

**Public Hearing for Core & Main (H-2024-0066) by K2 Construction,
Located at 299 S. Black Cat Rd.**

- A. Request: CPAM (Comprehensive Plan Amendment) to change the future land use designation on approximately five (5) acres of land from the Low-Density Employment to Mixed-Employment.
- B. Request: Annexation of five (5) acres of land from RUT in Ada County to the Light Industrial (I-L) zoning district.

Lorcher: The next item on the agenda is for Core & Main for a comprehensive plan amendment and annexation and we will begin with the staff report.

Napoli: Good evening, Madam Chair, Members of the Commission. Next item on the agenda is the annexation and comprehensive plan map amendment for Core & Main. The applicant is requesting a comprehensive plan map amendment to change the future land use designation on five acres of land from low density employment to mixed employment and for the annexation of five acres of land from the RUT in Ada county to light industrial zoning district. The site is located at 299 South Black Cat Road and as shown on the screen the existing zoning is RUT in Ada county and the existing FLUM designation is low density employment with the proposed change to mixed employment. Although this property has no prior development history, the adjacent properties to the south provide relevant context for its redevelopment. In 2021 the City Council approved annexation of approximately 129.21 acres under the Black Cat Industrial Project designating the area as mixed employment -- designating areas mixed employment and low density employment with the future land use and zoning it as light industrial. The City Council determined that the industrial center aligned with the goals of the Ten Mile Interchange Specific Area Plan. However, the approval covers significantly larger area compared to this five acre request. Currently the low density employment designation does not permit light industrial uses such as the one proposed. However, a change to the mixed employment designation would allow for the development to be the I-L zone. While the preferred zoning district and mixed employment is the mixed employment zoning district, alternative zones may be considered when they align with the plan's vision and integrate with surrounding properties. The applicant says that the I-L zone is compatible with the adjacent property to the south. Staff concurs with this, noting that the proposed use aligns with prior approvals on the area and would contribute to the expansion of light industrial space along the Black Cat corridor. Additionally, while the proposed use does not provide a large amount of employment, it does provide employment and a relatively low impact use to the area. However, staff does note that mixed employment and low density employment designations are limited along the Black Cat and Franklin corridors. Currently the I-L zone comprises of about 40 percent of the low density employment FLUM designation and about 55.24 percent of the mixed employment FLUM designation as shown on the screen. These designations are intended to support a mix of employment uses and services, providing a transition between the residential east of Black Cat and industrial areas further west. Staff is concerned that continued expansion of I-L zoning within these FLUM designations may

reduce employment diversity, create additional truck traffic and disrupt the intended transition that the plan accounted for. While the specific five acre request may have a minimal impact, further expansion of the I-L zoning in these areas should be carefully evaluated by the Planning and Zoning Commission and City Council. The concept plan proposes a single 19,000 square foot building with about 14,492 square feet designated as warehouse space and 4,508 square feet as office space. The remaining of the site would be used as a contractor's yard and outdoor storage. In addition, the applicant has indicated that the number of employees at this site is approximately going to be 18 with ten trucks entering the site on a given day. This would be Core & Main's second location in Meridian as their business continues to grow. Access to the site is proposed from a future collector street along the north portion of the property. The applicant is responsible for extending this collector road as outlined in ACHD's master street map. ACHD found that the proposed development meets all of ACHD's policies, however to align with the UDC, which seeks to limit access points to collector and arterial roadways, staff recommends restricting the western access of the future collector street to truck traffic only. Additionally, a traffic impact study was not required as the size of the development is relatively small and is not anticipated to account for significant traffic counts. So, on the screen are the existing entitlements and planned road improvements along the section of Black Cat and Franklin and I will let it sit up there for a second. So, take a look. For the building elevations the applicant proposes a large one story industrial building designed with higher ceilings and upper windows to create the appearance of a two story structure. The exterior materials include granite stone, optimal metal panels, stone veneer with moderate to large setbacks from the street. The applicant has been highly receptive to staff's feedback and has worked to refine the building elevations to better align with architectural standards. In response the applicant has adjusted the building's - the building's orientation, incorporated additional materials, fenestration and modulation. Staff is recommending approval and has not received any written testimony and I will stand for questions at this time.

Lorcher: Would the applicant like to come forward?

