

**Public Hearing for Mondt Meadows Subdivision (H-2024-0067) by
Gregg Davis, Breckon Land Design, located at 6101 and 6162 S.
Terrega Ln.**

- A. Request: Amendment to the Comprehensive Plan Future Land Use Map (CPAM) to change the future land use designation on 10.28 acres of land from Medium Density Residential (MDR) to Low Density Residential (LDR).
- B. Request: Annexation of 10.84 acres of land from RUT in Ada County to the R-2 (8.48 acres) and R-4 (2.36 acres) zoning districts
- C. Request: Preliminary Plat consisting of 11 building lots (10 new and 1 existing) and 4 common lots on 10.28 acres of land in the proposed R-2 and R-4 zoning districts.

Lorcher: The next item on the agenda is for -- I'm not going to be able to say this right. Mondt -- Mondt Meadows Subdivision at Terraga Lane for amendment to the Comprehensive Plan future land use map, annexation and preliminary plat. We will begin with the staff report.

Ritter: Thank you, Commissioners. This is an application again for annexation, a Comprehensive Plan map amendment and a preliminary part. The site consists of 10.28 acres of land, is currently zoned RUT in Ada county and it's located at 6106 and 6162 Terrega Lane. So, parcel 6101 Terrega Lane was created for a property boundary adjustment through Ada county. It was one lot and, then, they split it in order to make Lot A for a portion of the proposed annexation and preliminary plat. So, the applicant is proposing an annexation of 10.84 acres of land to be zoned R-2 and R-4. 8.4 acres of land will be R-2 and 2.36 acres will be R-4. The change to the Comprehensive Plan map. They are going from medium density to low density, because they would like to make half acre lots or acre lots and, then, the 2.36 R-4 are the minimum standards of 8,000 square feet of property. They are proposing 11 building lots, ten new lots and one existing and they will have four common lots. This is the exhibit map for the R-2 and this is the exhibit map for the R-4. This is a preliminary plat for the property. They will take access off of Sublimity Lane -- I mean Avenue. This -- this roadway has already been built. Brighton built it with their project that is in this area. It will have a private road coming off of the new road, the Escalation Drive that they are proposing. This private road will have a gate for these four lots that are here and, then, you will have Mondt Meadows Way that will go up into -- this is still county property here, but will eventually be developed. They got permission from the property owner to do a fire turnaround -- a temporary fire turnaround and this portion of the property is for a future phase where there is a current house now. These are just pictures of the roadway that has been built out there to access this property. This is a proposed landscape plan. These are the amenities that they are proposing for the development. The amenities will be in this area, so they will be required to have -- they were required to have a minimum of two amenity points. They have proposed an outdoor fire ring, a picnic table, bench and picnic shelter. These are the

building elevations that were proposed. The building -- they provided eight conceptual building elevations for review. The homes in Mondt Meadows will include the ten homes with a mix of different product type, two story and single story detached family homes. Buildings will be designed with elevations that create interest throughout the use of broken planes, windows, fenestrations that produce a rhythm in materials and patterns. Design review is not required for single family detached structures. However, because the rear and sides of the homes facing Sublimity Avenue will be highly visible, staff recommends a DA provision that require that these elevations incorporate articulation through changes in two or more the following modulation. So, projections, recesses, setbacks, pop-outs, bays, porches, balconies, material types or other integrated architecture -- architectural elements to break up monotonous wall planes and roof lines that are invisible from adjacent public streets. Single story homes are exempt from this requirement. There are a couple of waterways that are on the property. This is the Watkins Drain, so it's a private drain that runs along the property. They are required to put this within a 38 foot easement. The applicant is proposing to leave the ditch open and keep it natural. The applicant needs to submit documentation requesting a way so Council can leave that ditch open. There is a dry ditch that runs along the property to the west there, which is part of the plat. The applicant will need to provide written documentation showing that the dry ditch has been abandoned and is no longer in use by the affected property owners. This will need to be provided to us prior to the city engineer's signature. There are several easements that are on the property in which the applicant will be relinquishing. The applicant will need to provide written documentation to relinquish those instruments and those shall be submitted to the city prior to the city engineer's signature on the final plat. These are just pictures of the area. It's a beautiful area. This shows the existing homes in the area. This particular building is on -- the plat map they show it at the shop, but on the county's website they show it as residential. So, it does have living quarters and if the property owner is planning to build an additional structure on that they will have to -- this will become an accessory dwelling unit and they will have to meet the requirements for the house in order for that to become an accessory dwelling unit. So, that is a condition of the permit. Oops. Sorry. Go back to a previous slide. So, this property does align with a previous project Sky Ranch, which stubs to the future development. So, within that future development they need to make sure that any roads that are put in there aligns with Sky Ranch. So, Sky Ranch is over here. So, those aligned with this future development. So, however they designed that they need to align with that development, so there is connectivity there and so at this time I will take any questions that you may have on this project.

