

**Public Hearing for Hill's Century Farm Townhomes (H-2024-0072) by Brighton Corporation, generally located at the corner of S. Tavistock Ave. and E. Hill Park Street with the inclusion of the following parcels: R3636090060, R3636090040, R363080240, S1133212576 and R3636080110.**

- A. Request: Rezone of 5.45 acres of land from the C-N zoning district to the R-15 zoning district.
- B. Request: Preliminary Plat consisting of 70 homes and 18 common lots spanning across 9.126 acres.
- C. Request: Development Agreement

Lorcher: All right. The next item on the agenda is H-2024-0072 for Hills Century Farm Townhomes and we will start with the staff report.

Napoli: Madam Chair, Members of the Commission, the next item agenda is the preliminary plat, development agreement modification and a rezone for Hill Century Farm Townhomes. The applicant requests a rezone of 5.45 acres from the C-N zoning district to the R-15 zoning district, a preliminary plat consisting of 70 homes, 18 common lots spanning across 9.1 acres and a new development agreement to supersede the existing development agreement. As shown on the screen the existing zoning is C-N and R-15 and the FLUM designation is mixed use neighborhood. This broader mixed use neighborhood designation was established through a Comprehensive Plan map amendment in 2015 allowing for a diverse mix of uses. The existing C-N zoning was originally part of the concept plan that envisioned three commercial pad sites -- and this is that original concept plan -- broader concept plan. Three commercial pad sites on the north, which would be these three indicated where my cursor is at on the north side of the proposed development and 76 units of assisted living on the east side, which would be the other C-N portion that's under consideration for rezone tonight. The R-15 portion was envisioned to be independent living. In addition, the mixed use neighborhood designation requires residential uses between 30 and 60 percent of the overall larger area which, this is the larger mixed use neighborhood area here in the grayish brown. The applicant provided a calculation showing the residential percentages would be -- would be brought to 59.2 percent. So, on the higher end, but still within the 30 to 60 percent with this proposed development. Staff confirmed these calculations and concurs it meets the percentage requirements for the mixed use neighborhood designation. In addition, the subject development is proposed to be 7.8 dwelling units per acre, which is within the six to 12 units per acre desired in the mixed use neighborhood designation. The applicant cites a change in market demand as the -- as a basic -- as a basis for the requested rezoning and development agreement modification. While the staff is generally supportive of the overall concept plan, there are concerns regarding the continued reduction of commercial pad sites in south Meridian where neighborhood serving uses and opportunities are already limited currently. It should also be noted that much of the property proposed for rezone was previously approved with a concept plan for assisted