Walker: Madam Chair, my name is Glenn Walker. 1831 East Overland Road in Meridian, Idaho. I appreciate the opportunity to speak with you today regarding Core & Main proposed project located at 299 South Black Cat Road. I'm also here with Becky with K2 Construction, a couple of representatives from Core & Main and I'm not too sure if Steve is on the line today. He is with Core & Main as well. Perfect. As an industry leader in the distribution of water, wastewater, storm drainage and fire protection products, Core & Main plays a critical role in supporting municipal infrastructure growth and maintenance with a foundation built on more than one hundred legacy companies, Core & Main is deeply committed to building a foundation built on more than one hundred -- sorry. I just mentioned that. Core & Main is deeply committed to building and maintaining the system that serves both the residential and commercial developments. This project is more than just an expansion, it represents a long-term investment in the City of Meridian, creating jobs, supporting economic development and enhancing infrastructure. I apologize if I repeat some of the stuff that Nick mentioned, but I will just kind of expand on some of the items that we want mentioned. Project overview -- overview. This proposal includes two

primary requests as mentioned, comprehensive plan amendment and annexation and zoning of the same five acres from RUT to -- RUT in Ada county to a light industrial I-L zoning district. The site is part of the Ten Mile Interchange Specific Area, which we are classifying as a TMISAP and is currently designated as low density employment. Our request aligns with the intent of the TMISAP, which allows light industrial uses within the mixed employments category. Additionally, this project logistically extends the Black Cat business center previous -- previously annexed and zoned for similar uses to the south. The site development, if approved, Core & Main plans to develop a 19,000 square foot facility that would include approximately 14,400 square feet of warehouse and approximately 4,500 square feet of office. A contract -- they are also providing -- or would like to provide a contractor's yard and outdoor storage, which would be fully screened with an eight foot closed vision fence. Operations will run Monday through Friday, 8:00 or 7:00 -- or 7:00 to 5:00, with approximately 18 employees on site daily and a maximum of ten trucks entering and exiting the property each day. Some of the design considerations. Core & Main has designed this project to minimize impacts on surrounding properties, while ensuring compliance with city standards. Key design elements include a building frontage that fronts Black Cat Road, effectively screening some portion of the contractor's yard and a new ten foot wide multi-use pathway along the north side of the property. This future collector street in -- in -- also along South Black Cat Road, with an additional pathway on the south -- on the north side of -- to be included in the design review and certificate of zoning compliance when we submit that to the city. So, the 24 -- the site includes 24 spaces, which would be -- 24 parking spaces. I'm sorry. Twenty-four parking spaces will be used for employees and customers and while there is also eight spaces on the west side for customers, bringing the total of parking spaces to 32. Architecturally Core & Main is -- we as a design team is designing this building with a modern design with varied materials, including three shades of gray, black metal accents and tinted glazing and creative visual interest. We have the building to look more like a two story building with some clear story windows and quite a bit of storefront along the building. We also designed this building with metal -- metal steel canopies to enhance -- enhance the -- the visual look of the building as well. Compatibility and surrounding area. The property, while undeveloped, is adjacent to the Black Cat industrial project, which Nick mentioned was just to the north -- or, I'm sorry, just to the south. Our project aligns with existing zoning patterns and is a low impact industrial use that complements the border development vision for this corridor. Importantly, Core & Main is not proposing a junkyard or vehicle wrecking yard, rather the facility -- facility will maintain a clean, professional and well screened site that meets all the city requirements, including landscaping and frontage standards. Core & Main is excited about this opportunity -- opportunity to grow in Meridian, creating jobs and providing essential infrastructure products that support the community. This project aligns with the comprehensive plan and adjacent zoning, making it a strong fit for this location. Tonight we respectfully request your approval of this annexation and land use amendment and I will stand with any questions.

Lorcher: Commissioners, do we have any questions for the applicant at this time?

Smith: Madam Chair?

Lorcher: Commissioner Smith.

Smith: I do have just one question just to make sure I'm on the right track. So, it looks like about ten -- ten trucks per day or so. Do we know, just roughly speaking, what time -- what time those are usually expected to come in and out?

Walker: I would say throughout the day, but I would say -- if I'm just going to take a guess it would probably start, you know, late morning and throughout the afternoon.

