

Fitzgerald: I don't think we had to state that in the motion.

Cassinelli: Okay.

Fitzgerald: Everybody clear on where we are headed? Sounds like it. So, with that I have a motion and a second. All those in favor say aye. Any opposed? Motion passes. Thank you very much.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

3. Public Hearing Continued from September 17, 2020 for Prescott Ridge (H-2020-0047) by Providence Properties, LLC, Located on the South Side of W. Chinden Blvd. and on the East Side of N. McDermott Rd.

- A. Request: Annexation of 126.53 acres of land with R-8 (99.53 acres), R-15 (8.82 acres) and C-G (18.17 acres), zoning districts.
- B. Request: A Preliminary Plat consisting of 395 buildable lots [316 single family residential (94 attached & 222 detached), 63 townhomes, 14 multifamily residential, 1 commercial and 1 school], 32 common lots and 6 other (shared driveway) lots on 123.26 acres of land in the R-8, R-15 and C-G zoning districts.

Fitzgerald: Appreciate all the work. Joe, thank you very much for your efforts. Penelope, good luck moving forward and we will move on to our next item on our agenda, which is File No. H-2020-0047, Prescott Ridge, and I will turn it over to Sonya for the staff report.

Allen: Thank you, Mr. Chair, Members of the Commission. This project was continued from the Commission hearing on September 17th in order for the applicant to revise the concept development plan for the medical campus and commercial portion of the site and the townhome portion of the site. I am -- clerk, do I have rights to forward the presentation?

Weatherly: Sorry, Sonya, what was that?

Allen: I'm sorry, I'm not able to advance the slides.

Weatherly: Oh. One moment.

Allen: Thank you. Might be user error.

Weatherly: Do you want to have control or do you want Bill to help you?

Allen: Either way.

Weatherly: Okay.

Allen: So, if you will go to the concept plan, Bill, if you are driving, for the commercial portion. Thank you. A revised concept plan was submitted for the commercial portion of the development as shown on the right that includes the following changes: Reconfigured frontage road between Levi Lane and Serenity Lane and Chinden Boulevard. Relocation of medical office building from the southeast corner to the northwest corner of the site. Addition of restaurant and retail uses at the northeast corner of the site on the outparcel to contribute to the mix of uses desired in a mixed use regional designated area. Just a note that the applicant states the hospital and landowner of this property -- property have signed a letter of intent and a final purchase and sale agreement is being drafted. However, this parcel is not part of the subject development application, so future development cannot be held to this plan. That that is what the applicant plans to develop the property with once they -- if they -- and once they do obtain the property. Reduction in the number of stories for the hospital and the medical office buildings from four to three stories. Addition of many more trees within the 30 foot wide landscape buffers along the west and south boundaries as an added buffer to adjacent residential properties. Addition of pathway connections to the main building entrances from perimeter sidewalks and from the single family residential to the commercial portion of the development for pedestrian interconnectivity and addition of a shaded seating area in front of the medical office building and a large plaza greenspace in front of the hospital. And, then, Bill, if you will go to the revised site plan for the townhome portion, please. There we go. Thank you. The revised site plan submitted for the townhome portion depicts the following changes. The reconfiguration of the site layout with homes fronting on private streets and a MEW. Reduction in the number of dwelling units from 54 to 46. And inclusion of attached units, in addition to the townhome units. The attached units will front on the MEW and be accessed from the public street. And increase in the amount of common open space area. And, finally, addition of amenities consisting of a pavilion, barbecues, seating area and a fire pit. And there is an amenities exhibit in there, too, I believe, Bill, if you want to go to it. A revised preliminary plat and landscape plan were also submitted that depict the revised layout of the townhome portion of the development and replacement of a buildable lot with a common lot adjacent to the east boundary of Peregrine Heights. And, yeah, if you see that little green area there, that's the common area that replaced the buildable lot. And staff will stand for any questions.

Fitzgerald: Thanks, Sonya. I appreciate it. Are there any questions for staff?

Cassinelli: Mr. Chair?

Fitzgerald: Commissioner Cassinelli.

Cassinelli: Sonya, with the exception of that lot that's still not part of the -- of this plat here, did they pretty much do everything that we had requested?

Allen: Chairman, Commissioner Cassinelli, Commissioners, I believe so, yes.

Cassinelli: Okay. And, then, follow up question. On that buildable lot -- so, everything -- I mean what -- can you explain to me exactly where we are at? I mean what the -- what

this plan depicts is using that lot. What happens if -- you know, it's -- it's still not a -- it's a letter of intent drafting a purchase and sale agreement. That -- you know, it's not a done deal yet. So, what happens if that does fall through? What's the -- what's Plan B?

Allen: Well, you can't -- Commissioners, you cannot -- that property is not part of this development application, like I said, so it won't be part of the development agreement. So, if it falls through it -- there simply will not be a commercial, retail, restaurant component to this project at this time.

Cassinelli: Will they be able to do everything else on the revised plat if that -- if that parcel doesn't come through? I mean are we just -- I mean will they be able to still enter the ambulatory -- come off of Levi Lane like -- like it's depicting the -- the hospital medical facility will all remain as the -- as they are in the revised plat if that parcel does not come through?

Allen: I believe it's in the same location. The applicant can respond to that, though, and he will have a -- a much more detailed presentation than mine on the changes. It almost looks like there is a little bit -- looking back and forth between the two plans it almost looks like there is a little bit of an offset, but I think it's still on this property. So, I think they should be fine. But they can confirm that.

Cassinelli: Okay. Thank you.

Fitzgerald: Additional questions for Sonya? At least at this time? Okay. Seeing none, would the applicant like to come forward or join us on Zoom.

Seal: Go ahead and state your name and address for the record.

Fitzgerald: Thanks, Commissioner Seal.

Connor: Thank you. Good evening, Mr. Chairman, Commissioners. My name is Patrick Connor. My address is 701 South Allen Street, Meridian, Idaho. Pulling up the presentation now. Great. I will go ahead and start. Like I said, my name is Patrick Connor. I'm with Providence Properties and we build communities. I'm happy to be here again. I am presenting solo tonight. Stephanie Leonard, who presented with me last month, recently got married and she's on her honeymoon, so we are very happy for her. Prescott Ridge is a masterplanned community located in northwest Meridian. Tonight representing the annexation, zoning, preliminary plat application. Like Sonya had said, we made some important changes to the townhome and medical campus layouts. Most of what I'm presenting tonight is the same as from before, but as I present I will call attention to any changes that have occurred since last hearing. So, the total project size is 123 and a half acres. Twenty-three of these acres is the school parcel on the far east side. Fifteen acres is proposed commercial, medical campus, and about 80 acres is part of the residential and open space. The location is south of Chinden, east of McDermott. Everything you see on this map that is colored is either platted, built, or under construction. So, I can -- as you can see Prescott Ridge is one of the final large parcels

left in this area of town to develop. This zoning map shows majority yellow, which is medium density residential. Or sorry. Future land use map of medium density residential and mixed use residential adjacent to Chinden. This zoning map here shows north of the property across Chinden as commercial general and R-4 and R-8 to the south and R-4 to the east. We are submitting our application for three different zoning categories, C-G zoning for the north portion, R-15 for the multi-family and the townhome area and R-8 for the balance of the property. Here is the preliminary plat. So, one thing that's changed is the count of single family detached lots went down one to 315 units. We have 38 townhome lots, eight single family attached lots, which are part of that townhome parcel, 14 multi-family lots with proposed four plexes on each of those lots, 39 common and the proposed medical campus of about 14 acres and, then, 12 acres of qualified open space. Here is a qualified open space exhibit. Everything in green. As Sonya pointed out, we did modify in the southeast corner of the Peregrine Heights community have an open space lot in that corner. So, talk more about open space and site amenities. We will have a central park in the middle of the project with a pool and a clubhouse, which is private to members of the HOA with a large tot lot. We will have two areas of smaller tot lots and, then, one area of a dog park. Also -- and I will get into more detail. There is another pocket park in the townhome project, which will have some amenities there as well. Here is some renderings of these amenities within the project. This is of the clubhouse and the pool. The tot lots within the community scattered around. This exhibit shows the pedestrian connectivity throughout the project of all the pathways through the common area and this line shows where the ten foot parks pathway goes through the property through the north end by the hospital down through the cul-de-sac, estate lots, through the large central park and, then, to the future school site on the far east side of the property. This is an image of the phasing plan. I will get into how we will phase the project, but we will start from the south phase one and in phase one we will build all of the Rustic Oak or Levi Lane, all the way to Chinden to the south boundary. So, this map shows the extent of phase one. Part of the discussions with the Fire Department was to ensure that we always have two points of access for their accessibility and so we are showing that there with an access point onto Chinden and an access -- access point onto McDermott. This is very important for them to have the reliability of serving the property. On a regional level on this full build out of Levi will also eventually connect to Rustic Oak in The Oaks North project, which will extend all the way to McMillan. In talking with the Fire Department and the Police Department this will improve their response times to not just our projects, but also to all of the properties shown in this entire area. In addition, it was important to us to build the full extent of Levi Lane, because it offers utilities and -- and road infrastructure to the parcels along Chinden and extending them utilities. As discussed before Serenity Lane -- once the stoplight at Levi Lane and Chinden is installed, which is expected to be in 2021, the access for Serenity Lane onto Chinden will change from full access to a right-in, right-out only. At that point their primary access or emergency access will be constrained and so we are providing them a full access point through -- through Prescott Ridge. In discussions with the Fire Department this access will remain completely open without any sort of hindrance, so -- as discussed previously we were considering bollards or a gate. That is no longer an option as we want to ensure that the Fire Department can serve the 15 homes within Peregrine Heights. Talking now about the housing types within Prescott Ridge. As you can see we have an assortment