living as I previously showed on the last slide. A residential use within a commercial zone. So, staff is asking the Planning and Zoning Commission and City Council to carefully consider whether rezoning commercial pad sites is appropriate in this instance. In addition, according to the student generation rates, the development will create 43 school age children. Currently three schools -- the three -- the three schools in West Ada School District that will serve this development are Hillsdale Elementary School, Lake Hazel Middle School and Mountain View High School. Both Hillsdale Elementary and Mountain View High Schools are over capacity for the 24-25 enrollment data that we had. Staff asks that the Planning and Zoning Commission and City Council carefully consider whether this rezone and development is appropriate considering the capacity of the nearby schools. A total of 1.76 acres or 19.3 percent of open space is proposed, consisting of linear open space, parkways and shared open space greater than 5,000 square feet. In addition, Hillsdale Park is directly south across East Hill Park Street, which this does exceed the UDC requirements of 15 percent open space. In addition, the applicant is proposing a picnic area site greater than 5,000 square feet for a total of two points, meeting the UDC requirements for amenity points. So, access is proposed off of South Tavistock Avenue and East Hill Park Street, both local streets. These connections are made through five proposed private street -- streets, which meet the UDC requirements. So, there is a private street application that's running concurrently with this, but that is at the administrative level. In addition, the applicant is proposing to complete the extension of East Hill Park Street from South Tavistock. So, this portion right here, if you can see the black hashed line, currently is not constructed. With this development the applicant will be completing that. So, East Hill Park Street will connect Tavistock with Hillsdale Avenue, which is a collector roadway. According to ACHD's staff report 502 vehicle trips per day are expected to be generated by this development, which was deemed under the acceptable level of service to accommodate these additional trips. ACHD also noted that traffic impact study was not required for this development due to being below the threshold to trigger that requirement. The applicant has submitted conceptual building elevations that include a variety of materials, including stone, brick veneer, EIFS, board and bat, and metal accents. Staff is recommending approval with conditions and a new development agreement and has received written testimony from three citizens with concerns regarding school capacities, traffic and safety, parking ratios, utility capacities, the density of the proposed development and consistency with the Comprehensive Plan. As noted above or previously Hillsdale Elementary and Mountain View High Schools currently are over capacity according to West Ada School District. In this case we got our long range planning staff generated using West Ada's data and the citizens described, you know, the traffic in the area as gridlocked at peak hours of the day and with unsafe -- with safety concerns due to some reckless maneuvers that cause, you know, that people do when streets are busy and there is cut-through traffic, so -- in addition the citizens were concerned with the data used by ACHD as it dates back to 2019. Staff has talked with ACHD. This is obviously from 2024 is when this application was submitted. It was put on hold for a little bit. The applicant requested to be put on hold and we -- I have talked with ACHD I didn't get necessarily a clear answer from them on the 2019 data, so I can't speak directly to that. I know that will be something that will come up in the public testimony that you guys have probably seen, but that will be

something that we will make sure we get sorted out before City Council if they do have more up to date data and I will stand for any questions at this time.

Lorcher: Thanks. Would the applicant like to come forward?

McNutt: Thank you. Amanda McNutt, 2929 West Navigator. All right. So, this is Hill Century Town -- Hill Century Farm Townhomes. We are requesting a pre-plat, rezone and a DA mod. Generally speaking it is near Amity and Eagle Road. The current zoning is C-N and R-15 and we are requesting to rezone the entire thing to R-15 and the future land use designation as mentioned is the mixed use neighborhood. Couple things that I wanted to show here is in this case we, again, very much align with what the mixed use designation shows. The streets are connected directly to the commercial drive aisles and sidewalks are provided throughout. We do align with the comp plan be -- being between 30 and 60 percent of the residential area here where -- I think Nick said 59, but what we had calculated was 57. Either way we are in compliance. This was how we got to that calculation. So, ours might have just been a little bit different. I also wanted to just mention that between when this was originally put through and now the YMCA and Hill Center -- or sorry. Hillsdale Park were also in the MUN and now they are not. So, we actually would be well under the required residential if those were still in there. But, basically, the city did a mass update and that got changed over to civic, which makes sense, because it is, but, again, that was kind of the plan from the beginning was that those were under the same designation and now those have switched over. You know, something that we have heard a lot of is that there is not enough commercial or diversity in commercial in this area. The MUN designation says mostly single family, alley loaded townhouses and small scale multi-family is kind of the primary uses for that designation, but some other designated uses are grocery stores, which there is one, a drugstore, which is also there within the grocery. Coffee, which is in the grocery store as well. A sandwich shop is there, along with a couple of other uses. A dry cleaner. A salon daycare. Professional office, schools, parks and public uses. So, I do feel like in this quarter mile or half mile radius here there -- there are a lot of uses that are commercial already and while I understand that there is always a desire for more commercial closer, so you can walk to it and things like that, the MUN designation is actually not meant for higher intensity uses. It is primarily a neighborhood residential area with small supporting commercial uses. We are proposing 64 attached carriage -- carriage lane homes or alley loaded homes and four detached. Again, we are going to be directly adjacent to commercial serving uses that can be walked to and directly adjacent to Hillsdale Park and the YMCA. I won't cover that again, but we will be served by Hillsdale Elementary School, Lake Hazel Middle School and Mountain View High School. Brighton is working actively with the West Ada School District to provide another school in south Meridian to serve this in other areas. And one thing that I don't think was necessarily covered in the data that was presented is that over the last ten years enrollment in this area has actually not significantly changed. There is about 59 more students over the course of several schools than there were ten years ago. There have been ebbs and flows certainly and Hillsdale is over capacity and there is no denying that, but West Ada School District is in the process of doing boundary adjustments in the north half -- half of the city and, then, they are going to start doing that in the south half of the city as well. While there is stress and