Smith: Within business hours?

Walker: Yes. Yeah. Within the business hours, yes.

Smith: Thank you.

Lorcher: Any other questions for the applicant at this time?

Garrett: Yes.

Lorcher: Commissioner Garrett.

Garrett: What size trucks?

Walker: They would be your bigger size semi trucks, flat beds that come in that are dropping off product. I'm not sure if you are familiar with Core & Main. They have another facility here in the valley. They have got a lot of pipes. They stack pipes in the -- in their yard. So, the trucks are coming in with long pipes that are underground pipes for, you know, water and utility type systems.

Grace: Madam Chair?

Lorcher: Commissioner Grace.

Grace: Thank you. Mr. Walker, tell me about the contractor yard. What -- what goes on there and based on what you have described with the business is that an allowed activity. Is it -- you know, how active is it? I'm just not familiar with what a contractor yard might mean.

Walker: It really just boils down to them storing their product on site and they do an excellent job at maintaining a clean environment in that storage yard. Like I said in there facility here locally the yard is really kept clean and maintained. It is storing their products. They have, you know, pipes -- long pipes and drainage pipes and that sort of stuff that they store on site.

Grace: And, then, a little more detail on the fence.

Walker: It's going to be an eight foot fully screened fence. It's not like a chain link fence or something that you can see through, it's going to be completely a fence that is solid.

Grace: Thank you.

Lorcher: All right. Thank you very much.

Walker: Thank you.

Lorcher: Mr. Clerk, do we have anybody signed up for public testimony?

Johnson: Madam Chair, we do. First is Cheryl Whiting-Storrs.

Whiting-Storrs: Hi. My name is Cheryl Whiting-Storrs. Address is 4925 West Franklin Road, which is the southwest corner of Franklin and Black Cat. The proposed Core & Main would be going in right next to our house on that street. This is -- our land is designated as agricultural. My mom and dad -- and, first of all, thank you for what you are doing and we appreciate you. The proposed Core & Main is going in next to my mom and dad's property, which was -- they bought in 1981, so they are going on their 44th year of being there. My mom is 91, on no prescriptions and she shows no signs of kicking the bucket anytime soon. Just a few things -- and I apologize if I wander a little bit. The -- first of all, your -- I understand that you are representing citizens of Meridian, if that's my understanding, and so you are representing my family, you are representing my mom. Also just a few things as far as Core & Main I want to make sure that you are aware that directly across the street from the entrance of the proposed Core & Main is a new subdivision that is in development called Bentwater and, then, next to that also these are to the east -- directly across the east there is a subdivision going in next to Bentwater that's already been approved. So, I want you to be aware of that. As far as I know Core & Main's hours are from 7:00 o'clock in the morning until 5:00 o'clock at night. They also use forklifts in moving their product and so if you are aware of forklifts, they make a beep beep beep continually. So, that noise is something that is possible from 7:00 o'clock in the morning until 5:00 o'clock. I do not know what their night time deliveries are and their unloading of trucks at night and so that is a concern for not only for my mom and the property there, but also for the new neighborhoods that are directly across the street. The entrance to Core & Main and the entrance to Bentwater are directly across the street from each other and so I want those things to be taken into consideration. I would ask that you would keep the low density rating and not allow this to turn into a -- you know, into the -- excuse me -- have to put my glasses on. Not allow it to turn into mixed employment. I don't feel like it's appropriate for the area. They continually mentioned what was going on to the south, but they never mentioned anything about what's going on to the west, which is all residential. So, I don't feel like it's an appropriate place.

Lorcher: Okay. Thank you very much.

Johnson: Madam Chair, next is Greg Storrs.

Lorcher: Hi.

Storrs: Hi, there. My name is Greg Storrs. 4925 West Franklin Road in Meridian. I just wanted to kind of just focus a little bit more on the low density employment and if I understood correctly, staff was concerned about setting a precedent for the future in regards to I-L zoning and where it's been designated for the low density employment, taking part of that away sets that precedent for anywhere else that that may be in the plan for changing that as well. That, obviously, changes what the initial intent of the plan was to begin with to create that buffer between the residential and the industrial and not to mix it together. So, I think that's something we -- certainly we need to take in consideration. I think more importantly, though, is that I know that each one of you -- I don't know what the relationship was, but I know that each one you had a grandmother and a mom. It's a -- she is a person who has spent her life there helping to create something positive for the neighborhood in the area. It's important that she be given every consideration possible by whatever happens, whatever decision is made that concessions are made for her through her -- the rest of her life. We don't know. As Cheryl said she is in good health, which we are grateful for. Anyway, that's -- those are my major concerns and thoughts.

