometimes there is a delay.

Fitzgerald: Bottom left corner of your screen. Yeah.

Pogue: Mr. Chair?

Fitzgerald: Oh. Go right ahead.

Pogue: Yeah. I think I would like to weigh in at this point we have had the applicant respond. There were no other public at that point on to testify. The applicant responded. To stay on process, on track, we should actually now turn it back to the Commission.

Fitzgerald: Agreed. Thank you. Sorry we couldn't grab you as far as technical difficulties. Mr. Riggs, you want to finalize just a couple minutes -- a couple quick points and, then, we will close the public hearing.

Riggs: Sure. Thank you, Chairman Fitzgerald. Without reiterating too much of what I just covered, you know, I would like to emphasize the consideration and time that we have spent really laying out the details of this community and how each dwelling unit integrates with its neighbor, with the open space, and with the proposed commercial, as well as the surrounding community. You know, it was -- it is typical in Meridian to see, you know, three and four story walk-up apartments and we sought to do something highly innovative, highly unique in proposing what we have here. We believe it meets a resident demand that is -- that is really not available in Meridian today, this high end, you know, renter by choice, single story product, emphasizing private backyards, best in class amenities, best in class on-site management and integration with, you know, the different commercial uses, whether it be the corner parcel, our amenity and work from home, storage uses, et cetera, you know, we have -- we have worked hard to -- to fulfill, you know, as many of those as we could and we believe that if approved this product will be something that garners significant local and national attention. We think that the product type and the quality of it is something that very few developers have -- have built to date in the western U.S., let alone Idaho or in Meridian and we are pretty proud of that and believe that, you know, if able to develop what we are -- what we are looking to do here, it will be very well received by not only the future residents, but the community. So, really appreciate everyone's time, especially our neighbors and staff. We spent a lot of time working with, you know, staff and all the approximate agencies to -- to hone in on -- on the details of this and as it stands, like I said, we are pretty proud of where we landed and -- and encourage, you know, a positive outcome here this evening. Thank you.

Fitzgerald: We appreciate it. Can I get a motion to close public hearing?

Pitzer: So moved.

Seal: Second.

Holland: Second.

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

MOTION CARRIED: SIX AYES. ONE ABSENT.

Fitzgerald: Okay, team. The application is properly in front of you. Anything -- anyone want to kick off?

Pitzer: Mr. Chair?

Fitzgerald: Commissioner Pitzer, go right ahead, ma'am.

Pitzer: I will start out. You know, I like the concept of what -- what these guys are trying to do with the modern -- putting it out there. I think it's an innovative product. I like the style of it. The modernness. And having a lot of community assets. I think that where my problem is coming in with this project is the lack of commercial. As they have stated over and over again, they are on 21 acres. If I am at the end of that 21 acres and I am in this community, where is my coffee shop? Where is my -- all of those type of amenities that should be within that corner commercial and it's not going to fit. If there is a daycare I think that's what you are going to have is a daycare. I think Commissioner Holland was spot on. It needs to be at least double that. I'm not opposed to seeing that go to five or six acres. So, while I like the project, I think there needs to be some give on that commercial. And that's my initial thoughts.

Fitzgerald: Appreciate your comments, ma'am. Commissioner McCarvel. You took yourself off mute, ma'am. You are fair game.

McCarvel: Yeah. I think I would have to agree with Commissioner Pitzer. I love the project overall. I just -- being on that corner I -- I would like to see just a little more commercial be part of it. That little itty bitty spot just isn't going to do much. But I hate to take away from -- I think the innovativeness of the amenities that they do have is a nice change, but somehow -- you know, Commissioner Holland referenced going vertical and I would just say it needs to be a couple more acres, but overall -- I mean I really like the change and the differentness of the product. It -- it would be I think a welcome change to what we traditionally see as far as multi-family projects go.

Fitzgerald: Commissioner Holland.

Holland: I apologize. My husband's mowing the lawn, so sorry if there is any feedback behind me. I would say overall there is a lot of things that are really nicely done. I think they -- they certainly put a lot of work into the visuals that they brought to us. We appreciate that. I like that they are single family multi-families -- or single story multi-family. That's pretty rare to find. And I think the amenities package, the -- the thoughtful design -- they did do a really nice job with that. Twenty acres is a lot of land for a multi-family project. I mean when I think about what size lot my house sits on, you know, if you are on a quarter acre lot you have got four houses within a -- within a one acre square and you are talking multi-family where they is much -- much more dense in their -- in their smaller -- smaller square, so you can fit a number of units in a 20 acre space. I still think they have got the option of going vertical to do some of that mixed integration, so that they don't lose the number of units if they do it right and they could still, you know, put some other flex space in there and have that -- that capability to have the yoga studio, to have the workout gyms or a pop up coffee shop or whatever it is, maybe it's even food trucks that come in there. But I would still lean towards wanting to see a little bit more commercial. One of the other comments I made was if you are driving down Chinden it's really awkward to pass a big brick wall with a bunch of nice landscaping and, then, see this small little gap where you have got one little commercial building. So, that's why I