pressure right now, that's not going to happen forever and overall the student capacity really hasn't shifted that much over the course of ten years. The other thing I want to mention -- and I don't know if all Commissioners and the public are aware of it, but Brighton is extremely committed to the education and well-being of students. As part of that commitment we have donated the land and completed off-site infrastructure for the construction of Hillsdale Element -- Elementary School, as well as the Gem Prep. We are actively working with West Ada to ready an additional school site to serve south Meridian and we are also actively working with another charter school that serves 6th through 12th graders in south Meridian. As far as connectivity, we did ask for private streets in this development, primarily because ACHD requested that we do private streets. Basically they connect to commercial drive aisles and we -- we couldn't do public streets here because of that. You may hear some testimony from people who don't like the fact that people are working on the street. There is nothing we can do about that there. There is some public streets there where parking is permitted and so that is just permitted. There will be some places where it's not permitted and they will be marked as such. So, I kind of just put that together as far as where you could park and where you couldn't park. Essentially there is -- there is just those changes there. Also each home here is going to have a total of four parking spaces. They will have two garage spaces and two parking pad spaces off the alley. As far as amenities, it is a small site. We are providing a picnic shelter with some landscaping and we will have detached sidewalks with trees throughout. Nick already provided these, but just wanted to show some renderings. The top right picture there is actually a picture from another development that we have done, just to give you an idea of how these actually build out. In conclusion, we do concur with the staff's recommendations and I will stand for any questions.

Lorcher: Do we have any questions for Amanda?

Smith: Madam Chair?

Lorcher: Commissioner Smith.

Smith: I'm curious why this wasn't age restricted. Is there -- was there any consideration for age restricting? There is proximity -- proximity to an age restricted area, impact on schools, the existing kind of -- or the original plan.

McNutt: I don't know why we didn't consider age restricted specifically. If I'm honest I think that probably older folks will end up here, but they are two story. So, I think that's going to limit some of the older population. I think it comes down to what's needed there, to be honest. What people are looking for. Cadence is already active there on the east side and there actually is an assisted living home across the street off Amity, so directly across from this development there is already an assisted living facility as well. So, I think we probably have enough here. I'm -- you know, you might be able to add some more and have it successful, but I'm not sure.

Smith: Thank you. And, then, I do have a question for staff, Madam Chair. So, there was some discussion about some of that mixed use neighborhood land being

redesignated as civic. Was -- just trying to understand staff's intent during that. Was that -- was the intent of staff -- did we account for the change in ratios, if you will, of residential, et cetera? Do we say, hey, we are -- this is going to no longer count in that mixed use neighborhood and they should still account for elsewhere or does the proximity to that -- that civic -- was that contemplated as maybe counting toward the intentions in the design of the mixed use neighborhood? Hopefully that made sense.

Napoli: Madam Chair, Commissioner Smith, no, it is -- it makes sense. So, predates me a little bit, but I did have some conversations with the team -- and, Bill, feel free to jump in if you -- I'm going down the wrong path, but -- so, yes, it was included as a mixed use neighborhood as Amanda mentioned. I can even go back to that slide and it might be easy to show kind of a change. As far as with this I calculated and looked at this project not including that civic use in the mixed use neighborhood designation. Obviously, the YMCA, the school there, that is what -- some of the elements you definitely want to see in a mixed use neighborhood with the integration and all of that. Yes. So, when this project was first done back in 2015 this is how it looked. Correct. It was the original mixed use. They included that civic section of the development. But as you can see when the civic area was -- or when the civic area was -- when it was turned into civic I should say, actually on the west side further east I should say we actually expanded the mixed use neighborhood a little bit over there as well, which was a previous development that was approved that is a mixture of commercial and I believe townhomes as well. So, for Commissioner Smith I guess I would say for this purpose when we looked at it I did not include that civic section as part of the mixed use neighborhood. I think when the original concept plan did come in it was definitely contemplated in that mixed use neighborhood and those are elements that we did want to see, but it ultimately was designated as civic and it was not included in any of the calculations for this development.