Lorcher: Okay. Thank you very much.

Johnson: And, Madam Chair, Keith Whiting. Mr. Whiting, I don't know if you wanted to speak or not.

Whiting: Keith Whiting. I will just kind of second what they were sharing.

Lorcher: Can you state your address for the record, please.

Whiting: 4925 West Franklin Road. Basically we were the trustees to the family trust.

Lorcher: Oh. Okay. Thank you.

Whiting: Okay. So, we are representing the property in that sense, just to make sure you are clear. Though we don't live in the residence because she has her primary caregiver that takes care of her on the property. But as is mentioned that we are just concerned about her quality of life. We want to make sure that she is happy, she is healthy, she is not being disturbed constantly by certain noises that might be irritating to her and the caregiver and so those are our main concerns if you can keep those in mind.

Lorcher: Okay. Thank you very much. Is there anybody in Chambers that would like to testify on this application tonight? Okay.

Heupel: I'm Wade Heupel, district manager for Core & Main, 2576 South Simsbury Place, Boise. Our branches at -- oh. Our branch is at 3338 East Commercial Court in Meridian. Been there since '85'ish. There was nothing out there except Jackson Sundrys and -- or whatever their name was back then, so -- but been there for a lot of years. I have been

there with -- with the company for 25 years. Just like to clarify some of the hours. Receiving is like 8:00 to 4:00. Okay? Where our property is and with the fence and where the folks' house is it's quite a ways. I think we can, you know, get the backup alarms to be at the minimum OSHA allowed deal. They are not running constantly. The majority of the big trucks that deliver pipe are probably by noon. Okay? And, you know, we have been in the community for a long time. It's hard to find a place with -- you know, we built there and there was nothing. There was no Walmart, there was no malls and it was just field and, obviously, with the growth we are half a mile from the busiest intersection in the state. So, we have to move out. We are clean. We are not dirty. We don't have excavators or things like that working. We have trucks that come in. We unload pipe, valves, fittings, store it and our trucks leave and deliver it to sites around the valley. So, appreciate the time and I hope you can approve. Thanks.

Lorcher: Thank you. All right. Anybody else before we close the public hearing? Yes. Hi. If you can state your name and address for the record.

Alderson: My name is Melanie Alderson and my address is 3959 North Muldoon Place in Boise and I am also with K2 Construction, but I just wanted to address the one thing that I don't know if it was pointed out or not, but the site -- ACHD has planned an intersection and a road at this -- on this site and this Core & Main is losing a good portion of their property -- or the use of that to put in this road that would be between their property and the property to the north where your mother lives and so it doesn't matter what goes on that property that road is going to go in and it's always been planned and, obviously, where there is a road there is going to be additional traffic and I believe that road is meant to access properties at the end of the road, which would also control, you know, added noise and such to that residential property. So, you know, I think that Core & Main out of a lot of potential uses is going to be a very respectful neighbor and just something to consider that that road is going to go in no matter what and add noise, traffic for whatever the potential use might be and that Core & Main is both a respectful neighbor to keep their property clean and relatively low traffic. So, anyway, thank you.

Lorcher: Thank you. Anyone else before we close the public hearing? Yes. Hi. If you could state your name and address for the record that would be great.

C.Storrs: Colton Storrs. 4356 West Meadow Pine Street in Meridian, Idaho.

Lorcher: Okay.

C.Storrs: All right. I personally -- I'm a grandson to the grandma that lives there. I'm just trying to think about it and I'm trying to -- personally I'm kind of, you know, okay, what happens happens, but my only concern that I thought of when I was sitting there was -- I know that neighborhood is going in on the east side there and I wasn't really sure, but something to consider is if there is going to be a Black Cat entrance to that subdivision that -- I don't know if there is going to be or not, but that might be a concern to the people that are going to live there where you will have -- you will have trucks coming in and out and kids and I don't know how it's going to pan out with everything and that's hard to say,

but that was just what I thought of that I thought I would mention, something to consider. That's it.