said I think four or five acres of commercial -- and especially utilizing that frontage corridor would be a good advantage for them. I know there is certainly access issues whenever you are trying to go off of a highway and they may have to have some further conversations with ACHD and ITD on that to figure out what makes the most sense on -- on how that access can be reconfigured and work with staff on that. On the specific conditions, if we want to get into that, I don't see a problem with adding a condition that they could do construction before the plat recording. I do agree, though, that the commercial lot still needs to be bigger and I thought the other proposed condition of two story townhouses on the east side only, single story in the west and north, was an interesting concept, but it made me feel a little bit better that the units aren't facing to the north or south, they are facing to the east and west. I appreciate that they put some thought into that. I don't know that I feel like I need -- we need to condition that specifically, but I would be leaning towards almost asking the applicant to continue the project and bring it back to us with some different configurations for the commercial. Otherwise, I would be probably leaning towards recommending denial just based on the -- the lack of commercial there.

Fitzgerald: Commissioner Grove, thoughts?

Grove: Mr. Chair?

Fitzgerald: Commissioner Grove, go right ahead.

Grove: I will jump in real quick. I agree with, you know, what everyone has said so far, with just a few things. But before I do that, I always like to comment on the community feedback, especially when it's very constructive and informative and so just wanted to commend the community that had weighed in tonight. Thank them for being constructive in their feedback. I appreciated that. To the developers, I -- I really like the innovation and the uniqueness of this project to provide something different and I like, you know, the overall layout and concept that has been given to us. I would like to see, you know, as everyone said, more commercial. I -- I particularly like the, you know, quick comment by Joe for, you know, adding commercial on the first level on -- on that west side and putting residential up above. I would -- I would be a huge fan of being able to do that along that entire west side if possible, just to do as Chairman commented with the Bown Crossing concept of, you know, that mixed -- true mixed use development. I really am a huge fan of what the developer has done, especially in terms of that pop up section and that whole community aspect that's built around the clubhouse, pool, pop up space, I think that's a -- a really unique way to approach this. So, overall I really like this project. If there is a way to add in additional commercial somehow I would be even more in love with just being able to move forward.

Fitzgerald: Thank you for your comments, Commissioner Grove. And I agree completely with your comments on the constructive feedback from the community. I think they were extremely good comments that came back. Commissioner Seal.

Seal: Mr. Chair. I'm in agreement with what everybody else has said. I really like kind of the valet trash service. I have seen some things in some of the multi-story high density residential that are somewhat appalling as far as the -- basically the trash becoming heaped over. I mean just -- just saw that last week in a -- in a residence. So, knowing that that's going to be something that's taken care of takes one of my questions off the table right away in an area like this, you know, with the folks coming in and it being -- you know, people moving in and out and everything, I mean there is all kinds of stuff -- furniture being thrown in the dumpsters. So, having a valet and somewhat monitored controlled is something that's -- I really appreciate. I like -- I like the way that it's laid out. I think everybody having an individual space is going to lend itself to not pride ownership, but, essentially, just pride in appearance, you know what I mean. That is your space where if you are going into a multi-story building you don't necessarily have that, you are just walking up a set of stairs that aren't yours into a door that nobody else really knows is yours, unless they know you. So, in this it's your residence, it's a place that you are going to live, you are going to have your family there and, of course, you are going to want it to look as nice as it can. So, I think that does help with some of the concerns that are out there as far as pride in ownership, so -- I do have to say there is other things about it -- the -- the pathway coming down the middle, tying the whole thing together, I really like that. Walkability. Rideability. All of that seems to exist within this space. So, I'm just a huge fan of that. I wish we had more of that everywhere else -- that we had anything even close to this. So, very innovative. Really like the concept of how the clubhouse ties into the pop up and how that space is utilized. But I do agree with the other commissioners, though, I would like to see that commercial space come back. More of it. You know, doing the integrated commercial with the first story to me seems like a homerun, you know, as far as trying to make more commercial -- commercial use out of that space with a minimal amount of change. Again, with our local universities having small business incubators that would be something that might even be financial -- might be a financial boost for you to get in there, because I know they have money to help out with things like that. So, that said I mean the overall project itself I really really like, but I do agree that the commercial needs to come back.

