

Seal: Second.

Holland: Okay. I have got a motion by Commissioner Pitzer and a second by Commissioner Seal. Any discussion? I'm not hearing anybody say yes, but all those in favor. Okay. Any opposed? Motion passes.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Holland: Thanks, Mr. Garner.

Garner: Thank you, Commissioners.

**7. Public Hearing for 1625 E. Bentley Drive (H-2020-0078) by Clint Hansen of Land Solutions, Located at 1625 E. Bentley Dr.**

- A. Request: Annexation of 1.03 acres of land with the C-C zoning district.

Holland: With that we will move on to public hearing Item No. 7, which is for 1625 East Bentley Drive, H-2020-0078, and we will begin with the staff report.

Tiefenbach: Thank you, Madam Chair. Again, Alan Tiefenbach, associate planner with the City of Meridian. This is a proposal for an annexation and rezoning of properties about one and a half acres. It's presently within unincorporated Ada county, zoned R-1. It's located at the southeast quadrant of South Locust Grove and East Bentley Drive. This is a request to annex and zone to allow a 40 -- 4,800 square foot office building and a future lot with two lots total. So, again, the subject property is at the southeast corner of South Locust Grove and East Bentley. It contains right now a 21'ish square foot house. South -- it's interesting the way the road is set up. Let me show you here. If you look at the picture on the left, that is looking at the property. The house on the left is the house that will eventually be demolished and that row that you are looking at with the barrier, that's kind of a no man's land. It doesn't -- I'm not even sure if it has a name, but it is a right of way. If you look to the picture on the right, you are looking down Locust Grove and that picture was taken to show you that there is existing sidewalk now and to show you the house and the existing lot. Excuse me. And the -- on the bottom there you are standing on Bentley. Bentley turns into Truss. Truss -- if you look at the white truck there, the road that goes on beyond that truck -- that truck is Truss. Where you see this road curve, that is Bentley. Here is the site plan. Immediately to the north, south, and east of this property is low density residential, although over to the west and further to the south is highly intensive non-commercial uses. So, again, to the west is Renaissance High School and the Idaho College of Osteopathic Medicine and if you go to the south on the other side of Highway 84 we have got pretty intensive uses, including fast food restaurants, gas stations, and movie theaters. It's important to note that the Comprehensive Plan recommends this area for commercial and, then, just going east -- just east of this property it's recommended for a mixed use neighborhood. So, that's your smaller levels of commercial, some residences, kind of a mix. It's a -- it's transitional use

running up to that. Sidewalks, as I said, already exist along South Locust. Although the applicant will be required to install a buffer along Locust, here this sidewalk is already existing. The applicant will have to put in a buffer there, like I said. The business proposal right now is presently located at 213 East Fifth Street in Meridian and they are sharing space in a 3,800 square foot building. That existing business leases -- the one we are talking about -- about 1,300 feet of available space in this and they are not the owner of that building. The applicant stated that the size and the configuration of the present building doesn't lend themselves to the existing operations. They can't expand. It's just not a very good working environment. So, the applicant wants to build a larger building and move their business here. This is a survey type company, so it's a professional level business. It's not the type that you imagine people are coming and going all the time. It's where people are coming in or even working remotely and they are working their eight hours doing survey and engineering type work and, then, they are leaving. As I mentioned, there is a single family residence that's existing on the property. That's what you see right here. Single family residential is not allowed in commercial zoning districts, so one of the conditions -- or conditions of approval is that this house would have to be removed prior to CO -- when they come in and actually do the CZC. One thing I wanted to mention is that the property is technically two lots. There is -- there is the one lot that's over an acre and, then, there is -- you can't see it here, but there is a little spite strip that's -- that's owned here or what you would probably call a spite strip. Very long narrow lot. And the reason why I bring that up is that the property is technically two lots. The applicant eventually wants to do a property boundary adjustment, move the lot line down towards the middle and turn it into two lots. Now, that's not what they are doing with this proposal, but they will be able to do that as an administrative process, because they already have two lots. Although the staff wanted to make sure that -- because the applicant is considering eventually a second business there, we wanted to make sure that they took that into account with the annexation and give us some kind of conceptual site plan about how that business should be laid out, especially with such a visible road being Locust Grove and the residences to the east and we wanted to make sure that the most efficient parking and that the parking was wrapped. So, what you see here on the south is this is the building they are proposing now, 4,800 square feet-ish, and that's called Land Solutions. Up here is conceptual. We don't know if and when this is going to be built, but they have demonstrated that they have enough parking for this business. Each business has about 17 spaces, which is well beyond the ten that they are required. One thing that we did have a concern about was when this building is demolished now long will it be until something else is developed on the northern portion of that property. What we didn't want to have happen was it to be sort of -- I will use the word again -- a no man's land where there is just grass and weeds and it sort of looks like an undeveloped lot for some amount of time. Staff recommends that when that -- when that house goes that until this property is developed that this would be needed -- this would be seeded with native seed and kept free from weeds to look more like a part of the property versus just something that's sort of sitting there fallow and the other thing I guess I wanted to mention, again, is -- is since -- since we wrote the staff report there has been at least one letter from an adjacent property owner. The -- the applicant has told me that the community meeting did have a few people that showed up with concerns. The biggest concern from what I understand is just that there are residents in the county and they do not want the city to be annexing