and a diverse types of housing that was encouraged both by the comp plan and by staff. The majority of the property of the -- of the homes will be a mix between 45, 50 and 60 feet wide as shown in yellow. We will have segments of the -- what we call cluster housing, which are smaller lots. These also in code have the option to become single family detached homes. This will help kind of break up the monotonous of -- monotony of the streetscape a little bit and providing these attached units. Those will be decided at final plat and during each -- each plat as we move through the project. In green you will see we have the townhome or the single family attached area. The large purple lots that border the Peregrine Heights community. And, finally, the multi-family four-plex portion in the northeast corner. Here is some typical home elevations for our smaller lots that we build throughout the valley. Attached single family lots and typical home elevations for our -- for our mixed properties and we are currently developing our estate product for the larger lots that will be adjacent to Peregrine Heights. So, talking more specifically about something that's changed since we last presented is the townhome area with the attached single family. So, the revised layout, as previously said, changed from 54 units to 46 units. We have three different prototypes within this first -- the majority of the project in the middle and in the north are 29 rear load townhomes. Looking at this plan, the front doors and the front yards face the common MEW area in the central part and, then, the four unit -- four buildings on the north the front doors face the north side and their common area behind them. They are rear load in that they have two car garages facing the private street. On the far west side of the property we have front load attached townhomes. So, the front door and the garages front the private street and, then, they have their backyards there and on the south side we have the attached single family units, which will front the public street of Wildfire Drive and, then, their backyards will face the common MEW area. Each unit here, which is very important to us, have the opportunity to have private front yards or private backyards, depending on how they are oriented. This is an opportunity for people to have their own green space within a community that a lot of the property -- a lot of the homes are already adjacent to common areas, but they have their own space to have a small garden or let their dog out in the middle of the night. One big modification and improvement here was the private street now accesses two different public streets, both Levi Lane or Rustic Oak and Wildfire Drive on two points. This was well received by the Fire Department. Also the MEW in the central part of the property will not have any sort of installations or amenities. We intend for this to be open, enable for the people who live adjacent to the MEW to use this as they please. The top northwest corner we do have a small pocket park. We are suggesting a pergola, barbecue, opportunity seating and a fire pit. This is more of an area for the people to gather and entertain in that space. For -- for -- which is part of the overall Prescott Ridge project, but specifically it's located here for the townhome portion of it. The MEW is a little over half of an acre and the northwest pocket park is also a little over half an acre. Here is some renderings of the rear load townhomes. Here is some renderings of the front load townhomes and the attached single family that are on the south side of the townhome project. Here is just some examples of inspirations that we had for MEW examples that we shared with the city. These are from -- both in Idaho, Colorado, and in Texas where they are very popular and allowing people to have their private small front yard, but also a large shared open space. Here is some example of that pocket park within the northwest corner of the townhome area. Next the four -- multi-family four-plex flats. Given the -- the use here we

will be submitting a conditional use permit for this project, but there are 14 lots with proposed four -- four unit buildings on each of these lots. This will be a rental product in this -- in this part of the community. Just real quick about our home quality. We are top in the valley, along with Brighton, in providing energy -- Energy Star efficient homes, surveyed by a third party. Last year we actually led the valley in the amount of Energy Star certified homes. We have a design center here in Meridian that every homebuyer can visit and gets to pick all the selections for all their home -- for each part of their home. We were recently featured in the front of the Parade of Homes Magazine and here is some select photos from that Parade of Home house. And, lastly, the medical campus. So, we did make a lot of improvements and modifications to the medical campus that we think will be well received by the existing neighbors and by the medical market overall. The biggest change was the adjustment from four story buildings to three story buildings for both the hospital and the medical office building. A big change also was the rotation of the building to orient north and have the loading zone and majority of the staff parking on the south side, rather than on the west side adjacent to the Peregrine Heights community. And, third, the outparcel is shown on this plan. Like was said before, the parcel is not part of this application, but we are showing this in the northeast corner at the city's request to not leave out any enclave parcels and show how it could be developed within that whole campus. As said before, the hospital corporation and the landowner have signed a letter of intent terms, so they do have agreed upon terms, which is the biggest hump to get over and currently the hospital's legal team is drafting the contract or the purchase and sale agreement for the parties to sign. So, all of the major issues as far as price and terms and earnest money have been decided, but they will not close on the property until they feel like they have suitable entitlements to be part of this project. As said before, the large medical plaza by the hospital building was significantly enlarged with some outdoor dining opportunities, as well as some green space with seating within that green space with the pathway going through. All this is interconnected to the 30 foot greenway buffer around the west and the south part of the property adjacent to the residential. We are showing more dense trees to show that there will be a green buffer alongside the adjacent properties, as well as the eight foot masonry wall, and there are three pathway connection points to the properties to the south. The ten foot parks pathway through the cul-de-sac, another smaller pathway through the townhomes and, then, one pathway along Rustic Oak Drive. As shown as well are the large plaza and, then, the smaller -- what we are calling areas of respite -- shaded areas of respite where -- the medical office building and the restaurant area -- or the retail area, park benches, cover park -- cover seating and areas for relaxation. Here is just some inspirational photos of what the area could look like once -- once built out to maturity. So, as I said before, the medical campus in Meridian adjacent -- across the street from Central Valley Plaza does create a regional medical destination that can offer a wide variety of medical services and offer a better product for the community of Meridian and driving more investment and more high paying jobs to the area. The intended user of the property is a private corporation, which pays a lot in taxes and has a long track record of successful hospitals across the country and is very excited to be part of Meridian.

Fitzgerald: Patrick, if you could wrap it up, sir.

Connor: Yeah. I just want to wrap up real quick. Thank you for the opportunity to present again. I mean it when I say thank you for your feedback at the last hearing. We have made a lot of changes that I think made this project better and thank you for feedback and -- and thank you, Sonya, for working with us through the past month and getting this project to where I think it needs to be. We believe that we have a really great project here that provides a diverse housing variety, the density that's needed, and we are complying with all standards in the UDC, as well as staff's recommendations. Stand for questions. Thank you.

Fitzgerald: Thank you, sir. Are there questions for the applicant? Commissioner Cassinelli.

Cassinelli: Saw that mute button come off. Patrick, I have a couple here. First of all, you mentioned that the traffic -- can you get into the traffic down Serenity Lane a little bit, because I think last time it was going to be bollard and -- and restricted; is that correct?

Connor: We -- we were completely open to what the Fire Department wants. It -- it's different throughout the valley what fire departments ask for. We suggested the bollards as a potential thing to put there, but in speaking to the fire chief recently he does not want to have any sort of hindrance for his ability to serve those residents. So, we are completely fine in having it open and free for them to come.

Cassinelli: So -- and I understand the Fire Department's concern. That's a -- that's always the top priority with me. But now that opens up a lot of -- a lot of traffic going -- it's not being forced to go Serenity Lane, but people are going to -- people are probably going to take Serenity Lane, those that want to take a right on Chinden instead of going up to Levi Lane. I can -- I can see that and that's -- that's a county road with no curb and gutter there -- are there. Is there any talk to do some sort of mitigation on that, some traffic calming, to maybe hopefully force everybody out Levi Lane?

Connor: So, I think we could -- one suggestion is maybe having signs. Whether people follow it or not I don't know. Eventually down the road Serenity Lane, to my knowledge, will actually -- their access to Chinden will be completely shut off. At that point there won't be any traffic going to Chinden, because they won't have that access. I don't know the timing of that. Again, we are trying to provide this -- this access for -- for fire safety. I'm open to any sort of traffic calming or -- or markings to prevent people from using Serenity Lane as a shortcut. With -- with Levi Lane opening and -- and the access to McDermott, I don't -- I couldn't say exactly how many homes -- how many people are going to be using Serenity Lane as an access point to Chinden, but I'm open to suggestions.

Cassinelli: Okay. I have more, but -- questions, but I would like to turn it over to my fellow Commissioners and come back around for my turn again.

Fitzgerald: Well, I think I have your -- I have one of your questions in my pocket as well. Patrick, are you going to -- the flow of traffic from Chinden to the cutover from Serenity, without that property you guys have under contract right now, are you guys having any

-- is it going to impact your current setup right now? Is the flow of traffic on the Levi Lane, your emergency access, anything that's being impacted without that property being a part of this project?

Connor: Mr. Chairman, thank you for bringing that up. I had in my notes to address that and I'm sorry I did not. It will -- having that outparcel not part of this project will not affect the access to Levi Lane. The way that it is shown the full access to Levi Lane is outside of that outparcel. There is a -- there is an additional access point with that outparcel, a right-in, right-out only access to Levi Lane, but it can still function as -- as needed without that outparcel.