Lorcher: Commissioners, do you have any questions for staff at this time?

Perreault: Madam Chair?

Lorcher: Commissioner Perreault.

Perreault: Thank you. Good evening, Linda. I didn't see any comments from the fire department in the file. Could you go over the fire access one more time?

Ritter: Yes. So, fire -- in the beginning they had a fire turnaround right here, which fire

was like it had to meet the fire requirement. There should have been an e-mail from the fire marshal in the -- that was up loaded to the public portal. But fire did look at this and they had no issue with the temporary turnaround that they are providing on this property in order for fire to come in and access and, then, turn around and come back out.

Lorcher: Would the applicant like to come forward? Good evening.

Breckon: Good evening. John Breckon, Breckon Land Design. 6661 North Glenwood Street, Garden City.

Lorcher: And how do you pronounce the name of the -- is it Mondt?

Breckon: Mondt. Yes.

Lorcher: All right. Got it.

Breckon: Some of these slides are redundant. Linda did a great job, so I will just kind of breeze over those. There is a -- there is a couple things I would like to add. This is just some of the statistics and we can go back to these if -- if you have questions. This is -- kind of depicts the -- the zoning there and might be able to help answer some questions about why we are wanting -- wanting to change the zoning. But in -- in essence, there is -- the area on the north side -- let's see if you can see my cursor here. This is still in the county and these are all one acre lots and -- and, then, Sky Ranch is R-15. It's much smaller and so this piece lies in between and we trying to provide some transition between these existing approved -- or existing -- already built developments. I also have some information. We are also working on this adjacent property and have been coordinating those efforts to the north, as well as the neighbors to the south here that are -- that are still in the county, particularly on the irrigation supply. This just shows where our schools are. Fire access. Fire stations. This is just the overall plan and so I will go back to that one, because this one shows -- so, there is -- Linda touched on it. There is -- there is the Watkins ditch, which is the drain ditch here on the east side that we are wanting to enhance with some landscaping and provide a nice buffer there and -- and retain that as open ditch, because it is very large. It's -- it's got a 48 inch pipe and so we are hoping to make that more of an amenity. And, then, the irrigation supply comes up from a pipe on this northern property and we have been coordinating that so that we can provide pressure irrigation to this future project to the north, as well as the neighbors that are adjacent that have irrigation water rights coming off of that. Right now that ditch that Linda showed is -- it really doesn't work. They -- they haven't been able to get water for -- their water for years. So, we are hoping to remedy that with -- with this new irrigation system. This just kind of shows an overview here. So, you can see the Sky Ranch, which was approved earlier this year and that -- and that preliminary plat, as well as the Shafer View Ridge that we are working on. We are planning on submitting a preliminary plat on that in the next couple weeks and so we have been coordinating those efforts. You can see, you know, part of this is -- is just making sure that that works for access, as well as the utilities connections and so that's a large part of what we have been working on and you can see the little blue spot here is a proposed irrigation pond for the pressurized

irrigation system. This just shows some of the utilities plans for those. This is sewer connecting into the existing trunk line in Sublimity Avenue. This just talks about the irrigation system and, of course, Linda already touched on this, as well as the building elevations. I will stand for questions.