that as commercial. There was concerns expressed in a letter that I received today about traffic. There is only one way into this property coming up Locust Grove and taking Bentley is the only way in. You can't go east, because it turns into cul-de-sacs and it dead ends. Now, eventually, that may go through, but as it is right now there is only one way in. Staff did not have major concerns about the -- the traffic with this and the reason why is because this is a professional office for not very many people doing professional level surveys. So, again, they are coming in, they are doing their eight hours of work at their computers and they are going home. This is not a retail store or some kind of big business that's going to be generating very much traffic at all. It's very -- very compatible with what would be a residential neighborhood and it would be very consistent with what you would see in a transitional use, such as mixed use -- mixed use neighborhood. With that staff recommends approval on this with the conditions listed in the staff report.

Holland: Thank you, Alan. Any questions for staff?

Seal: Madam Chair?

Holland: Commissioner Seal.

Seal: Just wanted to make sure the conceptual site plan that you have up here is different from what's in the application material, but is this -- the conceptual site plan that's here, is that something that was modified and that's what they are going with? Because it is quite a bit different.

Tiefenbach: It's very different. The -- the original site plan that they submitted on -- the staff -- as staff was -- so, when staff as writing the staff report we are reviewing these things and we are really going through the analysis and looking at this and we discussed this as a staff and it was -- as we moved forward it became more apparent that he wanted to do a second building and the other thing was that we did -- we weren't really thrilled about the original layout, so we conveyed that back to the property -- back to the applicant and last week the applicant gave us the most -- their latest version of the site plan. So, what you see here in front of you is -- is the version that is being proposed tonight.

Seal: Okay. Thank you.

Cassinelli: Alan -- Madam Chair?

Holland: Go ahead.

Cassinelli: Sorry. Alan, is there a -- what's the height restriction in this area.

Teifenbach: Let me see. I think I might have that off the top of my head here. Bill is saying 50 feet. Didn't have it right in front of me.

Cassinelli: Okay. And this is proposed to be a single story; is that correct?

Tiefenbach: Correct. Single story building.

Cassinelli: Okay.

Tiefenbach: And he didn't -- didn't provide elevations, but it's a single story, somewhat kind of office, somewhat industrial looking building. All of that detail is on the --

Cassinelli: I'm sorry, I couldn't catch that.

Holland: Alan, you are cutting out a little bit.

