

3. Public Hearing for Compass Pointe Subdivision (H-2023-0004) by A Team Land Consultants, located at 3245 and 3247 S. Locust Grove Rd.

- A. Request: Annexation of 7.69 acres of land with an R-8 zoning district.
- B. Request: Preliminary Plat consisting of 21 residential building lots and 6 common lots.

Seal: With that at this time I would like to continue the public hearing for Item No. H-2023-0004, Compass Pointe Subdivision, and we will begin with the staff report.

Hersh: Good evening, Mr. Chair and Commissioners. The applicant -- this project was continued on May 4th at the Commission hearing and the applicant is here to discuss the project again. The applications that were submitted were annexation and zoning, preliminary plat, private streets and alternative compliance. The applicant has addressed all of staff's conditions and resubmitted plans and I will go ahead and show you. Resubmitted the preliminary plat to address the ten foot sidewalk along Locust Grove. The turnaround prior to the gate. A sidewalk connection to Victory Road. And the required landscape buffers do meet the requirements of the UDC and the 25 foot requirement as well in width. And, then, I will just go ahead and start with the -- they also submitted revised elevations -- additional ones to show us how the -- the street -- the private street to the north would look with the different houses. So, it's not one continuous monotone plane. And, then, I also pulled from ACHD's report to talk about the level of acceptable service. The road was given an F from ACHD. However, the roadway segments are going to be improved and these are the timelines. So, the bridge over Ten Mile on Victory Road is scheduled to be replaced and widened in 2023 and the other bridge over Ten Mile Creek on Locust Grove is scheduled in the FY plan designed to be in 2023 and widened in 2026 and I can go to ACHD's website and pull up their map to show you the timelines that's happening in that area next to this project. All righty. So, currently -- this is Locust Grove widening and this is the roundabout that ACHD is currently working on at Locust Grove and Victory and those are both 2023 projects. So, you can see that that's actually being done now and the roads are closed. And, then, the bridge project that's up through here is scheduled for 2023 as well and that will be worked on after the roundabouts, so -- and it also goes to Overland. So, I just wanted to point that out on their website. And that concludes staff's presentation for tonight about this project and I stand for any questions.

Seal: Thank you very much. Would the applicant like come forward?

Arnold: Mr. Chairman, Members of the Commission, for the record it's Steve Arnold. A Team Land Consultants. 1785 Whisper Cove, Boise. 83709. As I was talking to Stacy earlier tonight, I really don't have a lot of a presentation. We have -- you have heard me speak on this project probably more than most and you are probably tired of listening to me. To recap, I mean we originally had this approved by the -- the -- this board with about

twice as many lots as we have now. The only thing that's really changed on this is the -- we went from townhouse to single family and that was done based on the direction of the Council. You know, after -- this got denied once by the P&Z. We went to City Council. We asked for them to remand it back to you guys. Then you guys approved it. We went to City Council and Council is -- nay, townhomes we don't like. So, we have -- it was denied and, you know, we waited the year time. It -- it -- we resubmitted and we think -- we know that -- I think we have addressed all of City Council's concerns, so I -- there is not much more I can add to this tonight. So, I will stand with questions.

Seal: Commissioners, do we have any -- any questions for staff or the applicant? Go right ahead.

Grace: Mr. Chairman. Steve, just a question about the sidewalks. Am I accurate in looking at the history of this project and concluding you went from five to ten feet, but only for a certain portion of the -- of the sidewalk along -- I think it's Locust?

Arnold: Mr. Chairman, Commissioner Grace, no, that's incorrect.

Grace: Okay.

Arnold: So, we -- we went from five foot along Locust Grove and five foot along Victory to the ten foot. Actually, I think Victory has always been ten. We just changed it along Locust Grove. The internal sidewalk has not -- not changed. It -- it's five foot adjacent to the private road.

Grace: Okay. But you are -- you are in compliance with the staff recommendation on the ten foot on the arterial roads?

Arnold: Yes. Mr. Chairman, Commissioner Grace, I -- I guess I should have stated this in the beginning, but we are in compliance with the -- all of the staff report and all the agency requirements, so we can comply with all of the staff report.