Lorcher: Commissioners, do we have any questions for the applicant at this time? Okay. Thank you very much.

Breckon: Thank you.

Lorcher: Madam Clerk, do we have anybody signed up to testify for the Mondt Meadows Subdivision?

Lomeli: Thank you, Madam Chair. We do have some people that signed up. I guess we will just see if they intentionally signed up for this hearing. I have a Diane West. Okay.

Lorcher: Diane is for a different application. Okay. Thank you.

Lomeli: Mike Gallenstein.

Lorcher: Thank you. Okay. Sorry, it can be confusing.

Lomeli: Marcella White.

Lorcher: Okay. Is this for the Mondt Meadows? Okay. Did you have -- did you want to testify though or -- okay. It's here if you want it. Okay.

Lomeli: Madam Chair, there is one more name. I believe it's Kerry Smith. The handwriting is a little hard for me to read.

Lorcher: Kerry, did you want to testify for Mondt Meadows? No? Okay. Anybody on Zoom?

Lomeli: Nobody has their hand raised on Zoom or signed up to testify.

Lorcher: Oh. Would you like to testify for Mondt Subdivision? Okay. Please come up to the podium. If you can state your name and address for the record that would be great. Either one.

White: Carsten White. 6162 South Terrega Lane, Meridian, Idaho. 83642. So, Marcella White's my mom.

Lorcher: Okay.

White: That shop that you saw on the plans there that's where I live currently and --

Lorcher: Okay.

White: -- then one of these lots will be one that I'm living at. So, I just wanted to tell you that this is -- we have lived here for 20 something years and a couple of my brothers and I we are all planning on moving back here and -- to these lots and just have a family neighborhood here. So, we want to keep them, you know, lower density and hoping to get those acre lots approved for there, so we can all have a little space to roam and let our kids run around and they have a good time and enjoy Meridian. So -- so, that's all I had. Do you have any questions?

Lorcher: No. I think we're good. Thank you very much.

White: Thank you.

Lorcher: Madam Clerk, are we good?

Lomeli: Madam Chair, yes. No one else has signed up.

Lorcher: John, did you have any other comments that you would like to add before we close the public hearing? Commissioners, any questions before I close the public hearing? All right. Can I get a motion of close?

Rust: Move to close the public hearing.

Sandoval: Second.

Lorcher: It's been moved and seconded to close the public hearing for Mondt Meadows Subdivision, Item No. H-2024-0067. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Lorcher: Well, it's not very often we go from R-8 down to R-4 and R-2. So, everybody likes a little wiggle room, so I appreciate the comments from the family to be able to have some open space for -- and subdivide their -- their personal property for others to enjoy as well. Any other comments from Commissioners?

Rust: Madam Chair?

Lorcher: Commissioner Rust.

Rust: Yeah. I agree with you. I generally support families wanting to do what they want with long time family ground. I love the idea of families coming back and living together and I also like lower density in this area and just a mix of housing types. Yeah, there is maybe a little bit of risk because of the R-15 that values won't be as high, but I think the family understands that. They have a -- a vision that is bigger than extracting the most value possible and -- and I'm in support.

Lorcher: Okay. Any other commissioners -- comments or a motion?

Sandoval: Madam Chair?

Lorcher: Commissioner Sandoval.

Sandoval: After considering all staff, applicant and public testimony, I move to recommend approval of File No. H-2024-0067 as presented in the staff report for the hearing date of April 17th, 2025, with no modifications.

Perreault: Second.

Rust: Second.

Lorcher: It's been moved and seconded to approve Mondt Meadows Subdivision. All those in favor say aye. Any opposed? Motion carries. Thank you very much.

MOTION CARRIED: FIVE AYES. ONE ABSENT.