Tiefenbach: Oh. Sorry. Yeah. It's -- if you look in the staff report, the most recent version of what's been proposed to us is in there. You know, we did, again, have a little bit of concerns about the roof and the metal that's being proposed. That's all stuff that will be worked out with the CZC. We did express those concerns in the staff report. That's on page ten of the staff report. You can see what the architecture and what the level of that building is.

Holland: Did you catch enough of that, Commissioner Cassinelli?

Cassinelli: Yeah. And I can look at page ten and I guess -- so, the 50 feet -- because I'm also curious about what might come in the future there as it abuts residential, so -- but I think that -- I'm clear for now. Yes. Thank you.

Holland: And I believe looking at what's neighboring around there, it's a lot of lower density homes and this is an area that during the comprehensive planning process I know that the committee spent a lot of time on this area and decided not to really make any significant changes, because for that area to redevelop all those properties would pretty much have to redevelop together and it was unlikely that that was going to happen. So, we -- I think it might be that we get one of these every once in a while and I think it's located on Locust Grove, that makes it a little bit easier than being something that's kind of in the middle of that -- that they will only access Bentley to come in and like Alan explained, it's just for an office use, but it's not a retail location, so it won't have a lot of traffic in and out of it. Any other questions for Alan? Seeing none, Madam Clerk, can we bring the applicant on.

Weatherly: Madam Chair, he's in the building tonight, so we are getting him set up right now. Go ahead and state your name and address for the record, please.

Hansen: Okay. My name is Clint Hansen. 231 East Fifth Street, Suite A, in Meridian. Me and my business partner Vince are proposing to annex and rezone this property. We were kind of -- I guess not as familiar with the process as we thought for the annexation and rezone. We didn't know we needed to have this site plan as developed as it is, so that's why we tried to work at the last minute to try to complete a conceptual site plan that was for this review. We just had envisioned going through the annexation and rezone process and, then, working with city to develop the site plan, you know, nail it down, but I

think what we have come up with is pretty close to what we, you know, had -- had originally thought we would like to -- like you said, make it into two building lots, with ours being a flex space with the office and garage -- garages for the survey field crews. We have been operating in Meridian for 16 years, serving in the valley for over 20. So, we have been here a long time. We are invested in Meridian and we really like you, know Meridian and the area. We looked for property in flex space for a long time. There just isn't a whole lot of flex space available for our type of use where we need office for the drafting and design and everything that we do and, then, garage spaces for our -- you know, our field crews. So, this would work out perfect for us being right there close to access to Eagle and to Meridian Road and we -- I mean we survey all over the valley with our land surveying. So, it's -- it's perfect for us. I know there is a lot of history in this neighborhood with the city and the neighborhood and the comp plan that the city just adopted, a future land use map and stuff, and I -- in our neighborhood meeting the neighbors expressed -- a lot of them expressed that they don't really have a problem with what we are doing, other than it has to be annexed and rezoned and that's what they are against is the annexation and rezone and I'm sure there is some that will testify tonight. You will hear their concerns and that's what we expressed to them is they need to come and express their -- their concerns here at the -- at the hearing, so -- yeah, I didn't -- any other questions for me I guess?

Holland: Any questions for Mr. Hansen?

Cassinelli: Madam Chair?

Holland: Commissioner Cassinelli.

Cassinelli: Since -- since some of this -- you just kind of put together I guess the site plan at the last minute, I'm assuming that's the same for the elevation and are you -- I guess I want to know -- I want to kind of see that it's tied into, you know, not so industrial, but it sort of blends in with the residential that's in there behind. Is that -- and I don't know what the staff is -- I'm trying to find it and I can, but I don't know what the staff is calling for on that.

Hansen: The elevations that we had submitted that are shown on page ten of the staff report, those, again, were when I was instructed when I submitted the application was just very preliminary conceptual, just so they kind of have an idea of what we are doing and proposing for the property. And we certainly -- this isn't nailed in stone as far as all the architectural -- I mean material and necessarily the roofline and stuff, this was just a -- kind of a conceptual idea of a flex space that we would like to do. So, we would still need to develop this with our development agreement and -- when we go to submit for their -- for their building permits or whatever their conditional use or whatever it will be at that time, then, we will work with staff to -- to make sure that that is conducive to what the city wants and what is, you know, best for everybody to use, too, in the neighborhood.