Lorcher: Okay. Thank you very much. All right. Anybody else? Come on up. If you could state your name and address again for the public.

Moose: Yes. My name is Becky Moose. 4723 Northwind Court in Garden City, Idaho. I am with K2 Construction and I would like to say I appreciate you guys coming out and expressing your concerns and standing up for your community. That's really awesome. To some of your points, as far as that entrance that is across the street from that subdivision, we worked really closely with ACHD. My understanding is that ACHD and that subdivision and Core & Main were all involved in choosing to put that road to the north or the south of our property. So, ACHD is very involved in that. The community over there knows that's where it's going. So, that's been taken into account. As far as the noise goes, we have intentions to put in a significant amount of trees, plus the fence, so I really hope that won't be an issue. Plus like Melanie said, their house is at the top -- is at Franklin; right? There is a significant amount of property between the house and where our collector road will start. So, I'm assuming that would be a large enough gap to eliminate the majority of the noise and, yeah, I think those are the two things I wanted to address.

Lorcher: Okay. Thank you very much. Anybody else for the public testimony portion? All right. Can I get a motion to close the public hearing?

Starman: Madam Chair, this has been kind of an atypical public hearing because we have had lots of speakers that are associated with the applicant, but I'm still going to recommend that you allocate the ten minute rebuttal time for the -- for the applicant. We haven't done that yet, so if you want to --

Lorcher: Yeah. Oh, you are right.

Starman: Before we close.

Lorcher: Before we close. Okay. Sorry. Applicant would you like to come forward and address those things.

Walker: Madam Chair and Commissioners, I do truly appreciate your time. We have kind of heard the issues from the neighbors, which I truly appreciate them coming out and it's good that they can use their duty to do -- to come to these Commission hearings and voice their concerns. The one thing I just really want to iterate to you guys and gals is that, obviously, there is a development right to our south, which is rezoned into an industrial park and it's quite large. It's got industrial buildings and I know this, because I was the architect on several -- a few of these buildings. We called it the Meridian Commerce Park, but that's the development just to the south of us and I also know just -- just to the south of us and to the east of Black Cat is another fairly large industrial park being planned. So, I really think that this area is moving towards this kind of industrial

area that allows industrial buildings and I know that it's somewhat hard to have land designated industrial and it's very important for jurisdictions in cities like Meridian to accommodate the use of industrial and, obviously, projects like this bring in tax bases and they -- just want to also reiterate that Core & Main just does a really good job of maintaining their yard, keeping it very clean. If you drive by their facility here locally you will definitely see that that yard is kept up really nicely. So, I just really appreciate your guys' time and hope that you guys approve this project.

Lorcher: Okay. Thank you very much. Does the Commissioners have any other questions for the applicant before -- now before we close the public hearing?

Smith: Madam Chair?

Lorcher: Commissioner Smith.

Smith: One quick question just to make sure I'm looking at the map right. Is that impermissible for like the closed fence? Will that extend to the north boundary?

Walker: It will go all the way around the project.

Smith: Okay. Cool. Thank you.

Lorcher: All right. Thank you very much.

Walker: Thank you.

Lorcher: All right. Can I get a motion to close the public hearing, please?

Smith: So moved.

Grace: Second.

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

MOTION CARRIED: ALL AYES.

Rust: Madam Chair?

Lorcher: Commissioner Rust.

Rust: There we go. We are live. A couple of points. I have worked with Core & Main actually in a past life and can vouch for -- I have actually been in several of their establishments. Very clean. I think it compares very favorably to Blackhorn Concrete, which is a site that's just about a quarter of a mile to the west off of Franklin, which is also a light industrial use. I think Core & Main is going to do an even better job than Blackhorn does at keeping their site clean. It's going to be a lot less busy. It's something that we

need in this area to support all the growth and I appreciate the forethought that's gone into this. I think this area is going to be a mix of denser residential with some employment opportunities, some light industrial. I think this is about as light as you are going to see for light industrial and for all those reasons I'm in favor of this application. Thank you.