Fitzgerald: Okay. Thank you. Commissioner Yearsley, go right ahead, sir.

Yearsley: Thank you. So, I really appreciate how you have made the larger lots to the subdivision to the north, but it doesn't look like you have made provisions to kind of match up lot sizes to the development to the south side. Are those lots -- it's hard to tell from what we can see what size those lots are. Are they similar to the R-4 lots through that area?

Connor: So, I'm glad you brought that up, because we have actually made those lots larger. I think they are -- I don't have it right in front of me -- or the -- or the dimensions. But I think they are 50 and 60 foot lots. So, there is no smaller 40 or 45 foot lots along that boundary line. So, we did enlarge them in some conversations that we have had with that development to accommodate some of their concerns. So, they are -- they are definitely not our smallest lot size, they are -- they are between 55 and 60 feet, to my knowledge.

Fitzgerald: Okay.

Cassinelli: Mr. Chair?

Fitzgerald: Go right ahead, sir.

Cassinelli: Patrick, is the -- with the configuration of the hospital as it now -- it doesn't sound like we even have a representative from them here again tonight, but is the ambulance -- I think before it was coming off of Chinden, then, touching Serenity Lane and coming across the front. Is it for certain that the ambulance traffic will be coming off of Levi Lane at this point?

Connor: Yeah. So, that was another modification that -- in shifting the building that direction, the now -- the emergency service area is closest to Levi Lane and so that is where they want to drive the ambulance traffic and I do want to touch on the -- the way this hospital is going to be set up. It's -- it's not a trauma hospital. The ambulance aspect and the emergency room is really only required there by code, because of the level of potential surgeries or work that they can do within the hospital. So, that's -- so, truly the reason why they have to have an ambulance entry and emergency room. Also as stated

at the last meeting that they do have a policy of no lights and no sirens in residential areas or as you get close to residential areas in order to alleviate any sort of nuisance that they can provide. But it is an improvement having that ambulance entry come off Levi and not have to come through the frontage roads access to the far west side of the property.

Fitzgerald: And, Patrick, along that line for the trash enclosure -- that was something that the neighbors had discussed last time -- for both the -- the property to the north and to the main hospital, where do we have trash enclosures, so we can ensure that -- that they are not up against the folks along Serenity Lane?

Connor: So, I don't know if you can see, but the -- on the bottom side of the major hospital building there is an arrow that comes in and points directly into it. That's the location of the loading zone and the trash enclosure area.

Fitzgerald: Okay. And to the north is there one -- is that phase two, three story --

Connor: On the medical office building?

Fitzgerald: Yes, sir.

Connor: It's not -- it's not shown on here. I can check with the architect on how they -- how they plan to do that. With that being a medical office building it's a pretty -- it's going to be a smaller kind of trash area. Be similar to having a small office complex trash enclosure. So, it's not as -- I guess invasive as maybe the larger hospital -- hospital's trash enclosure with a larger -- larger square footage there. I would imagine that it's probably on the south side of that building as well, just given that they have the drop off area, the entry point and ADA on that east side. The south side of that building seems like the most logical place for the trash enclosure.

Fitzgerald: Appreciate that. Thank you. Additional questions for Patrick?

Cassinelli: Mr. Chair?

Fitzgerald: Commissioner Cassinelli.

Cassinelli: Again, I still have more, but this one is a follow up on your question regarding that building. Patrick, did -- and I don't know if you can speak to this, because this is -- this is -- is really not your piece, but did they look at -- and, first of all, I do like the fact that they really made some changes, dropping the whole story off of there, and shifting that to -- to work with those neighbors to the -- to the west there. Did they look at that medical office building and try to get the -- notice it -- it looks like it's only a hundred feet from the -- from the property line there where -- the pathway maybe. Did they look at trying to get that even -- can they get that a little further to the -- to the east?

Connor: We did look at a number of iterations of how to move that medical office building around. The way that they have configured it is they said the best and the furthest way

that they can do, given their requirements for ADA access and how they have to have ample parking in -- on a certain side of it. This group has designed hospitals across the country and looked at this thing very hard for a couple of weeks and coming up with many different iterations. This is what I think the best most -- most friendly design that we could do here. In orienting in a different direction it changes the flow of traffic and changes their ability to -- to serve the community best. Again, this -- this particular portion of the project will have to go through a conditional use permit process and go through this same design review and concept review. So, in no way is this plan one hundred percent final, this just is a concept plan that shows how it could plan to develop and how they can use the existing code on the existing property to make it happen within the code of the city.

Fitzgerald: Additional questions or follow up?

Cassinelli: I got another one.

Fitzgerald: Go right ahead.

Cassinelli: Sorry. It's -- I mean this is a big project, so --

Fitzgerald: Yeah. Absolutely.

Cassinelli: If you can jump -- Patrick, if you can jump to the -- to the townhome slide. Not the rentals, but the -- like the -- I believe those are -- would be privately owned. The -- I really like the MEWs. I like that setup. I like what you have done. The lone exception are the -- the pieces to the north of that private lane. I don't see anybody accessing the front door or seeing front doors on those. In a MEW there is common areas and people are going to come out their front, they got the neighbors across the MEW that are fronting it, but those ones to the north -- and I don't know if anybody else -- if that strikes a chord with anybody else, but I just -- it just feels like -- the only thing that's ever going to be seen. They are -- the people -- everybody's going to enter from the back. I would like to see something maybe different there. That's a -- whether this is a question or a comment.

Connor: Mr. Cassinelli --

Fitzgerald: Something that -- that was something that I wanted to ask if -- if you had looked at other options on those.

Connor: So, with -- with that -- I don't know if you can tell on here -- the end of the pathway is the end of that -- that parcel and so there is probably about -- I want to say it's about eight feet between there and, then, the edge of the line. So, there is that pathway that kind of meanders through and, then, there is some green space on that far east side of that area. I agree that it doesn't have the same effect as -- as the MEW down here and we did look at every possible way that we could fit homes on here based on the constraints and for those eight or so units out of -- out of all these, you know, maybe potentially not everybody wants to have their front yard back into a common area, that's a MEW. Maybe they do want to have something that functions more like a small

backyard, which is how these kind of function. The same thing with the houses on the -- on the west side, their backyards are more private, whereas the homes that face the central MEW it's more of kind of a public-private kind of nebulous area and so I don't think it's necessarily a downside. I know many people, myself included, that may not want my -- my front yard or my backyard directly visible from everybody in the neighborhood. So, we are trying to offer a diverse kind of selection of options for people. Some people may want to be right on that MEW. Some people may want to have a little bit more privacy. I will say that the eight homes that you are calling out on the north part are closest to that larger amenity pocket park, so that is an advantage for them having access to that with some of those amenities. So, not -- not every house on here is equal and I think we are showing three different product types on here and we are trying to show a diversity of options for folks. So, not everything is going to be exactly the same. Hopefully that clarifies kind of our thought process there.

Cassinelli: Yeah. Still a little bit of a -- I just -- and I know it -- obviously it's difficult, because you got the -- you got the medical complex to the north there. But I wanted to -- I wanted to bring that up and -- and ask you about it and maybe just my fellow Commissioners be thinking about that.

Connor: I actually forgot one more thing, Commissioner Cassinelli, if I can. Along that north boundary is going to be -- required to have the masonry wall. It's not shown here, but our intent is to really landscape that wall to kind of soften it to provide another kind of planting area and more landscaping to create kind of more of a -- a garden effect back there. Again, it's not going to be like a big, large open space, it's going to be more kind of like a patio garden home, but it will be a space that is owned and maintained by the HOA outside of their private front yard.

Weatherly: Mr. Chair?

Fitzgerald: Yes, ma'am.

Weatherly: I was recently notified that there is a representative for the hospital that is on the Zoom call and I'm happy to bring them into the meeting if you would like to hear from them.

Fitzgerald: Sure if there is questions. Commissioner Cassinelli, will that help you?

Cassinelli: Given the fact that we still got to deal with the CUP on that, I mean we have got -- you know, there is -- there is -- we are going to have another opportunity to talk about the layout of this.

Fitzgerald: Yeah. They definitely have to come back in.

Cassinelli: Yeah. I still had a couple more questions. But, again, I want to pass over to my fellow Commissioners first if they -- if they have any.

Fitzgerald: Additional questions before Commissioner Cassinelli continues? Commissioner Seal or Commissioner Yearsley, Commissioner Grove, anything?

Grove: I do.

Fitzgerald: Commissioner Grove, go ahead, sir.

Grove: I just had one question. With -- in regards to those townhomes that we were just looking at, it's a private yard, is that just -- is that fenced, nonfenced? And, then, I'm assuming with it being private that it's -- it's not -- the landscaping is not done by the HOA; is that correct?

Connor: Commissioner Grove, thank you for asking that question. I want to clarify. So, the way that we are kind of planning it right now is we are thinking just a three foot wrought iron fencing. So, something that's more kind of neighborly friendly, but also gives that sense of privacy there. Everything within that front yard that's in the private property is part of the homeowner's responsibility to maintain, but everything outside of that within the common area is -- is owned and maintained by the HOA. So, it's a chance for folks to put, you know, some patio chairs, a couple tomato plants in that space, or just have grass or -- or rocks, it doesn't really matter, but it will be all owned and -- and maintained by the homeowner.