Smith: Thank you.

Lorcher: Okay. Thank you very much.

McNutt: Thank you.

Lorcher: Madam Clerk, do we have anyone to testify?

Lomeli: Thank you, Madam Chair. Yes, we have James Phillips.

Lorcher: Hi. Thanks for being here. If you can state your name and address for the record that would be great.

Phillips: James Phillips. 4140 East Rockhampton Street. I live in the neighborhood across the street in Hillsdale -- Hillsdale Creek. I'm here tonight to oppose the request to rezone the last acres of that C-N neighborhood commercial to R-15. Looking at this first shout out to the staff, did a good job of weighing -- laying out what you guys have. Looking at public comments, the messages from residents are overwhelmingly -- overwhelmingly consistent. This rezone removes the final neighborhood serving commercial parcel and pushes the mixed use residential share to the maximum allowed. I know the little debate

between the original plan versus updated plan on civic. If you look at what mixed use residential were back in 2015, if we are bringing that up, it's out of compliance. It's above. So, just FYI if you are trying to -- that felt a little disingenuous, but -- okay. While that may technically fall in the mixed use range in practice it eliminates the function -- functional balance. This designation was created to protect -- commercial uses are most viable where schools, families, activity naturally cluster. Here we have the YMCA, Hillsdale Elementary, sports fields, density around the neighborhood, all which create exactly the environment where neighborhood commercial succeeds. Removing this final parcel foreclose -- forecloses future walkable services permanently and undermines the long term mixed use vision for the area. It's also important to note that I was here three years ago talking about making sure we had -- advocating for more commercial in the mixed use across the street. At the time the applicant justified higher density instead of in lieu of commercial because of the -- Brighton's commercial across the street. Ultimately, P&Z did approve that plan. Obviously, now to go back and change the zoning will break that public trust of -- of that expectation that there would be more commercial to help provide that more mixed use expectation there in the area. Second, the traffic evaluation relies entirely on that 2019 counts -- six years old data. Since, then, there is -- every year there has been more and more residential build out. Really need to have an updated study done to inform -- to have more informed decisions. Third, converting mixed use commercial to R-15 residential significantly increases peak water system demands, fire flow needs and localized pressure issues. Dense housing produces much higher morning and evening peaks than neighborhood commercial and that raises a critical question around if water infrastructure -- the cost, who is going to pay for that? Can we get growth pay for growth, please? Or will utility and taxpayers pay for it? Finally, nearly every public comment raise concerns about the school overcrowding. Hillsdale Elementary is already using portables and Mountain View High School is at capacity with traveling teachers. Adding additional density units will exasperate that. In summary, residents here are not opposed to growth, we are opposing imbalanced growth that removes the last commercial opportunity in mixed use, relies on outdated traffic data, increases water infrastructure strain, worsens school overcrowding, undermines Comprehensive Plan. I respectfully ask the Commission to deny the rezoning and retain the C-N zoning as originally planned to complete the mixed use vision and in using analogy of Commissioner Garrett, please, don't let this commercial train prematurely leave the station. Thanks.

Lorcher: Okay. Thank you very much.

Phillips: Any questions?

Lorcher: No. We are good.

Lomeli: Madam Chair, we have Chris Johnson.

Lorcher: Good evening.