Cassinelli: All right. Thank you.

Teifenbach: We are going to pull up -- sorry. Alan Tiefenbach. We are pulling up the elevations for you, so that you can see them. We did express some concerns about the usage of metal that was being proposed and some of the roughs and we wanted again just like the other one, we wanted to make sure those concerns were expressed, that we weren't totally -- we like what he's doing, we will work with them, we weren't totally -- we weren't totally on board with the -- with the architecture, because we didn't think it fit with the neighborhood, but we are pulling up the elevations right now so you can look at them.

Holland: Thanks, Alan. Appreciate it. Any other questions for Mr. Hansen while staff is pulling up that rendering? None. I think we will just wait a minute and, Alan, just to confirm, they are going to have to still go through design review with the city on these buildings and make sure that they meet the standard code for commercial; correct?

Tiefenbach: Yeah. Yes, ma'am. When we -- when we have these conceptals put up we don't want to get too bound into them direct into the hearing. We would like to have the Commission and/or the Council look at them to get a sense, but if -- but if there is some issues up front, we especially want to make sure that the applicant knows in the hearing, so it's not a surprise that the amount of metal that they are showing here and probably the articulation of the roof is going to be an issue and they also have to turn the garage doors -- can't be facing a public street. So, they will know those things. And, yes, we will be doing that with the certificate of zoning compliance and the design review.

Holland: Thanks, Alan. Any other questions for staff or the applicant at this point? All right. Thanks, Alan. And, Madam Clerk, do we have a couple people signed in to testify it sounds like?

Weatherly: Madam Chair, we don't have anybody signed in to testify.

Holland: Okay. Is there anyone in the audience or on Zoom that would like to testify? If so raise your hand or indicate that you would like to testify and we will get you online.

Weatherly: Madam Chair, no one is indicating that they wish to testify.

Holland: I'm sorry, what was that?

Weatherly: No one is indicating a wish to testify, either online or in the room.

Holland: Okay. Alan, I don't know that everybody had a chance to probably see the letter that you received today. Could you summarize for us what that testimony said.

Tiefenbach: Yeah. Let's -- actually, let me just see if I can pull it up quickly for you. Yeah. Hang on one second. The clerk is helping me. I can't navigate super fast here.

Holland: Thanks, Alan. We appreciate you. It's always harder when you are trying to navigate something while you have got a hundred people watching you, too.

Tiefenbach: That's exactly right.

Holland: I believe the main concerns from neighbors were just that they -- they wanted to remain in the county and wanted assurance that they weren't going to be annexed in, so my -- my answer to them would be that no one's going to force annex anybody into the city of Kuna. We take them only as people bring them to us.

Pitzer: Meridian.

Holland: Meridian. I'm sorry. Did I just say Kuna? Wow, it's been a long day. Sorry.

Tiefenbach: Actually, Mr. Parsons has it on his computer. He's hitting it on the Y drive. So, give me just a second and it will come up. Thank you, Chris. There it is.

Holland: So, it looks like the three main concerns is the access point, the -- the concern about wanting to stay in the county versus coming into the City of Meridian and that the property is close to homes and so they would prefer the hours of 8:00 to 5:00, so we can certainly ask the applicant to address what their hours of operation would look like. Okay. Thanks, Alan. Appreciate it.

Tiefenbach: That was Chris' doing. Thank him.

Holland: Thanks, Chris. With that, Mr. Hansen, do you have any comments -- can you share about what your hours of operation look like or answering any of those other concerns that were addressed in that letter?