Grove: Thanks.

Fitzgerald: Commissioner Seal, did you have a question? Sorry, I didn't mean to cut you off.

Seal: Bill, go ahead and get it out.

Cassinelli: Patrick, did you have conversations with the folks in -- on Serenity Lane there after this revision? I don't know if we are going to hear from any of them here tonight, but the one -- I -- the one that I really had a concern with -- and you did address it a little bit. I would have liked to have seen more. There is that one property on the -- I guess it would be the southeast lot there on -- off Serenity Lane. You took out one lot and put in a common lot. I guess I was hoping to see a little bit more -- they still have four lots to -- it's still four to one there. They have got two on the south side, two on their east side. They are still impacted pretty heavily by -- by the layout.

Connor: Yes. So -- thank you for bringing that up, Commissioner Cassinelli. That particular homeowner and that property is one of the sellers of Prescott Ridge. He is in favor of the development plan. He is aware that we have made that accommodation to him. He didn't care one way or the other. But I think it works better and it creates kind of more green space in that area. So, we -- we acknowledged the suggestion and we put it in there. So, that particular homeowner is fine with the four units that back to his home -- or the two that back to the rear and, then, the two that are adjacent to the side of -- of his lot.

Cassinelli: Because while you took out one, it really didn't touch any of the -- I mean it would have been kind of -- I don't know if that's a reverse pie shape or what, but he really didn't have any -- that one lot that's now a common lot doesn't have any impact per se on that lot, it only touches it on a point and it's not a flat side, if you will. So, that's that one I would have liked to have seen more.

Connor: Commissioner Cassinelli -- Commissioner Cassinelli, just one clarification. When we did the reconfiguration we made some of those lots wider. So, there was actually -- that lot that's now green was -- was larger at one point. So, it did have more of an impact on that corner. Whenever we --

Cassinelli: Okay.

Connor: -- whenever we did make the adjustment we went ahead and cleaned up that corner to make them connect kind of like you said, a pie shape. So, as you see it now it is slightly different than what it previously was.

Cassinelli: Okay.

Fitzgerald: Is that all the questions?

Cassinelli: I think Commissioner Seal had one.

Fitzgerald: Commissioner Seal, go right ahead.

Seal: No, I'm good at this point.

Fitzgerald: You are good? Okay.

Cassinelli: I -- one more and, Patrick, maybe if you could just kind of give me an idea with your -- with your cursor how close at -- at this -- how close is Highway 16 to McDermott at -- where it touches -- you know, on the eastern portion of your -- of your development over there -- or western. Excuse me. On the west side of the development, how it -- where will 16 run?

Connor: So, I -- I don't have the ability to point, unfortunately. Maybe I can. Okay. Okay, So, I don't know if you can see right here, but McDermott will go here and, then, it will actually terminate into a cul-de-sac and, then, you continue on. Sixteen will follow this line here and we weren't --

Cassinelli: I'm not seeing anything.

Connor: You're not seeing any -- okay.

Cassinelli: I'm not seeing your -- I'm not seeing what you are doing there, if you are -- if you are moving the cursor or not.

Connor: Okay. I'm drawing -- I'm trying to -- I'm drawing on the screen. I don't know if it's showing or not.

Cassinelli: Yeah. Maybe if staff has an idea to -- if they can kind of draw that out. Where does -- where will McDermott terminate?

Connor: McDermott terminates just north of our parcel -- north of us. So, you can see half of the road section in that -- in that far west corner and it will terminate in the cul-de-sac in a turnaround point. It will stub out to that large parcel west of Serenity Lane and then -- I don't know the exact measurement, but, then, Highway 16 is just west of that. We have worked with ITD and we have worked with Jacobs Engineering to make sure that we have the appropriate right of way shown and showing exactly where McDermott is planned to be terminated and located.

Cassinelli: Okay. And there is -- and is there -- maybe this is for staff. Is there appropriate noise abatement measures there be it -- be it a berm or -- or fencing on that -- on that side along McDermott?

Allen: Mr. Chair, I'm not sure if there is. I'm trying to remember. I'm sorry. Give me a minute to look. I know there it is along Chinden.

Fitzgerald: And, Bill, I think there is a pretty significant separation between -- like between where their property ends and where the highway goes.

Cassinelli: That would be my -- that's my only concern thought there and hopefully -- hopefully there will be -- you know, whether it's ITD when they -- when they put that in they will -- you know, if they are going to put in a sound barrier, a wall, something.

Allen: And, Mr. Chair, noise abatement is currently not required in the staff report along McDermott, but if it's something that you wish to add, certainly do so. And if I may also clarify something while -- while I'm here. There was talk about the conditional use permit that will come back in for the hospital. Just, please, be aware that that is only for the hospital. It is not for the medical office building. So, if there is anything on the concept plan that you are not in favor of, please, make a recommendation as such at this time.

Fitzgerald: Thank you for that clarification, Sonya.

Cassinelli: -- that office building?

Allen: I'm sorry, I didn't hear you.

Cassinelli: I'm just clear -- I'm just asking for clarification that the CUP will not include the office building?

Allen: That is correct. It's only for the hospital use.

Cassinelli: Okay.

Fitzgerald: Sonya, do you know the -- how far to the west 16 is? I thought it was 150 -- or more than a hundred feet to the west of current alignment of McDermott. But can you clarify that? Or, Bill, can you clarify that?

Allen: Yes. Just a moment. So, it's approximately 630 feet to Serenity Lane from where the interchange is planned.

Fitzgerald: But do we know the alignment to like were 16 will go north-south, how far away from the current alignment of McDermott. I thought it was offset pretty far to the west.

Allen: I believe it's 300 feet --

Fitzgerald: Three hundred feet. Okay.

Allen: -- west of McDermott.

Cassinelli: So, it really -- it really moves to the -- to the west.

Fitzgerald: They went way -- yeah. It kind of angles off and it goes way -- goes way far to the west.

Allen: Yeah. I'm not absolutely positive, Mr. Chair, in this section.

Fitzgerald: Okay.

Allen: Give me -- give me just a moment, though, and I can look at that a little bit further here.

Fitzgerald: While you are looking, is there -- Bill, do you have additional questions for Patrick?

Cassinelli: Well, I think that kind of wrapped it up, but now finding out that that medical office building is not -- won't be a part of the CUP -- I don't know if we can bring the representative in who is on Zoom and talk to them. I would just like to find out if there was -- you know, it -- it seems to me with all that -- with all the -- all the pavement there, you know, something could have been shifted -- that building could be turned around. The entrance could face to the west to where you get -- where you can get more parking on the west side of that building and move it over to the east a little bit. Just -- I'm -- my thought is just that they did a lot to move it -- the hospital away from and reorient that so it -- you know, it's a little bit more friendly to the neighbors behind. I would want to see if we could do the same with that building.

Fitzgerald: Madam Clerk, is the hospital representative with us?

Weatherly: Mr. Chair, I moved Betsy over to a panelist. Betsy, you should be able to unmute yourself now and use your camera if you choose.

Hunsiker: Yes. Hi. Can you all hear me?

Fitzgerald: Yes, ma'am. Go right ahead.

Hunsiker: Great. This is Betsy Hunsiker from HC Healthcare. My address is 1717 Arlington Avenue, Caldwell, Idaho. You know, I am sorry, I kind of cut out there when I was -- when she was moving me over -- the connecting cut out. So, are you asking if the MOB could be moved further away from the neighbors?

Cassinelli: That's correct.

Hunsiker: I think I --

Fitzgerald: It looks -- it looks like that parking lot to the -- to the east -- it looks like you could pick it up and literally drop it and swap the two and so I think we are confused on why you couldn't make it on the -- on the east side, instead of where it is.

Hunsiker: Well, I think -- I think there is a few reasons. I think probably one of the main reasons is because, then, the hospital is kind of hidden behind it and not very visible from the street. So, that's a concern I would have. I think that it's very tight up against -- I mean I think we are being asked to do a lot on this. We are -- you know, we are asked to put retail on the corner, put the office building, you know, have the -- you know, we have flipped the -- we flipped the -- the hospital to accommodate the trash and -- and, then, we reduced a story, all of which are pretty significant adjustments to our -- you know, our project. So, I -- I guess from my perspective I would prefer to move it down and actually connect it to hospital versus move it over so it's blocking the hospital view from the street, but -- so, that's -- that's probably the main rationale and -- and just the accessibility and traffic going around it from behind. I mean I'm not a -- a traffic planner, but that's probably the main concern I would have. I mean I think part of being accessible is for the public -- you know, knowing that it's there.

Fitzgerald: Commissioner Cassinelli, do you have a follow up for Ms. Hunsiker?

Cassinelli: Well, I just -- I mean my -- in my personal opinion I would like to see it -- I would like to see something else. That -- that's going to be a significant berm at -- off of Chinden with a -- with a fence and you have got trees. So, if you are -- if you are wanting your -- you know, if you are wanting the visibility from Chinden with that berm you are not going to get a ton of visibility from -- from Chinden. It's not -- you know, it's not like -- and people are going to see an office building, too. Office building. Hospital. And so they are going to -- they are going to see the complex. They are going to know how to get in there. They are going to -- you know, I don't -- I don't see that as being critical as much as --

Hunsiker: Yeah.