Fitzgerald: Thank you, sir. Commissioner Holland, are you getting ready to have additional comments?

Holland: I was thinking about it. I was going to say I have looked at -- I knew that there is 47 pieces of public testimony earlier and there is 49 in there now. Since 4:00 o'clock there were a couple of additions in there. So, I wanted to thank the community, too, for -- for showing up and giving some good constructive comments. I had a note that -- about the -- the no parking signs and I don't know if we answered for one of the people testifying, so I wanted to make sure we covered that as well.

Fitzgerald: Yeah. You were reading my mind. Andrea, I need your comments and probably feedback on the discussion on reduction in home pricing, because I don't think that's something we ever get involved in, so -- but I want to make sure general counsel has a chance to weigh in on that and, then, I'm going to ask Joe to weigh in on the no parking signs.

Pogue: Mr. Chair, that's correct. That shouldn't become part of your consideration. There is not evidence or testimony presented with any data or statistics to go along with it, but it isn't something that we can evaluate in terms of meeting code or --

Seal: Mr. Chair?

Fitzgerald: That's not our job as -- yeah, Commissioner Seal, go ahead.

Seal: And part of that I would just like to thank -- thank the previous Planning and Zoning before I got here and City Council for helping my home value in six years to go up a hundred percent, so I think we are all going to get -- get through this.

Fitzgerald: Agreed. I -- it's one of those things that there is lots of impacts that come from a lot of different places and I -- that's not something that comes in -- our job is to determine if this project meets our code and future land use planning map and all of our requirements in the city and that does not plug into our decision making. That's for other people to work through. Joe, can you comment on the no parking signs on Tree Crest. Is that something that you are aware of?

Dodson: Mr. Chair, yes, sir. I have been educated recently and --

Fitzgerald: Okay.

Dodson: -- North Tree Farm Way is a collector, so it should be no parking. However, it was not conditioned to have no parking signs, so we will have to reach out to ACHD and make sure that they are labeled as no parking.

Fitzgerald: Perfect. Thank you.

Dodson: You are welcome.

Fitzgerald: And just as we are finishing up, my comments I think -- kind of got the gist of my comments. I think you guys -- I -- vertical integration of product is not done enough in the city. I have lived in a couple different places and we talked about the apartment complex that they are building next to Kleiner Park that they are parking underneath. Pool is on an upper deck and it's vertically integrated. We need to see more -- something like that. So, I would love to see -- with the innovation that's in this product -- because I am really impressed with the innovation of a rental product that is bringing exceptional design kind of amenities in their packaging, but there is a -- there is just one piece missing and that's that commercial side. I think if it could be solved with that vertical integration down the west side. I would be happy with that. The comments about not having access -- there is a light there and so I don't know how that cannot be utilized for access. I mean it's the businesses that don't have a light that I would be more concerned about not having access to. So, I think there is plenty of opportunity to utilize that. The -- you know, Costco spent 45 million dollars putting -- you know, expanding that road and putting a new light in there that's going to get done here pretty quick. That could be utilized to make sure

that there is access for that community with additional commercial. So, that would be my thought. Even though I do want to commend the applicant, because it is an exceptionally innovative product, lots of amenities, different thinking, much like Commissioner Seal said, the different aspects they brought into services I think are impressive as well. So, I -- it's just not one piece that's bugging me, it's the commercial piece that's missing and we have broken up so far from this original concept that it's bumming me out, because I think it would be -- it would fit if that commercial was a little bigger. Commissioner Holland, I think you are trying to speak.

Holland: Mr. Chair, I was just going to say with the comments that we have made I think we are leaning towards the continuance to see if the applicant will be willing to make some changes and bring it back to us and if they don't, then, we would probably lean towards a denial. So, I'm going to make a motion to reopen the public hearing to ask the applicant if they would be willing to continue the project to come back to us with another concept.

Seal: Second.

Pitzer: Second.

Fitzgerald: I have a motion and a second to reopen the public hearing for input from the applicant on a continuance. All those in favor say aye. Any opposed?

MOTION CARRIED: SIX AYES. ONE ABSENT.

Fitzgerald: Mr. Riggs, are you with us, sir?

Riggs: I am. Thank you, Chairman and Commissioners. Really appreciate everyone's time, community and all of you -- your time. We are taking to heart the commentary about the commercial side of things. It's definitely something we will revisit and reconsider. We aim to fulfill some of the commercial uses through the flex space, but -- but clearly we are going to go back to the drawing board or to other concepts that we have discussed and look at ways at mitigating your concerns as it relates to the commercial. You know, ultimately our goal here is this residential single story and townhome product and integrating it well with the community and the adjacent commercial on the property and so, yeah, we will -- we will definitely revisit, continue the process and -- and look to pick this back up again with the Commission at a later date.