Johnson: Good evening. Chris Johnson. 4069 East Tenant Drive, Meridian. I will be brief. I know you guys have been here for a while and really appreciate you give me an

opportunity to testify. I don't have a problem with growth at all. I don't have a problem with the develop -- any development occurring in on this property. My concern is really with the rezoning. So, it was zoned commercial for a reason. There are -- there is a grocery store nearby and a few other amenities, but it's pretty sparse in that area down there. We don't have a lot of restaurants and things like that. You have to drive quite a ways -- all the way up north on Eagle near The Village to find a significant amount of restaurants that kind of thing and I am really concerned about the school overcrowding issue. I think that's something that you really need to take under serious consideration here. Otherwise, you know, I think -- I like Brighton a lot. I have no problem at all with Brighton. We almost purchased a Brighton home in Century Farm, but I just feel like this is just a little too much density, especially when the CBH property was approved a couple of years back, the whole thought was, hey, we can have more density here with homes, but there will be a commercial to balance that across the street and now we are taking that opportunity away. So, thank you.

Lorcher: Thank you very much. Good evening. If you can state your name and address for the record.

Harris: Alan Harris. 4066 East Tenant Drive. Thank you for having us here. My main concern is Centerville isn't even built out yet by CBH and, you know, we went through this three years ago, as James said, and with the school and the traffic it's just crazy right now. Absolutely nuts. The YMCA every hour there is usually a shift change of people coming back and forth and it's just a cluster. Trying to get the kids to stay on the sidewalk, they have put stop signs now at the -- about a year or so ago by the school, which did help out immensely with cars, but there, again, is still not marked properly I don't think and people just run them anyway. But to build out more residential right now to get -- to get honest figures with traffic and school -- I believe it was said that 43 new students or something through the homes that would be built. I don't see seniors buying two story homes as they said, so it's going to be mostly family homes and you are going to have a lot more children at that point. There, again, as it's already been said with the lack of commercial property and restaurants and things and what they are -- at least within walking distance from the communities there. So, these guys have pretty much giving you the figures they have got, but I just wanted to voice my opinion.

Lorcher: Very good. Thank you very much.

Lomeli: Madam Chair, no one else has signed up and no one online is raising their hand.

Lorcher: Amanda, would you like to come back up and have some closing comments.

McNutt: Yes. Thank you. So, coming in I basically knew what people's concerns were going to be as there was a lot of public testimony, which is kind of appreciated, honestly, because it helps us to understand what people in the area want. Again, I do feel like there is quite a bit of commercial out here. This is the -- one of the lower intensity mixed use areas. It, again, isn't really meant for high intensity uses. So, as you move up in those mixed use types you will see restaurants and higher intensity uses listed. In this particular

case they are not listed, because they are not intended to be those types of services. Frankly, there is probably not going to be people who want to put their businesses there either. Although, there are a lot of people out here, you need a very high amount of traffic to sustain businesses like that. The types of uses that are there, the salon, bank, things like that -- I'm actually surprised the Albertsons is doing so well, but I think it's because people are traveling to that one, rather than it's just Hill Century Farm going to that one. I think it's a much wider net that's kind of being cast for that particular use. The other thing I wanted to talk about is this was -- this was kind of just talking about, you know, it - - we are at the max end of the residential right now, but if we were to kind of talk about what we had planned in the beginning we are not at the max residential if you include the civic area. But either way we are in compliance with the comp plan. It was just, you know, with Hillsdale Park and the YMCA originally we had kind of planned on those being in the mixed use area and, then, they -- they got taken out. The other thing I wanted to mention -- and it was talked about heavily in the public testimony -- was that the CBH development was allowed to happen because we would be providing commercial for them. I think it's been pretty obvious and evident that it's not expected that we provide everything for everybody, although we kind of do. And, then, lastly, ACHD did recommend approval of this. You know, I -- I think that they are probably looking at more than just our TIS, because there has been several TISes in this area over the course of the last five years. So, I imagine they are not just looking at this under one scope and only looking at what we provided, but they are looking at a much grander scale as they have a ton of data to support different things and, again, to the school overcrowding, I think as soon as those boundaries are redrawn it's -- it's going to help a lot in south Meridian and, again, I do understand that that's needed.