Grace: Okay. Thanks. I was just confused about that piece of it.

Arnold: Sure.

Grace: Thank you.

Seal: Okay. Any other questions?

Hall: Mr. Chair?

Seal: Oh, go right ahead.

Hall: Mr. Chair, there is nobody signed up or online.

Seal: Okay. Is there anybody in the audience that would like to testify on this? Might

make this quick for you here. So, nothing further to add? No other questions? All right. Thank you.

Arnold: I have no rebuttal.

Seal: All right.

Arnold: Thanks for your time.

Seal: Thank you. Appreciate it. With that can I get a motion to close the public hearing for File No. H-2023-0004 for Compass Pointe Subdivision?

Smith: So moved.

Stoddard: So moved.

Seal: Got a second?

Stoddard: Second.

Seal: Motion and second to close the public hearing for File No. H-2023-0004. All in favor, please, say aye. Motion passes.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

Seal: I will jump in first. Stacy, thank you very much for getting the additional data on the roads and everything there. So, reading through the ACHD report Locust Grove was graded as an F, which is basically subpar for service in that area, but as you can see 2023 is when that is going to get widened, so -- and there is other work that's going on in the area and that's already been completed. So, I have seen this application quite a few times in the four years I have been here, so glad to see that it's, you know, kind of landing where it is. It's been -- it's -- it's been quite the battle to get this in here and get that little piece of land developed. It's definitely -- it is an odd piece of in-fill that -- that's -- that's in there and I -- I'm -- I'm pretty happy with what ended up -- I mean between, you know, what the Commission and Council recommended on it I think you did a good job of -- of putting it in there the best -- you know, the best way you possibly could without, you know, making it something that's not going to be enjoyable for the folks that live there. So, I'm -- I'm in favor of moving this forward to City Council. Commissioner Grace?

Grace: Mr. Chairman, I -- I would agree with you. The -- I -- I like the -- what I saw and I remember this from several weeks ago and I liked what I saw in reviewing this in preparation for tonight's meeting. I still do think that you might have a challenge on your hand with having the HOA sort of make people park in garages. Having served on an HOA I know that's not always easy and if the private street can't handle the -- the off-street parking, then, you know, that could be an issue. But it is what it is. Just a question for clarification. So, the director has already approved or he has just indicated his support

of the alternative compliance with the private street and is that anything we have to -- it looked like we don't have to take action on it, but do we have to at least focalize some sort of support for that?

Hersh: Mr. Chair, Commissioner -- Commissioner Grace, so the director has already approved it. There is no need for you to take action on it.

Grace: Okay. Thank you.

Seal: All right. Commissioner Stoddard, Commissioner Smith?

Stoddard: Nothing from me.

Smith: Yeah. I think -- I mean we have -- we have seen this before and it seemed like there were just a couple of things last -- you know, to button up at the last hearing and it seems like they have gotten everything buttoned up. So, I have no additional comments or feedback. It seems like it's the best use of, you know, what you stated is -- is an odd piece of land, odd piece of in-fill, and, you know, going from the previous kind of strong resistance to this to, you know, no -- no one commenting seems like, you know, a lot of the previous complaints have -- have all been addressed. So, yeah, fully support this.

Seal: Commissioner Stoddard, do you have anything to add?

Stoddard: No. I agree with what you guys said, so --

Seal: All right. With that I will take a motion if anybody wants to take a crack at one.

Smith: Mr. Chair?

Seal: Commissioner Smith.

Smith: Make sure I'm reading the right file number, but -- yes. After considering all staff, applicant, and public testimony I move to recommend approval of the City Council -- to the City Council of File No. H-2023-0004 as presented in the staff report for the hearing date of June 1st, 2023.

Seal: Do I have a second?

Grace: Second.

Seal: It's been moved and seconded to approve File No. H-2023-0004 for Compass Pointe Subdivision. All in favor, please, say aye. Opposed nay? Motion passes. Thank you very much. I appreciate your time again.

MOTION CARRIED: FOUR AYES. THREE ABSENT.