Cassinelli: -- orient this to fit in better with the neighbors, because we are backing up right to -- we got to -- we got to keep in mind we are backing up right to -- to residential that's been there for a significant amount of time.

Hunsiker: Yeah. Well -- and, like I said, I'm -- I don't do hospital layouts and that's not my area of expertise. So, there may be other more, you know, reasons around the parking and the traffic and the code that I'm just not as familiar with. So, we can certainly take that back and, again, you know, this -- I guess this has to come back for a conditional use permit. I think -- you know, I think we have tried to be pretty accommodating for the neighbors' concerns by reducing the stories and by reorienting the layout. So, I certainly think that those concerns didn't go on -- you know, weren't dismissed by any stretch. So, I -- you know, I think we can try to figure out some -- we could do more research on the viability of that. I don't know -- I -- that's -- there may be other reasons. I'm -- I'm not a hospital layout designer -- or a campus layout designer.

Cassinelli: And I would -- I would -- you know, I -- I agree and I -- I congratulate you for making those -- especially on the hospital, which -- which is significant. So, I'm pleased you did that. I just -- I just think without having to sacrifice anything else and if -- you know, changing the size, the overall square footage of that office building, you know, is there something -- can it be pushed a little bit more, because as it stands now it's only about a hundred feet from the -- from the property line there, give or take, from what I can see. You know, if there is something else that can be done I would love to see it. I know that they have already done quite a bit, you know, but is there -- can they tweak it a little bit more to -- to really make it -- to really make it shine, so to speak, and really fit in with the -- with those -- with the neighbors to the back and I -- and I do -- you know, I recognize the fact that you guys made significant changes on that to work with those neighbors. I just -- I was just looking at that, that's what sticks out in my -- when I see it as can -- can a little bit more be done without having to sacrifice anything -- not sacrificing parking -- that's the biggest thing. Not sacrificing square footage on that building. So, those are some comments if you could take them back to -- to the ones that do the layout and see if there is something that they can do a little bit more just to get that building a little further to the east would be -- would be probably much appreciated by the neighbors.

Hunsiker: Okay.

Cassinelli: Thank you.

Hunsiker: Yeah. I mean I think -- I'm -- we want it to be a project that they are proud of. I mean I have to say I think that this -- I'm really pleased with sort of where we are as far as the amount of green space and the -- the walking path. I think it's very attractive and it will be I think a real gem for this area. So -- so, you know, I want them to be proud of it as well. So, that's -- I'm happy to do that.

Cassinelli: Thank you.

Fitzgerald: Thank you, Ms. Hunsiker, we appreciate it greatly. Are there any other questions for Patrick or for Ms. Hunsiker? Okay. We appreciate you both being here. Thank you so much for the input. I know, Patrick, we kept you standing up there for a long time. We appreciate it. And we will give you a chance to -- to close as -- after we have finished public testimony. I know we have several people online that would like to testify. Madam Clerk, do you want to start there and, then, we will -- and go back and forth between in-person and online.

Weatherly: Absolutely. Mr. Chair, I don't have anybody else in person that has signed up to testify.

Fitzgerald: Okay.

Weatherly: I'm going to transfer Cary Pitman over. Cary, one moment, please.

Fitzgerald: Mr. Pitman, I think you are with us. You can unmute yourself and I think we will -- ready for your testimony.

Pitman: Can you hear me?

Fitzgerald: Yes.

Pitman: Okay. I am the -- this is Cary Pitman. I am at 6302 North Serenity Lane. The first one on the east side as you are looking at the map. I'm more concerned -- I see some of the possible ambulance access coming on the north side of my property -- or north side of my house going into the hospital. Can you hear me?

Fitzgerald: Yes, sir. Go right ahead.

Pitman: Okay. So, I'm just wondering that -- from the corner of my property that -- there is only 21 feet from the edge of that -- my property to the easement and I don't know -- my concern is, obviously, noise, but I'm concerned about is -- what kind of an access road is planned there with -- where is it coming off of Chinden, 20-26, and where does it -- the way it shows going into the hospital area there is -- there is not a lot of room that's up there and I'm more concerned about how people are going to come off of Chinden -- or an ambulance, excuse me, or a fire truck that's come off a Chinden and, then, across -- and cross Serenity Lane and, then, have that access in there, because -- well, according -- you were saying that we -- we probably won't have access to Chinden in the future, but if someone is coming out of that access lane and makes a mistake and turns left and goes towards Serenity and runs into an ambulance coming into the hospital or a fire truck, how does that look to you guys?

Fitzgerald: I think we will -- we will have the applicant answer your question about the width of that access. I think they had -- said that the ambulances will take access off of Levi Lane and not off of Serenity. I will have the applicant answer that question when they come back up.

Pitman: Okay. Yes. I see the access frontage road going all the way to Serenity, so --

Fitzgerald: And it's there. I think the ambulance entry is on the -- on the east side now. It's the red line, instead of the pink line. So, they would take access off of Levi and not off of Serenity. But we will have the --- the applicant clarify that when they come back up.

Pitman: Okay. And the other one was -- you know, that -- that was basically on -- and, then, there was the -- you addressed this earlier on the people wanting to come out of that subdivision going -- from the south of us thinking they could come up through Serenity going -- and accessing 20-26. So, I would request that, you know, the applicant either put up a -- well, maybe help us out with a security gate or something in there -- a privacy gate letting people know that they can't get through there, so that we don't have people turn around at the end of the road.

Fitzgerald: And I think the -- we will have them address that, too, sir. I think there is a question on the Fire Department's emergency access. So, when you guys have limited access to Chinden ensure they can get fire trucks or ambulances to Serenity Lane. But I will have the applicant make sure that they address that.

Pitman: Okay.

Cassinelli: Mr. Chair?

Fitzgerald: Yes, Commissioner Cassinelli, go right ahead.

Cassinelli: If I could ask a question of Mr. Pitman. I -- your -- your house is the one kind of impacted when I was -- I was asking about that office building in the distance there --

Pitman: Yeah.

Cassinelli: -- and making our request known. Can I get your feedback on -- on the layout of that, because you are -- you are the one that would be most impacted. You and your next door neighbor by that building.

Pitman: Yes. Yes. Me and -- me and the Ropskis that would be right behind our homes and, yeah, that's not exactly the view we have right now, so anything that would be -- give us the space that we are proud of right now would be much appreciated as far as, you know, maintaining somewhat of a view. I'm very appreciative of the -- going from four stories to three, so -- but a little more space back there where we are proud of our -- the properties we have had would be much appreciated.

Cassinelli: Okay. I just didn't want to make sure I was asking something of the property owner there that -- that you didn't really care about. So, thank you.

Pitman: No. Absolutely.

Fitzgerald: We appreciate it, Mr. Pitman. Thank you.

Pitman: One more thing.

Fitzgerald: Oh, yeah, go right ahead.

Pitman: So, that pie piece that's on the north of my property, what -- what's the planning on that? And I guess we can ask the -- because that's going to be just a piece of property that's up there north of me that really is not a buildable lot, but it's -- are they going to maintain that as far as landscaping and mowing and all that good stuff or -- I got a question about how that property is going to be taken care of.

Fitzgerald: I will have them address that as well.

Pitman: Thank you.

Fitzgerald: Thank you, sir.

Weatherly: Mr. Chair?

Fitzgerald: Go right ahead, ma'am.

Weatherly: Next up we have Sue Ropski. Sue, one moment, please. Sue, you should have the ability to unmute yourself. Please state your name and address for the record.

Ropski: Hi. My name is Sue Ropski and I live at 6262 North Serenity Lane. I'm Cary's neighbor. I want to thank you for the changes you have made so far. I really appreciate you listening to our feedback. One question I have is if you could flip the parking lot to the east of the medical building with the medical building, then, behind our homes we would have a parking lot, but it would give us a little breather from everyone in a three story building looking into our backyards and I don't know if that's possible or not. I really appreciate you moving the garbage to the south side out of our backyards. Thank you for doing that. I am concerned about the traffic on Serenity. We are a quiet street with children. We have no sidewalks for children to be on, so they ride their bikes on the street. They walk their dogs on the street. They get pushed in their buggies on the street. So, I am concerned with no sidewalks on Serenity where the safe place will be for those children to play and, then, the other part that the fire commissioner brought up last time was with that right-in, right-out only. It will reduce his response time to emergencies on our road. We do have some elderly people on our road and, sadly, one of our neighbors just passed away, so we -- we do want quick emergency response time, as well as limiting traffic. So, it's kind of a double edged sword there and I'm -- I'm a registered nurse, I am not a traffic manager, but anything you can do to help us with that traffic piece would be greatly appreciated.

Fitzgerald: Thank you, Ms. Ropski. We will have the staff and the applicant talk about their -- that -- that access, because we want to make sure the fire and ambulance can get to you all as well. That's very important.

Ropski: Well, you know, we have been so fortunate -- many of us have lived here for over 20 years and we have a beautiful neighborhood and -- and we -- that's why we have lived here for 20 years. So, anything we can do to be good neighbors to the hospital, as well as maintain our quality of life, is just really, really appreciated. Thank you.

Fitzgerald: Thank you very much, ma'am. We appreciate you being here tonight.

