

Fitzgerald: Commissioner Seal.

Seal: I will take a stab. I don't have the -- I don't have my cheat sheet in front of me, so -- after hearing all application testimony and information on file number H-2020-0006 for Teakwood Place Subdivision, I recommend -- I recommend that we recommend approval to City Council with the following caveats: That an immediate high groundwater check is done and, then, reported to City Council, as well as some updated elevations that are guaranteed to fit the plot sizes.

McCarvel: Second.

Fitzgerald: I have a motion and a second to recommend approval of file number H-2020-0006, Teakwood Place Subdivision, to City Council. All those in favor say aye. Any opposed? Motion passes.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Fitzgerald: Mr. Lardie, Thank you guys. Good luck with Council and I hope the neighbors understand that we are trying to get as much information as -- to give to Council as they can and, hopefully, that will be good -- good logic for them to decipher on, so they can make good decisions -- a good final decision.

5. Public Hearing Continued from September 17, 2020 for Ada County Coroner (H-2020-0085) by Lombard Conrad Architects, Located at 173 N. Touchmark Way

A. Request: Rezone of 1.77 acres of land from the I-L to the C-G zoning district.

Fitzgerald: Turning to our agenda we have the next -- next item, which is file number H-2020-0085 for the Ada County Coroner's office and we will start with the staff report.

Allen: Thank you, Mr. Chair.

Fitzgerald: Sonya, are you ready? Go right ahead, ma'am.

Allen: Members of the Commission. The next application before you is a request for a rezone. This site consists of 1.34 acres of land. It's zoned I-L, light industrial, and it's located at 173 North Touchmark Way. Adjacent land uses to the west consist of retail stores zoned C-G, industrial to the north, zoned I-L, vacant land to the east, zoned I-L, and Franklin Road and vacant land to the south, zoned L-O. This property was rezoned in 2009 with the requirement of a development agreement. The Comprehensive Plan future land use map designation is industrial. The abutting property to the south is designated commercial. The applicant is requesting a rezone of 1.77 acres of land, including land to the centerline of adjacent streets from the I-L, light industrial, to the C-G, general retail and service commercial district. Because the adjacent future land use

map designation and zoning of the property to the south is commercial and a public, quasi-public use, Ada County Coroner's office, is proposed to develop on the combined properties, staff deems it appropriate to apply the future land use map designation of the adjacent property to this property, because such designations are not parcel specific. Rezone this subject property to C-G consistent with that of the adjacent property to the south will create uniform zoning for the overall property. Although the UDC does not prohibit multiple zones on a single parcel, split zoning does make it problematic to decipher which of the two standards, industrial versus commercial, to enforce. The rezone to C-G will ensure that the development meets the dimensional standards of one district versus two. A conceptual development plan was submitted as shown that depicts a 35,000 square foot, two story building, oriented north and south on the site with the entry fronting on South Touchmark Way. Mr. Bill there, you are -- you are touching the screen.

Fitzgerald: He's going to go faster. Sorry, Sonya.

Allen: I'm getting zoomy zoomy. One entry and exit and one exit only is proposed via North Touchmark Way and one entry only is proposed via East Lanark Street, both classified as industrial collector streets. No access is proposed or approved via East Franklin Road, an entryway corridor. Per the recorded development agreement direct lot access to Franklin Road is prohibited. Staff is supportive of the access points depicted on the proposed concept plan. Off-street parking is proposed in excess of UDC standards. A minimum of 70 parking spaces are required, 117 public parking spaces and 51 secured employee parking spaces, for a total of 168 spaces are proposed. A 35 foot wide landscape street buffer is required along Franklin Road, an entryway corridor. The staff report states a 20 foot wide buffer is required along Touchmark Way and Lanark Street. However, when the final plat was recorded these streets were designated as local, instead of collector streets. For this reason staff will amend the analysis in the staff report to reflect a ten foot wide street buffer requirement with future development along Touchmark and Lanark. Conceptual building elevations and perspectives of the proposed buildings were submitted as shown. Written testimony has been received from Deborah Phillips, Ada county. She is the applicant. In agreement with the staff report. Staff is recommending approval without the requirement of a new development agreement, as the existing development agreement will suffice. Staff will stand for any questions.

Fitzgerald: Sonya, thank you very much. Are there any questions for the staff? Hearing none, is the applicant in -- in quarters or online, ready to join us?

Yearsley: They are here.

Fitzgerald: Perfect. Thank you, Commissioner Yearsley.

Yearsley: Would the applicant like to come forward. Please state your name and address for the record.

Brosa: I'm Brenda Brosa. Business address is 1231 Shoreline Lane, Boise, Idaho. I'm one of the architects that's been working with Ada county to develop their new coroner's facility. As Sonya mentioned, Ada county has purchased two adjacent parcels of land near the corner of Franklin Road and Touchmark. They were planning on combining these two parcels in order to build the new coroner's facility on it and after multiple conversations with the Planning and Zoning staff it was recommended to us that we go ahead and change the zoning of one of those parcels, so that we could combine them as a single zoned parcel, so we weren't dealing with a split. So, this application is to fulfill that request that they have made. As you can see the current design of the facility -- it still respects the uses of the adjacent properties on both ends. The administrative end of the facility is towards the commercial side that faces Franklin Road, whereas the medical and back of house functions are located towards the industrial parcels to the north. Given this arrangement the proposed layout is compatible with the surrounding properties at both ends of the site and from the concept views included in your agenda packets and shown up there on the screen, you can see the design of this facility is shaping up to be a pretty attractive piece of architecture that should enhance Meridian's image along one of its entry corridors. Are there any questions that I can answer?