Lorcher: Does your project -- is it on Amity Road or is it in a little bit?

McNutt: It is slightly in. Let me see if I can find a better -- so, here is Amity Road up here. So, we are -- we are down just a little ways from that. There is still some commercial pads up there.

Lorcher: Okay. So -- and do you -- are you the developer of those commercial pads as well?

McNutt: Yes.

Lorcher: Okay. So, if I was a business I would not have any street view from Amity, because the businesses are in front of it; is that correct?

McNutt: So, you are saying if -- if this were to develop commercially would you --

Lorcher: Correct.

McNutt: -- have -- yeah, you would not have a view from Amity.

Lorcher: So, the only place that I would have to market my business -- I don't -- I can't read that street that goes north-south, but --



McNutt: Tavistock.

Lorcher: Tavistar. So, I would have to know that that was there for this to be more commercial --

McNutt: Yes.

Lorcher: -- as these pads are really blocking everything that's there; is that correct?

McNutt: Yes.

Lorcher: Okay. Any questions for Amanda? Okay.

McNutt: All right. Thank you.

Lorcher: Thank you. Can I get a motion to close the public hearing?

Smith: So moved.

Stoll: Second.

Lorcher: It's been moved and seconded to close the public hearing for Hill Century Farm Townhouse. All those in favor say aye. Any opposed? Motion carries.

**MOTION CARRIED: FIVE AYES. TWO ABSENT.**

Smith: Madam Chair?

Lorcher: Commissioner Smith.

Smith: Yeah. I am torn here. South Meridian has an increasingly shrinking amount of mixed use, an increasingly shrinking amount of commercial opportunities. This application on its own I think doesn't significantly, you know, accelerate that in a super meaningful manner, but -- but I think part of the issue and part of the concern I have broadly when it comes to mixed use is this sort of salami slicing that's happening. I don't think it's malicious or intentional at all, but I think a lot of the time what we see is a project that on its own kind of makes sense to reduce some of the commercial and over here there is a project that kind of makes sense to reduce the commercial a little bit and over time you end up with south Meridian that has very limited commercial to the point where, honestly, if I'm looking at that low desert -- low density residential on the southwest corner I'm thinking, hey, do we try to reclassify that as -- as mixed use commercial or something in the FLUM and what other areas that we can -- or mixed use community. Yeah. What other areas can we provide more -- more commercial opportunity and more mixed use opportunities down here. So, I do have issues with that larger conversation and that is the main cause of my concern. I think that is a larger conversation that needs to happen

possibly at a potential upcoming meeting with the City Council. But for this application I think I'm supportive. I would love to hear what the rest of the Commission says on that.

Lorcher: Okay.

Sandoval: Madam Chair?

Lorcher: Commissioner Sandoval.

Sandoval: Yeah. This actually makes quite a bit of sense to me for a couple reasons, primarily that integration that I was so adamant about earlier, it really seems to be here. We have commercial, we have the civic to the south; right? I feel like it's really well integrated and there is no major barriers; right? So, you could walk from your house down to the school or down to some commercial spots and it just seems to make a lot of sense to me. I'm not really opposed to this at all. In fact, I think it's a good development.