Lorcher: I think the challenge is that -- I live in an old farmhouse and we were -- at the beginning we were in the middle of nowhere. Now town is starting to come forward and so it becomes challenging I think when, you know, we have been there for a long time and now development is kind of surrounding us, like with your mother's house. Unfortunately, we don't have always control of what that's going to look like, but based on the application and how this particular company has been working with the city and ACHD I think they want to be very respectful of your homestead there. Sometimes it's challenging when -- if a plan gets declined, then, the next applicant could be more dense or more noisy or more something else and based on the conversations we have heard tonight that, you know, they are providing not only a service to our community, but they are very respectful of the land and it sounds like there will be a road between your -- your parents' property and -- and this one as well. So, I'm -- I'm in favor of this.

Perreault: Madam Chair?

Lorcher: Commissioner Perreault.

Perreault: Question for staff if I may. So, I'm looking at the maps that are in the staff report and I just want to get some clarification. Just getting back in the groove of things. On number three, the future land use map, which looks like it was adopted a few weeks ago -- a week ago or so. It shows this parcel being completely surrounded by low density employment. So, this will be this out-parcel as far as the FLUM goes. But yet the map above that's the zoning map shows that all the property to the south is light industrial. So, I'm trying to understand the overlay of that.

Napoli: Madam Chair, Commissioner Perreault, if I'm understanding correctly, so you are correct that this would be what we would call a spot zone of the ME zone in -- surrounded by low density employment as far as on the future land use map. That is correct. There actually is -- this will give you a better overview. There actually is a couple properties over here that a developer -- out-of-state developer that has not come in for an application yet that is going to be probably looking to explore similar avenues as Core & Main is to where, then, at that point it would not necessarily be a spot zone at that point if granted. The property to the south, the I-L zone -- correct, it was for the Black Cat industrial project. That was something where they were not required to go through a comprehensive plan map amendment back in 2021 and they were granted the I-L zone over low density employment, which is typically not an allowed zone in the low density employment. That was something that was granted by the City Council at that time and I guess -- does that answer your question?

Perreault: It does. So, since there has been a change to the future land use, was this -- is this now low density employment where it was mixed employment prior?

Napoli: So, Madam Chair, Commissioner Perreault, this property is currently low density employment. They are wanting to switch it to mixed employment. The FLUM to the south of this, which has the I-L zone, it's still low density employment directly to the south.

Perreault: Okay. One more question for you if I may. Is -- in the low density employment area what is the maximum height allowance?

Napoli: Madam Commissioner and Commissioner Perreault, apologize for that delay. It is one to two stories is what it calls out in the Ten Mile Interchange Specific Area Plan for the low density employment, whereas the mixed employment is one to four stories would be the change in height. In this case this subject building is one story regardless, so it would be fitting into either one for -- for building elevation.

Perreault: Thank you.

Starman: Madam Chair, can I ask for clarification from staff as well? So, when I hear spot zoning that gets my ears up, because that's -- becomes a potential legal topic. So, I just want to clarify for the record that that comment is with respect to the FLUM or the future land use map, but with respect to zoning, the property immediately to the south is zoned light industrial; correct? And so this is not spot zoning with respect to the zoning ordinance. Would you concur?

Napoli: That is correct. I apologize. That is correct.

Starman: Thank you.

Lorcher: Commissioner Grace.

Grace: Thank you, Madam Chair. I might -- I might have a different view of this than my -- some of my -- my fellow Commissioners. I do think maybe we are losing a little sight of the fact that the LDE, the low density employment, is intended to create a transition and I understand that the property just to the south might be industrial and there might be industrial coming in other locations, but I don't think that's a good enough reason to change this over to light industrial. The activities that are going to go on there I totally respect the applicant's testimony that they are going to do their best to make it professional and not -- not create a mess and those kinds of things, but I just think somewhat inherently the activities that are going to go on there are a little louder. They are different than what would be in the LDE. They are not office. They are not small business and professional. So, I feel like -- I know the FLUM is aspirational. I know that, you know, the comp plan is -- is not set in stone, but I sort of feel like why do we continue to get applications that want us to change these things? Maybe not so much the FLUM, we probably don't get a ton of those, but if we -- if they were put in there for a reason, then, they were put -- put that way for a reason. I just -- I am not seeing maybe as good enough of an adequate justification to go -- to switch this and I'm mindful of city staff's advisory that we should think hard about this. I'm mindful that maybe light industrial is

difficult space to find these days in Meridian, although it sounds like there is more coming in and I do appreciate the trees and the fence and the mitigation efforts and those kinds of things, but I just -- I feel like it's not a good fit right there based on what we intended for that space.