Hansen: Yeah. Sorry. I didn't get through the letter, but I did see that number two that said, you know, 8:00 to 5:00 and that's certainly what we are. We usually right now in the summertime start a little earlier than that and get off, you know, everybody goes home by 3:00 or so, 3:00 or 4:00 most -- you know, sometimes you work maybe until 6:00 or so with -- I mean the crews trying to finish up projects, but we are not an all hours of the day type of operation and, you know, close up shop and go home and it will just be all quiet. So, I know one of the neighbors expressed for lighting, too, that we just consider that with the -- with the lighting to not be pointed towards the houses and stuff and, yeah, it's certainly something we would obviously do. And I'm thinking that the city would require anyways at that point, but -- yeah. What -- what I saw with that letter we are certainly conducive with what they are saying.

Seal: Madam Chair?

Holland: Anything else you would like to -- oh, Commissioner Seal, did you have a question?

Seal: Just a question on the field trucks and stuff like that. Is that something you service on site or are those taken somewhere else to be serviced?

Hansen: After hours?

Seal: Yeah. Just trying to get an idea of after hours type of activities that might take place.

Hansen: Oh, yeah. I mean we don't really work on our own vehicle, we take them, you know, to a mechanic or anything like that. Is that what you are asking if we need to do --

Seal: Correct. As far as vehicles or any other kind of equipment might be serviced to, again, trying to get an idea of anything that might happen after hours.

Hansen: Yeah. Generally all service stuff off site with mechanics and different stuff, because we just don't have time or desire to do any of that.

Seal: Got you. Okay.

Hansen: So -- yeah. Every once in a while there might be, you know, some Saturday work going on, too, it's just the office are different things, but generally not servicing or doing anything with the vehicles.

Seal: Okay. Thank you.

Cassinelli: Madam Chair?

Holland: Commissioner Cassinelli.

Cassinelli: I have an additional question on that. Do you have some ideas in mind for -- for that additional building, what that might be. Will that be kind of similar applications. Again, just kind of going to some of the neighbors' concerns.

Hansen: Yeah. For us -- I mean ideally we would like to keep it and development it into something in the future, but I feasibly I think we are going to try to just end up selling the lot and so we don't know what any potential buyer might want to put on that piece of property, which is I think what the -- what Alan or the staff report is trying to kind of nail down a little bit, so kind of have an idea of what will be done there. So, they will certainly develop -- or design -- or the development agreement will run with the land. So, whoever purchases the property would -- after we have entered into that development agreement we will have to comply with that as well.

Holland: And they would have to still take a lot line adjustment request to the City Council as well.

Hansen: All right. Thank you.

Holland: Any other questions for Mr. Hansen? Seeing none, Mr. Hansen, is there any other closing remarks you would like to make before we close public hearing?

Hansen: No. Thank you for your time.

Holland: Thank you. Can I get a motion to close the public hearing for H-2020-0078, 1625 East Bentley Drive?

Seal: So moved.

McCarvel: So moved. Second.

Holland: Okay. Commissioner Seal motions to close and McCarvel second. All those in favor? Any opposed?

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Holland: All right. The floor is ours. Anyone want to go first?

McCarvel: Madam Chair?

Holland: Commissioner McCarvel.

McCarvel: I think this is a nice transition of -- from some of the other uses that are close by into current residential. It doesn't sound like it's going to be much of an impact and it sounds like -- it seems like it would be a good neighbor for them and easy access for all their equipment. I would be in support of it. But I would -- yeah, I would be in agreement with staff that that other lot not just go to weeds and be unkept in the meantime until it's developed.

Holland: And I believe that's a condition that they have to seed it and maintain it until it --

McCarvel: Yeah.

Holland: -- comes time that they develop that lot.

McCarvel: Yeah.

Pitzer: Madam Chair?

Holland: Madam Pitzer.