Weatherly: Mr. Chair, next up we have V. Stack. One moment while I transfer you over.

Stack: Hi. My name is Val Stack and I'm at 6072 North Serenity Lane and I would just like to make a comment that -- it was either Monday or Tuesday I spoke extensively to Deputy Chief Joe Bongiorno, fire chief, and talked to him about the emergency access issues that we have been talking about and I wanted to clarify one thing for Patrick. I don't know what day you spoke to him on, but he had told me that he just really hates bollards and gates and things of that nature and he just wants it open for simplicity and I said, well, wait a minute, doesn't pretty much every gated community in the county have a digital access whereby the fire and ambulance have the ability to open the gate remotely on their way to the property and he said, well, yeah, but you have to be a private lane. I said, well, sir, we are a private lane. We have been a private lane since day one. We have a very narrow lane. It's been mentioned before that there are no curbs or anything and so I asked him for some data here, some metrics, and he said that the emergency vehicle access has to have a minimum of 20 feet. Serenity Lane is 19 feet wide and in order for it to be classified as a Meridian city street you have to have 24 feet and on the northern end of the property, as Cary was mentioning, there is only 21 feet between the corner hip, his fence, and the right of way. So, what we would propose is using -- you know, get a -- a vertical gate for -- instead of a bollard or anything for our south access to be able to get to Levi Lane and to be able to have it maintained as a private lane and -- for the safety of our kids and our pets and our people. We would still have access for residents and we would be able to have access for mail like every other gated community and that would give us -- that -- we could be doing something like that now, maybe with the help of Hubble Homes on that one and -- you know. So, that was really one of our really big issues. Another question I had was also about -- you know, they were talking about a front berm and that it would need to be -- or a wall that would need to be ten feet -- as high as ten feet from the center of Highway 20-26 and so my question is -- so, how far west does -- would that berm extend? Are you going to have a berm or a wall from Levi Lane that stops at the -- behind the hospital? Is it going to stop at Serenity Lane? Is it going to stop at Highway 16? Where does that go? And on that same note, we also talked a little bit last time about -- if somebody was coming into Serenity Lane there was some -- some comments that they could turn right and go west, continuing down that frontage road and that -- that would have access to that western property over by McDermott on the western side of Serenity. So, I'm curious as to what the real plan is there, because laying out the rest of this picture -- I think Bill had mentioned that, you

know, let's get a picture of what the -- the interchange is going to look like, what's -- what are the other surrounding things that are going to be happening on the rest of this, because this is really a pretty limited view and I probably would also make a comment about that the two story office or the three story office building -- medical office building and it just -- just doesn't seem to be a legitimate argument that you couldn't just flop the -- flip flop the parking lot and the building, because, you know, for 20 years we have been -- the value of our homes has really been based on our million dollar view to the east of the -- of the Boise foothills and moving that over to the other side would be a substantial -- substantial change for us. I think it's an illegitimate argument to think nobody's going to be able to figure out where the office building is that's closer to Levi Lane, that's closer to the light, as opposed to farther away. So, I would just kind of maybe throw that out there.

Fitzgerald: Could I have you wrap it up, please, ma'am.

Stack: I think that's pretty much the big things.

Fitzgerald: Okay. Thank you so much for bringing your thoughts tonight. We appreciate it greatly.

Stack: Thank you.

Fitzgerald: And we will try to get some of those questions answered for you.

Stack: Thank you.

Fitzgerald: Thank you, ma'am.

Weatherly: Mr. Chair, next is Doug Haneborg. One moment, Doug.

Fitzgerald: Sir, you are with us. If you would like to unmute and, then, we will -- we are ready for you whenever -- or whenever you are ready. There you go.

Haneborg: Can you hear me okay?

Fitzgerald: Yep. Doug, just give us your name and your address for the record and the floor is yours, sir.

Haneborg: Okay. Doug Haneborg. 6002 North Serenity Lane. I just want to piggyback a little bit and add to Cary and Val's questions and concerns. So, with the access -- frontage access road, I guess I'm a little confused, because if I understand correctly, the long-term goal is to close down Serenity off of Chinden, because it's too close to Highway 16 and what's going to go on there. It seems pointless to me to even have that frontage access road, because if their goal is -- I think originally from the start of this was for fire access or things like that, that won't even be a possibility from that location in the future if -- if that has to be shut down, because it's too close to Highway 16. So, I guess that's

my first concern there is the -- the access road just seems pointless to me at this point. The other thing is we do have elderly people in our neighborhood, but we also have younger couples as well, myself, we just had a newborn, there are several other neighbors with young, small children and we don't have sidewalks in our neighborhood and as was mentioned before, this is a private lane that is owned by the HOA and it's not that wide of a road. I mean even currently when we have two-way traffic coming through it's a tight squeeze and you got to slow down and go slowly across your neighbors, you know, when they are driving. That's with only 15 homes right now and there will be a lot -- a lot of traffic coming through our road if that is connected and opened, as the fire chief wants down below, and these are a lot of homes that are looking to put in here. I mean they are cramming these lots in and there is going to be a ton of traffic and the last thing I would want -- as it is already, even with just the 15 homes, it's a tight road and no sidewalks. So, we don't have sidewalks like this -- like other neighborhoods where you can take your child down the road. So, we have to ride our bikes on the edge of the road and I would hate it if someone -- you know, this -- this traffic increases tremendously and we are going to see accidents and -- and people going too fast. I mean, luckily, we do have a windy road, which helps it as it is now, but as you are going to increase traffic, this is going to be a big problem. The third thing that I would mention -- and mainly for Patrick, is -- so, I'm one of the lots there, I'm just to the north of that most southern lot where they -- they did make the adjustment on that pie-shaped corner. My question is, they go from the -- you know, the larger estate lot that backs up to us, which is two for each of ours, but, then, once you get across the street they go down to much smaller lots and I would like some consideration there to at least try to keep the larger lots across the street as well for our property values and also visibility as Val was mentioning earlier, because if you start cramming in lots right across the street, that is a big visibility factor for us. We are already going to have that with the two story townhomes and apartments and other things that they are doing there. But I think it would be nice if we could consider having some larger estate lots at least across the street as well when you get closer -- like that back up to the park over there by the pool and it would just make more sense to me, too, because if you are going to try to sell those larger estate lots, they are probably not -- the people that can afford the larger lot aren't going to want to look across the street at three or four lots that are -- that, you know, half the size and it will affect their property value, too. So, just for me, you know, I would think that that street on both sides should have the larger lots just for visibility, too. I mean I think it will -- these -- and I know there is a lot of different lot sizes that you are working with here and it seems like you guys have done a good job at, you know, your different phases of it, but to me in that particular area around that corner of that street you are going from large lots and, then, right across the street they get substantially smaller, so --

Fitzgerald: Could you wrap it -- close up your thoughts real quick, sir.

Haneborg: Yeah. That's -- yeah, that's it, basically. So, I would just like them to consider those three things if they could.

Fitzgerald: Okay. And I appreciate it and we will get you some answers on a couple of those things, too.

Haneborg: Appreciate that. Thank you.

Fitzgerald: Thank you, sir. Have a good night. We appreciate you being here tonight. Thank you.

Haneborg: Yeah. Thank you.

Weatherly: Mr. Chair, next we have Heidi Wilson. Heidi, one moment.

Fitzgerald: Heidi, I think you are unmuted whenever you are ready, ma'am, the floor is yours. Are you with us?

Wilson: Hello? This is Heidi Wilson. Can you hear me?

Fitzgerald: Give us your name and your address for the record and the floor is yours.

Wilson: My name is Heidi Wilson and I live at 6133 North Serenity Lane. Our lot is on the west side of Serenity Lane and I just wanted to quickly echo the concerns of my neighbors about the residential area having access at the south end of Serenity Lane. I have three young children, we ride our bikes, we walk our dog often up and down the narrow lane and the thought of having that as an access point, which I know would be used by residents in those homes, and just as my neighbors have said there is a lot of homes planned to be built and I know that our road will be used for people to access Chinden and I would just hate for that to happen. So, I just hope that we can come to do a little bit more research, just as my neighbors have said, to figure out a solution to that problem and that's -- I just wanted to voice my concern with that.

Fitzgerald: Thank you, Ms. Wilson. We appreciate you being here tonight and thank you for your comments.

Wilson: Thank you.

Fitzgerald: If there is anyone else who would like to testify in this application -- I think there was one more, Madam Clerk.

Weatherly: Yes, Mr. Chair. Chuck and Bobbi, one moment.

Fitzgerald: And if you are ready to unmute yourself, I think -- there you go. Oh. Maybe. Try one more time to unmute yourself and -- there you go. Try one more time. I think you guys are getting closer. I see the mute coming off. There we go. No.

Hay: I can hold it if that helps.

Fitzgerald: There you go. Hi, sir. Please state your name and your address for the record. Oh. If you hold your spacebar down that will work, too. Maybe. You went away.

Madam Clerk, can you click on there and unmute them or that -- offer them the ability to unmute?

Weatherly: Mr. Chair, I have asked them to unmute.

Fitzgerald: There you go.

Hay: Okay. Now can you hear me?

Fitzgerald: Yes, sir. We can hear you.

Hay: Okay.

Fitzgerald: Please state your name and your address for the record and the floor is yours.