Lorcher: Thank you. Commissioner Smith.

Smith: Madam Chair, thank you. Yeah. I'm trying not to fence sit here, but I generally see -- you know, I see Commissioner Grace's concerns and I also see the value here. I think if you were to make a bingo card of phrases I use at Commission meetings transit - - transitory space, transitional spaces, probably -- probably the free space. So, I think it's really important and, no, there are some -- some -- some statements about some other applications that might be coming down the pike that kind of got my hackles up that I am a little concerned about, you know, I think it almost is like a wedding invitation problem, if you allow one, you know, what's to stop the justification of the next, etcetera. I can't -- you know, we can't necessarily decide the merits of this based on any hypothetical future instances though. So, I'm trying to really kind of draw the line in my head and try to figure out kind of what -- what makes this ring to me as somewhat of an unacceptable kind of modification without setting a precedent for the next one being unacceptable, the next one and eventually this entire LDE area becomes mixed employment and I think that's the main issue I'm struggling with. I do think -- I still -- you know, relative to the merits of the application itself I am generally supportive and I don't know that there is -- there is much that Core & Main specifically could do to have a better application here. I think the application is great and so I don't know that this is necessarily an issue about this specific application, but I do think -- I want us to be mindful of kind of what staff is talking about of trying to kind of expectation set around what happens after this. So, I think -- I think where I'm coming out -- again not to be too -- too wishy washy, I generally am supportive of this, but I do understand the concerns and they resonate with me. I do think, though, in terms of -- as far as mixed employment, you know, I-L type activities, this is -- it seems to me that this gets really close to low density in a lot of regards and so while it is different activities I'm not as concerned about sound -- the sound. It seems like they have the abatement taken care of and it's -- it's shorter periods of time that there might be sound. It really is just the precedent set that I'm a little uncomfortable with and I'm concerned about, so --

Lorcher: Okay.

Smith: -- I don't know how that's supposed to necessarily help anyone else come to a decision, but that's just -- I just wanted to do some thinking out loud and maybe give my thoughts.

Lorcher: Thank you. Anyone else? Motion?

Perreault: Madam Chair?

Lorcher: Commissioner Perreault.

Perreault: I would like to make a few comments if I may. I agree with Commissioner Smith in -- in his assessment. A lot of concerns about the rest of that low density employment area ending up as mixed use. Any time we change the comprehensive plan it's a really significant decision, because the public has -- has voted on that plan and there is a lot of time and research and effort that goes into getting the public's opinions on these future land uses. So, this isn't just an annexation application, it also basically says we are going to overturn a decision by -- by the public. So, in that regard I do have concern about -- about that and the importance of that decision. I do think that -- however, that the use is light enough that it won't create a lot of issue in terms of -- if other low density employment uses come in and the -- there isn't future requests for comp plan changes, comp plan map changes, then, I think it will probably line up fairly closely because of the one story. I would have a lot of concerns if the height was greater than what's been proposed. So, in that regard I'm leaning towards -- towards approval, but just want -- want the public to know how important these decisions are.

Lorcher: Thank you. Commissioner Sandoval, do you have any comments?

Sandoval: Madam Chair --

Lorcher: Okay. Are you talking? If you are I can't hear you. You are still muted. You are still pretty muffled.

Sandoval: How about now? Is that better?

Lorcher: I think so. Go -- try it. Give it a go.

Sandoval: My -- issues with my headset here. I thought I had a much clearer picture before Commissioner Grace's comments about the transition zone and that is quite worrisome to me, again, within -- with this being one story that makes me much more comfortable with what the others may want to do in that area, so I'm pretty comfortable moving forward with approval.

Lorcher: All right. Thank you. Well, after considering all staff, applicant and public testimony, I move to recommend approval for File No. H-2024-0066 presented in the staff report for the hearing date of March 20th with no modifications.

Rust: Second.

Lorcher: It's been moved and seconded to approve Core & Main. All those in favor say Aye. Any opposed?

Grace: Nay.

Lorcher: Motion passes.

MOTION CARRIED: SIX AYES. ONE NAY.