Pitzer: You know, I'm -- I'm looking at this and the new comp plan that we put in place and this is definitely keeping with the comp plan. I think that this is going to blend well, you know, with the surrounding neighbors having larger lots, will be selling or won't be selling, if they want to -- don't want to sell, it won't go through. I like the blend that it's going to have with the property to the west across the Locust -- Locust Grove and I think that, again, as Commissioner McCarvel said, this is -- it's going to be very low impact. It's

not like it's a mini mart having a lot of stop and go customers on that -- that area. So, I'm in favor of this as well.

Holland: Thank you, Commissioner Pitzer. Mr. Cassinelli or Commissioner Seal?

Seal: Madam Chair?

Cassinelli: Madam Chair?

Seal: Oh.

Holland: Commissioner Cassinelli.

Cassinelli: I'm -- I'm in favor of it. It's a tough little -- little spot there. You got commercial bumping up against the residential, but I think, you know, once they work with staff on -- on elevations and building materials and whatnot, I think kind of farm -- larger lots, sort of -- sort of mini farms over there. So, I think it will -- I think it can be done right and blend in. So, all in all I'm -- I'm in favor of it.

Holland: Commissioner Seal?

Seal: Yeah. Madam Chair, I basically echo what has already been said. So, I don't want to belabor the point. It's looks like it's going to fit well. It's going to be pretty quiet. So, kind of like the fact that that's going to squeeze in there. It's going to take up a little bit of commercial space. You know, it's not going to be another residence or multi-family or some crazy thing like that with a bunch of kids that are going to school, so -- because the schools are a little crowded. So, I like -- I like it. And I -- the second conceptual drawing they have of it to me works a lot better, just because of the way that the parking lot can definitely continue on to -- to host for the -- whatever building goes in there in the future to the north.

Holland: I agree. And ditto to everything everyone else has said. So, if anybody would like to attempt to make a motion certainly that is called for at this time.

Seal: Madam Chair?

Holland: Commissioner Seal.

Seal: Let me get my thing up here, so I don't mess this up too bad. After considering all staff, applicant, and public testimony. I move to recommend approval -- approval to the City Council of file number H-2020-0078, for 1625 East Bentley Drive and that's it.

Holland: I have got a motion --

McCarvel: Second.

Holland: Okay. Motion by Commissioner Seal, second by Commissioner McCarvel. All those in favor? Any opposed? Seeing none, motion passes.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Holland: We will move on now to the public hearing for Jocelyn Park Subdivision, H-2020 --

Weatherly: Madam Chair?

Holland: Yes. Go ahead, Madam Clerk.

Weatherly: I apologize for interrupting, but when they adoption of the agenda was done I believe you mentioned Item No. 9 being continued as well. The Brighton team is --

Holland: Correct.

Weatherly: -- on the phone and they wanted to make sure that that's what you were going to do. I didn't hear you open that up. I was wondering if you wanted to open that up for continuance at this time before you proceed.

Holland: Thank you, Madam Clerk. We did not -- we did not continue it at the beginning. We left it kind of where it was on the agenda, but I believe our intention is to continue the application. I don't know -- since we have already adopted the agenda, I don't know if we would need to go back and make a new motion to adopt the agenda again if we heard that first. I will look at our legal counsel for that question.

Pogue: When it comes up we can open for -- to continue. So, just take it up in its order at this point.

**8. Public Hearing for Jocelyn Park Subdivision (H-2020-0067) by Bonnie Layton, Located on the South Side of W. Victory Rd., Approximately ¼ Mile West of S. Meridian Rd.**

- A. Request: A Preliminary Plat consisting of 67 single-family residential lots and 7 common lots in an existing R-8 zoning district.

Holland: Yeah. I would say, Madam Clerk, I think it's every intention of ours to continue it, but we will move forward with the -- the next application first. Okay. With that we open the public hearing for Jocelyn Park Subdivision, H-2020-0067, and begin with the staff report.

Dodson: Thank you, Madam Chair. I appreciate it very much. That little tidbit gave me time to clean up the area. So, thank you. All right. As stated, the next item on the agenda is Jocelyn Park Subdivision. The project before you is located at a site that consists of