Hay: My name is Charles Hay and my wife Roberta and I live in the Serenity Lane lot, which is in the lower southwest -- the last one right by that cul-de-sac. I would like to agree with what the other people in the subdivision have said about keeping our private lane private if at all possible, because of the property values and because of the danger that the very small road would have with increased traffic. I have one other further concern and that is as the one of the two on the south end of Serenity I would like to see a fence at least four to five feet high on that lower edge to protect our property from the smaller lots that are going to be right next to us. Other than that I have no real concerns about that area of the proposed development, but I just really think that to protect our property rights and kind of have a division there that -- between our lots and the ones that are going to be built right next to us, I think a fence would be the minimum that the subdivision ought to consider.

Fitzgerald: Sir, we will have the applicant address that when they come back up and we will take that into account during our discussions as well.

Hay: Okay. That's -- that's all I had. But I did -- like to confirm and agree with all the concerns that have been expressed about the roadway. That is the number one thing that concerns us all at this point.

Fitzgerald: Okay. We greatly appreciate that and we definitely will have them comment on it and I think --

Hay: Okay.

Fitzgerald: -- Ms. Stack talked about the fire discussion, too. We will definitely get to the bottom of that as well. We appreciate you being here tonight and thanks for the comments.

Hay: Okay. Thank you.

Fitzgerald: Thank you, sir. If there is anyone else would like to testify, either in person or online, please, raise your hand and we will make sure you get heard this evening. Mr. Seal, do we have anybody in chambers?

Seal: No, sir.

Fitzgerald: Okay. I don't see any additional hands being raised. Patrick, would you like to come up and close and respond to some of the comments.

Connor: Yes, I would, Chairman, thank you. While it's fresh in my mind, Charles, surrounding our property boundary we will be putting a six foot vinyl fence, so there will be a buffer between our lots and -- and your side yard. I think there is a kind of common thread from all the comments that I have received from the neighbors. I'm going to defer a couple of them to staff and potentially to Betsy, if she's still on the line, but just to clarify a few. So, the first couple from Cary. The ambulance entry as shown on this Meadow campus map, the primary entry will be to Levi Lane, no longer will be part of that frontage road. I do want to kind of defer some questions to Sonya about the frontage road, because that was a requirement by the City of Meridian to extend it -- the intent of the frontage road is so the parcel west of Serenity Lane has continual access eventually to Levi. So, that was the intent is to have a frontage road by code between parcels to ensure that there is the connectivity of safety there. So, that's the intent and that's -- that's where the location of it is. Sonya, I don't know if you want to go ahead and talk about the frontage road.

Allen: Yes, Mr. Chair, Members of the Commission, Patrick's correct, that is a UDC requirement for properties adjacent to state highways to provide frontage or backage roads. In this instance it made more sense to provide a frontage road, since the -- it may not be likely or maybe some time until the properties to the west redevelop and they are designated mixed use regional as well. But it made more sense to have the frontage road meeting closer to Chinden, rather than like midway through the site to the west and the purpose of the frontage road is to provide access from the adjacent collector streets, so that it reduces access points on the state highway.

Fitzgerald: And, Patrick, can you talk through the width of that, because I -- I think the conversation about the pie-shaped lot up in the front and the width of that road -- just so everyone understands it.

Connor: Yes. I believe the width of the road is 27 feet and the way that pie shape kind of works is that's the property line. How that area will be treated is it will be landscaped, probably just grass and be maintained by the hospital. Potentially as that frontage road is built, depending on when it's required to be built, that may be used as a potential like drainage area for the frontage road. But it will be maintained, it will be landscaped with grass, and so it won't be covered in weeds or anything like that, it will be a consistent treatment, just like in the medical campus. Another question that was posed about the berm along the property line -- as this property develops and as it goes to the CUP it is a requirement to have that noise abatement berm and trees ten feet above the centerline

of Chinden Road, so that is accurate. My understanding right now is that the full frontage along Chinden will have to have that berm. As properties to the west develop and as properties to the east develop they will also be required to do that berm per code. So, as this -- as this particular parcel develops, as the medical campus is under construction, that will be part of their requirements for noise and noise abatement and site abatement. Again, I think that's going to be clarified more in the CUP process with the hospital. I do want to answer just a couple questions on the access of Serenity Lane and maintain the privacy of that and, then, lastly, I just want to defer the medical office building location to Betsy, if she's still on the line. But to answer your question, Val, I believe the last I talked with Joe was on Monday or Tuesday, he did want it to remain open for access, but I do agree with Sue's sentiment that, you know, it's kind of a double edged sword there in that you are opening -- you are inviting people to come through, but also you are losing your ability to -- to service them with emergency services. So, I am one hundred percent open and we are onboard if we can do some sort of electronic gates, we can definitely look into that. It's something that I think would be a really good win-win for both parties. I think it would give you all the opportunity to maintain the privacy of your road, but if it could also be agreed upon with the fire department it can be -- it can be something we can work with there. So, it's definitely I think something we can look into and something we can work with and we are open to footing the bill for that. So, I think that is most of the comments that were ever brought in. Oh. To address the question from Doug about the bigger lots across the street from the estate lots wrapped around the southeast corner. Those lots across the street are 60 foot -- foot lots already that backup to the park. So, the idea of making those larger estate lots kind of takes away from the point of that park in creating kind of a neighborhood feel and taking away more homes ability to backup to the park. So, that was important to us having homes adjacent to that park. They are already 60 foot lots, meaning they would likely be 50 foot home plans, which are larger home plans in today's definitions of that and they won't be anywhere near the size of the homes on the Serenity Lane, but they will be part of our nicer more estate series, the ones directly across the street from the estate lots. Betsy, if you are still on the line, if you could maybe address some of the questions they had about the medical office building shifting, whether it's a rotation or whether it's moving further east. I know that, as you said, that we are working with actual professional landscape -- or architectural professionals and landscape architects to make sure this thing functions well, but also gives you all the ability to have visibility off Chinden and I think it's something that we can work with. I don't know if you have more comments on that.

Hunsiker: No. I think it's the same as Mr. Cassinelli asked before, so I think, you know, we are open to looking at it. I think it's also -- I mean, frankly, I would love to not have to do the frontage road -- road either. It makes things a little bit more complicated. But that's something we have to do. So, since it has to go through the campus, but -- so we will -- we will look at that and see, you know, maybe we can even rotate it 90 degrees, that was one thought I was having just as I was sitting here, because, then, that would narrow the profile and potentially help, you know, limit obstruction. You know, how -- how obstructive it is to the view. So, I think we -- I think we can look at a few options and try to make that work better for the neighbors.

Connor: I also just want to clarify one more thing. The distance of the edge of the medical office building to the property line is more on the par of 130 feet. The hundred feet is the distance to the 30 foot buffer. So, the distance from the medical building to the 30 foot buffer is one hundred feet and, then, an additional 30 feet. So, it's a -- it's already a significant separation there. Again, the lowering of the four stories to three stories was a significant change accommodation that we are trying to give. In addition, there is going to be an eight foot wall, in addition to a number of dense trees along that property edge. So, I think the obstruction in the visibility of the medical office building will be considerably low considering how far away it is from the -- from the property line and all the accommodations they are making with the landscaping and the wall.

Fitzgerald: Thanks, Patrick. I appreciate that. Other questions for Patrick at this point?

Grove: Mr. Chair?

Fitzgerald: Commissioner Grove.

Grove: Patrick, I have a quick question for you that we haven't touched on yet. On Fireline Court, just kind of northwest of the dog park, is that intended to be a through street in the future when the parcel to the north develops or is that anticipated to stay a cul-de-sac?

Connor: Thank you for bringing that up. That was -- we worked with staff to put -- to arrange that there. That eventually will be -- or it could be an access point for that parcel. We were required to do a similar thing that we did with Serenity Lane where we bring the street all the way to the property line. So, yes, that will be probably like a secondary or emergency access for that -- for that property. They are going to get their primary access point from McDermott, which will terminate into their property, and, then, in theory, that frontage road, as it continues to their property, that's the intent of the frontage road is to connect all the properties along a major state highway to the mid-mile collectors.

Grove: And so would that be signed as such, as that's been built out?

Connor: The -- the cul-de-sac connecting to the north parcel?

Grove: Correct.

Connor: I believe so. My -- my understanding is that the sidewalk will kind of wrap around as we build it, but as that property develops they will have the chance to easily tie into that -- to that road. They can tear the sidewalk out and continue the pavement to get access.

Fitzgerald: Any additional questions for Patrick?

Cassinelli: Yes. I'm sorry.

Fitzgerald: Go ahead, Commissioner Cassinelli.

Cassinelli: Patrick -- can you pull up the slide that shows that access road.

Connor: The medical -- the frontage road?

Cassinelli: The -- I'm sorry. You are correct. The frontage road. Yes. I'm trying to dig it up, too. But you can --

Connor: I think I have it on the screen.

Cassinelli: Okay. So -- and this -- this might even be for -- for staff as well. I'm not -- if that's a frontage road and that's not what I was -- I thought it was just kind of a rear access to this. I didn't realize that that was going to be a frontage road. You have got a frontage road that comes through a parking lot for a medical facility. So, you have got that other -- the future development to the west of Serenity Lane. That's going to take half of this access off of a frontage road that goes through a -- through a commercial development. Again, that's -- this is -- I guess this is more towards -- more to staff now that we brought up the -- the frontage road. Sonya, can you kind of address that? Is that a -- was that looked at?