Fitzgerald: We really appreciate your -- your willingness to look through it and consider the comments that were provided and, Joe, do you or, Madam Clerk, do you guys have a date -- or Mr. Riggs, do you have a date that you would need to get everything squared away and come back to us? We have a pretty full agenda the next six months, but we want to make sure we fit you back in, so any -- how much time do you need?

Riggs: You know, with -- with our team anxious to continue work on this, we would love to -- to get back in front of you as soon as we can. As discussed we have had -- we have



had discussions about other ways to integrate different commercial uses into it, so we will not be starting from zero here, so to speak. So, as soon as -- as soon as possible we would move to try to get back in front of you.

Fitzgerald: Thank you, sir. Joe and Adrienne, do you have feedback on a -- on a next opportunity we can put them back in our calendar?

Dodson: Yes, Commissioner Fitzgerald. I have three projects on August 6th, so, please, don't. But my wedding got postponed, so I can do the Planning and Zoning Commission hearing on August 20th now, so that would work if we are aiming towards a continuance.

Fitzgerald: Okay. Commissioner Holland? Or Commissioner McCarvel, go right ahead.

McCarvel: Okay. I --

Seal: Just to confirm, was that the 6th or the 20th?

Fitzgerald: Hold on one sec. Yeah. Andrea, do you have a comment?

Pogue: I just wanted to suggest that the person making motion consider limiting for reopening -- or the continuation for the purpose of receiving more information and, you know, other options on the commercial side of the project. So, to limit testimony for that, so that we don't have to re-hear all the testimony on the whole project.

McCarvel: Okay.

Fitzgerald: Thank you. Good feedback.

McCarvel: Mr. Chair?

Fitzgerald: Commissioner McCarvel.

McCarvel: I move to continue file number H-2020-0022, to the hearing date of August 20th for the sole purpose of reviewing the applicant's new proposal for additional commercial.

Seal: Second.

Fitzgerald: I have a motion and a second to continue the public hearing on file --

Holland: Mr. Chair?

Fitzgerald: Yes, ma'am.

Holland: Just one comment to Andrea's point. Do we need to be more specific in the motion to say that we are going to only reopen the public testimony for the purpose of

discussing the commercial and not for the multi-family component? Or if we are just opening it up for the applicant. I'm not sure if we have to open it up for -- for public comment, so -- but --

Pogue: I think the public would be able to -- to comment on the -- what's brought back for the -- for more commercial and if that impacts on -- in a new way on the rest of the project they would be able to testify about that, too. But it's -- the purpose that I'm hearing the Commission wanting to base its continuance on is on the commercial -- wanting to see more commercial brought into the project.

Fitzgerald: I think that we are -- the motion seems fine, I believe, so I have a motion and a second to continue the public hearing of H-2020-0022, Modern Craftsman at Black Cat. All those in favor say aye. Opposed same? Okay. Motion passes.

MOTION CARRIED: SIX AYES. ONE ABSENT.

Fitzgerald: Thank you all. Mr. Riggs, thank you and your team. We will see you in August.

Riggs: Great. Thanks, everyone. Appreciate your time.

**B. Public Hearing for Epic Storage Facility (H-2020-0058) by Jarron Langston, Located at 1345 W. Overland Rd.**

1. Request: Rezone of 4.43 acres of land from the R-8 zoning district (Medium-density Residential) to the C-G zoning district (General Retail and Service Commercial) for the purpose of developing commercial storage on the site; and,
2. Request: A Conditional Use Permit for a 29,400 square foot storage facility and associated outdoor storage on 4.43 acres in the C-G zoning district.

Fitzgerald: Moving on to the public hearing for Epic Storage Facility, H-2020-0058. Joe, I'm turning it back over to you for the public -- or for the staff report, sir.

Dodson: Thank you, Mr. Chair. Can everybody see my screen now? I want to make sure I did this right. I think we are good. Okay. So, yes, as stated next item, Item No. 4-B, Epic Storage Facility. The request before you is for a rezone and conditional use permit for Epic Storage Facility, a 29,400 square foot storage facility. The applicant is requesting a rezone to change the existing R-8 zoning to C-G zoning, general commercial. The applicant is also requesting conditional use permit approval for a storage facility. The subject site is surrounded by existing City of Meridian zoning and development to its northwest and south. Directly to the east is a new residential subdivision that the city is currently processing. Directly across West Overland, an arterial street, there is I-L zoning with two RV users currently existing, Bish's RV and Camping