Lorcher: Okay. Thank you. I am going to give a different opinion to actually address one of the concerns from Mr. Phillips. One of the things that we like about this process is that every application is evaluated by itself or at least we try to at the time. So, if you were here three years ago and we had talked about a commercial corridor to be applicable at that point in time. The world around it has changed, including the schools, including the roads, including the accessibility and so to be held accountable for something that maybe we said three years ago and the world has changed around that is just very hard to do, because south Meridian has continued to evolve and change. But with that in mind you have -- Brighton has a wonderful opportunity here, because you have the YMCA, you have the school and you have a park and you are building these skinny two story houses with incredible density into a space that in my opinion would be more suited for single family homes with families to take advantage of the YMCA, the school and the park. The West Ada School District is currently doing boundary changes in the north with Star Elementary, Pleasant View, Eagle, Ponderosa, Hunter, Meridian and Chaparral. They don't currently have any plans for the south and -- and if you do -- are able to work with the West Ada School District to bring another elementary school it takes about three years for all that to happen. So, we are looking at closer to 2029 before any relief would come to these schools and I understand that parents are doing other things with students to keep the numbers kind of flat. There is more homeschooling. There is more online schools. There is charter schools. There is other things. The fact that there is commercial on Amity and if I was a restaurant, if I was a retail center, I can't market my product because you can't see me, because I'm not on the main road. So, in this particular case I don't have a problem with it no longer being commercial, because it's not visible, but I do have a problem with your density. I know it fits and I know you hit the numbers that you have to, but you put a lot of strain on this particular corner by filling that density at the highest level you possibly could. With that -- and considering that there were so many comments coming in I can't ignore the community speaking about such things. I am not in favor of this project the way it stands, because of the density and that there should be more of an opportunity for more single family homes, maybe, and wider parcels. I know maybe the market doesn't bear that right now, so that becomes difficult

to kind of manage at the same time. But I'm not comfortable with this design of this project based on this density. Like to make any comments or -- we can make a motion.

Garrett: Yeah. I will comment. I happen to be a member that Y, so I go by there on a fairly frequent basis and I don't have any opposition to this application as it's -- I, too, don't see commercial going in there given the location and that it's not on Amity and I just kept wondering when something was going to be developed there as I drove by it. But I think that -- is the density a factor of cost and affordability or are you looking at density for other reasons?

Lorcher: He can't answer the question without public testimony, so it's rhetorical at this point.

Garrett: Yeah. Well, that's my only concern is there are plenty of single family detached homes in the area --

Lorcher: Yeah.

Garrett: -- and now is it -- because we hear everywhere affordability, affordability.

Lorcher: Right.

Garrett: So, it's easier to build these and make them affordable than putting something on a quarter acre lot.

Lorcher: Okay. Thank you very much. Would you like to make a comment or a motion?

Stoll: I did not have any preconceived notion as far as a decision and I'm still struggling with it. The commercial doesn't work as you pointed out, because of how it's set up. It makes sense as far as putting a different product type in the area from my viewpoint. Schools are -- from what we have heard from the testimony -- are struggling with the capacity. The problem is I didn't see any testimony -- any comment provided by West Ada regarding this project to us when I looked through the packet. I may have missed something, but I did not see --

Lorcher: Nick -- Nick can comment on that.

Napoli: Madam Chair, Commissioner Stoll, so correct. This is actually below West Ada's threshold for what they typically provide a letter to us, which is why we -- we have their data, we generate our own numbers and we -- there is a report in there. It would just be under -- it wouldn't be called the West Ada School District, it would be under long range planning staff here with the City of Meridian that would have generated that.

Stoll: Yep. I was just looking for West Ada's comments, but -- I mean it's a similar issue with ACHD that they don't provide comments on -- as far as the traffic analysis being required for a certain threshold. There is updated data out there. Just need to know the right people to talk to. So, I am ready to make a motion.

Lorcher: Okay.

Stoll: Five hundred and two additional vehicle trips. It's -- once we get the improvements completed there is going to be ongoing construction that's going to cause problem. It's going to make it less than enjoyable, but you won't have cars going through your development once Eagle and Lake Hazel is done.

Lorcher: Okay.

Stoll: So, with that said, after considering all staff, applicant and public testimony, I move to recommend approval to the City Council of File No. H-2024-0072 as presented in the staff report for the hearing date of November 20th, 2025.

Sandoval: Second.

Lorcher: It's been moved in seconded to approve Hill Century Farmhouse -- Farm Townhouses. All those in favor say aye. And those nay, which is me. Nay. Motion passes. Thank you very much.

MOTION CARRIED: FOUR AYES. ONE NAY. TWO ABSENT.