Fitzgerald: Are there any questions for the applicant?

Seal: Mr. Chair?

Fitzgerald: Commissioner Seal, go ahead, please.

Seal: Just -- in some of the elevation samples that are given in here I just see that there is a lot of solar that seems to be depicted on there. Is that something that's going to be concentrated on the building and something that's going to be true or is that something that's just in there to make it look nice?

Brosa: That's been proposed as an alternate right now. It is a goal for it to -- to be able to maximize that, but as we know with our low electricity rates here it doesn't always pan out. So, that is as an alternate right now.

Seal: Okay. Thank you.

Fitzgerald: Great question. Additional questions? Thank you, ma'am. We appreciate it. If there is public testimony we will give you an opportunity to close.

Brosa: All right. Thank you.

Fitzgerald: Thank you. Madam Clerk, is there anyone would like to testify on this application?

Weatherly: Mr. Chair, we had two people sign in, none wishing to testify.

Fitzgerald: Okay. Is there anyone in the audience that would like to testify or anyone online, please, raise your hand so Commissioner Yearsley can see you or I can see you online.

Yearsley: Is there anybody here that wants to testify? There is nobody here.

Fitzgerald: Thank you, Commissioner. Would the applicant like to come up and close? Or is there any additional comments?

Yearsley: She's good.

Fitzgerald: Okay. Can I get a motion to close the public hearing?

Seal: So moved.

Grove: Second.

Fitzgerald: I have a motion and a second to close the public hearing on file number H-2020-0085, Ada County Coroner's Office. All those in favor say aye. Any opposed? Okay. Motion passes.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Fitzgerald: Kudos to Lombard Conrad, because I do think the building is very unique and it's cool. Setup -- I think the way it is aligned with the office and administrative glass and metal -- I'm a glass and metal guy, so great work. Very cool building and it kind of steps down with the landscape that is over there with the elevation change. I think it's a very nice laid out building. I think it will be a good addition to that area. So, I have no concerns. I would like to see the -- the solar come to fruition, too, but that's -- I guess that can only be a hope. Additional comments?

Yearsley: Mr. Chairman, I agree with your comments. I like the look of the design. I think it's an appropriate location and so I think -- I think it's good.

Fitzgerald: Commissioner Grove, you are off mute, so I'm going to call on you.

Grove: I forgot. Yeah. Nothing much. I think it makes that area -- it's a good addition to that area from an aesthetic standpoint and the function. I hadn't really thought of how she described it, you know, going from commercial towards the Franklin area to the more industrial aspects towards Lanark makes sense and I like it even more.

Fitzgerald: Commissioner Seal.

Seal: Mr. Chair. Yeah. Same comments, basically. Again, hopefully the solar does -- is something that comes to fruition on that. Glad to see an Ada county building landing in the area of impact of Meridian. So, that's nice to see as well, that Meridian is starting to,

you know, get on the list of where we need to have facilities out there. So, it's -- it's always a good thing to see. Pretty impressive building for sure.

Fitzgerald: Absolutely. Commissioner McCarvel, go ahead.

McCarvel: No. Mr. Chair, I was just going to go ahead and make a motion. I think it's pretty straightforward and it is a very striking building. Kudos to the architects. So, after considering all staff, applicant, and public testimony I -- I move to recommend approval to the City Council of file number H-2020-0085 as presented in the staff report on the hearing date of October 15th, 2020, with no modifications.

Seal: Second.

Fitzgerald: I have a motion and a second to recommend approval of file number H-2020-0085. All those in favor say aye. Any opposed? That was delayed reaction time. Motion passes. Thank you. And we wish you guys good luck in your next steps in the process.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

**6. Public Hearing for Landing South (H-2020-0005) by Jim Jewett,
Located at 660 S. Linder Rd.**

**A. Request: A Preliminary Plat consisting of 8 building lots and 2
common lots on 2.27 acres of land in the R-4 zoning district.**

Fitzgerald: Okay. Moving to the next item on our agenda, I guess it's -- tonight's theme is things we have seen before. So, moving to the next item on the agenda is file number H-2020-0005, Landing South, and we will turn it back over to Sonya for next steps, ma'am.

Allen: Thank you, Mr. Chair, Members of the Commission. The next application before you is a request for a preliminary plat. This application was previously heard by the Commission, along with a request for a rezone, and a recommendation of denial was forwarded to the Council based on the belief that the development plan was not consistent with the Comprehensive Plan. Issues with the turnarounds and access drives and the revised plat and didn't address previous concerns of the Commission. The City Council heard the application and remanded it back to the Commission for review of a revised plat meeting the R-4 dimensional standards. So, I will just review real quick with you -- remind you of the original plat on the left that was submitted. There was a combination of single family attached -- excuse me -- not attached, they were actually duplex buildings on the lots fronting on Linder Road and, then, single family residential detached on the eastern portion of the development. The Commission requested some changes to the plat. The applicant came back with the plat on the right there and, then, the Commission, then, made a recommendation to Council and forwarded the application on to them for their review and the plat on the left there is the current revised plat that is before you tonight for review and I will just go through the -- the application again, since it's been a while since you guys have seen it. This site consists of 2.27 acres of land. It's zoned R-