Allen: Yes, Chairman, Commissioner Cassinelli. It's not ideal. Typically we prefer to have backage roads and for them to be a separate driveway and not through the site. The code also requires that the entrance to the frontage road be 660 feet south of the highway from the intersection. So, with that requirement it -- it necessitates it circulating through the site.

Fitzgerald: Commissioner Cassinelli, do you have a follow up?

Cassinelli: No, because my brain just got twisted by having a frontage go through a development. Perhaps the frontage road could have ran the -- the bordering edge of this medical facility for -- on the -- see what I'm saying? Coming down this -- where the -- where the 30 foot landscape buffer is.

Fitzgerald: I guess I'm confused. What would be -- what would be the purpose?

Cassinelli: It's a road that carries significant traffic.

Fitzgerald: I don't think it would be significant traffic. I think most access is going to come off of Levi Lane.

Cassinelli: But I mean for the -- for the future developments to the west.

Fitzgerald: Okay.

Cassinelli: Because what are we talking about on that parcel that's going to go in eventually to the west of Serenity Lane, how many -- if it's going to be residential, how many homes in there?

Seal: Mr. -- Mr. Chair. I mean the --

Fitzgerald: Yes. Go right ahead.

Seal: -- a simple way to address this as the frontage road is required, so it doesn't matter what goes in there, it's going to have to be there. So, it doesn't matter if it's going to be a -- you know, a medical facility, parking lot, or -- or what that might be. There is a road system in there that's going to accommodate and handle that -- that traffic. And I agree with Sonya, it's not ideal, but it is a requirement that it go in there. About the only thing I could see that might make that better is to -- if the property that's still in negotiation is purchased and maybe the frontage road goes all the way across and connects directly into Levi Lane, that might be something that makes it a little more palatable, but as it being a requirement if the whole thing -- I mean it's --

Cassinelli: It has to be further to the south, though, that she indicated. It can't be right up there at the -- at the top of Levi Lane, it has to --

Seal: Got you.

Allen: That's correct, Chairman and Commissioners. The other alternative was to run it along the 35 -- or 30 foot wide buffer, but, you know, staff was trying to keep the traffic away from the residential properties.

Fitzgerald: Yeah.

Cassinelli: I'm just looking -- I'm just thinking down the road, if we -- if whatever goes in to the west of Serenity Lane, if it's residential, then, you have got -- all those people are going to -- to get out to Levi Lane to get on Chinden, they are going to be going through a parking lot.

Fitzgerald: I guess I'm confused. That's commercial property or mixed use regional property on the frontage along that whole interchange. So, I don't think you are having residential homes -- that's an interchange and it's going to get big right there. So, I'm less concerned about that. I understand what you are saying, but I think that interchange is going to be significantly -- I mean if you look at the -- at what's on the screen, that thing is going to take up the majority of that other property.

Cassinelli: Okay. I mean I guess that -- that reduces the amount -- the amount of traffic that will use that, but --

Fitzgerald: And, then, McDermott will have an actual road where Highway 16 will be to the west, McDermott will actually go down into a cul-de-sac or some kind of an access.

So, there will be another access down there. McDermott won't just terminate and go away. There will be a cul-de-sac at the end. There will be another access there.

Cassinelli: Okay.

Fitzgerald: Additional questions for Patrick?

Allen: Mr. Chair?

Fitzgerald: Go right ahead, Sonya.

Allen: If I may, I don't have a question for Patrick, but in response to your question earlier about how far away State Highway 16 will be from the west boundary from the residential properties and, you know, it slopes -- it kind of curves through there. The closest point at the northwest corner it's about 75 feet and, then, it ranges to about 190 feet from the property, approximately. Staff would be in support of a noise abatement berm-wall combination along that west boundary if the Commission would like to make that recommendation.

Cassinelli: Mr. Chair?

Fitzgerald: Commissioner Cassinelli.

Cassinelli: Sonya, were they required to work with ITD on that at all?

Allen: No, they were not.

Cassinelli: Okay.

Allen: It's not directly adjacent to this site.

Cassinelli: Okay. Thank you.

Allen: But it definitely will be affected from the noise of the traffic.

Fitzgerald: And, Patrick, are you amenable to that?

Connor: Yes, we are amenable to that.

Fitzgerald: Okay. Any additional comments or questions for Patrick?

Parsons: Mr. Chair, this is Bill.

Fitzgerald: Yes, Bill.

Parsons: I just wanted to go on the record and just let you know that the applicant actually did work with the property owner to the north and ITD to make -- and redesign their plat to make sure that they were in alignment with the State Highway 16 plan. So, I just want to go on the record and give them kudos for doing that, because it's -- it's not always the case where property owners want to work together to make sure that they are each -- they are preserving access. And, then, I wanted to go back to the backage road comment if I could. So, that mixed use interchange as you see there is meant to be office uses and low traffic generating uses and that's why we have specifically put that land use there. So, yes, although there could be some potential of some cut-through traffic through that medical campus, again, anything that develops farther to the west is not going to be primarily residential, it will be low generating traffic commercial uses, unless somebody comes back and changes the comp plan designation. And, again, that's a whole other process before this body and the City Council. So -- and, again, as Sonya alluded to, we don't know how those other properties are going to redevelop. Obviously, if -- if those homeowners are bought out in the future when land gets expensive and low density residential is no longer desirable there, those property owners could work together on a backage road or change their circulation of the site out there and work with the hospital campus in the future. So, again, we were trying to work with the applicant and satisfy a code requirement based on what we have currently, but it doesn't mean we haven't -- we can't plan for something else in the future when other properties develop to the west.

Fitzgerald: Thanks, Bill. Commissioners, I'm going to let one more person from the public -- Patrick, if you can take a seat just for a second. I will give you another couple seconds to close. We have one more person that hopped up in line. Bonnie Layton. Madam Clerk, can you bring her over and we will let her speak and, then, we will give Patrick a couple minutes to close it up and we will hopefully be done.

Layton: Thank you, Chairman, Members of the Commission. I'm Bonnie Layton. 690 South Industry Way, Suite 10, in Meridian. I'm actually the planning consultant with WH Pacific and I represent the client -- my client, the property owner, that owns the property to the west that we were just talking about with the mixed use and, then, there is some residential in there. So, I just wanted to let the Commission know that we have been working with staff and have had some preliminary conversations about how that will develop and we are pleased to see that the applicant and the application shows that frontage road along Chinden. And, then, I have had a couple of different conversations with ITD on how we would tie in -- where folks have discussed, the cul-de-sac that would come off of McDermott, you know, in -- in kind of the long-term plan and -- and how we would tie into there. So, I just wanted to bring that forth and also thank the applicant for working to provide access and I think the entire area, once it's developed, will be -- will be a great addition to the -- to the City of Meridian. So, if -- that's all I have. I will stand for any questions if anyone has anything for me.

Fitzgerald: Thanks, Ms. Layton, we appreciate you -- your comments tonight. Any questions? Thank you, ma'am.

Layton: Thank you.

Fitzgerald: Patrick, did you want to come back up and close, sir? Sorry about that. Just wanted to make sure everybody gets a chance to speak.

Connor: Thank you, Mr. Chairman, Fellow Commissioners, thank you for having us tonight. I think we have a lot of good feedback. I think we -- we need to look and work with the Fire Department about the -- the access and the -- having a digital gate there. I think that could be a definite solution to all of our concerns. Again, to reiterate what Sonya had said, the backage road location is not ideal, but I think that it may be something that is not going to have a great traffic impact that we may be fearing. Truly, it's just a way to have access for neighboring parcels to -- to the mid mile collector. Thank you for having us again. I think this is a better project than it was a month ago and it wouldn't be that way if it wasn't for the input of the neighbors and from the Commission. So, thank you. And thank you, staff, for your support to this process.

Fitzgerald: Thanks, Patrick. We appreciate it. Last chance for any questions for staff. If not, I will entertain a motion to close the public hearing.

Seal: Mr. Chair?

Cassinelli: Mr. Chair?

Fitzgerald: Commissioner Cassinelli.

Cassinelli: I move we close the public hearing for file number H-2020-0047, Prescott Ridge.

Seal: Second.

Fitzgerald: I have a motion and a second to close the public hearing on H-2020-0047. All those in favor say aye. Any opposed? Motion passes.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Fitzgerald: Anyone want to lead off?

Seal: Mr. Chair?

Fitzgerald: Commissioner Seal.

Seal: Just looking at the project as a whole and where it was the last time we saw it, I really appreciate what they have done to it. I mean, essentially, they did everything that was asked of them and, then, a few more things to kind of make sure that what they did wasn't just trying to shoehorn in an accommodation to a request. So, I really like the layout, especially the new layout in the townhomes. That makes a lot more sense than it did before. The -- the mix of housing availabilities in here is -- is really good. I mean they have -- you know, as far as the mixed use portion of this, you know, they kind of nailed

that. So, it would be nice to see -- not that everybody has an expanse like this to -- to develop, but, you know, I think they got that right. It seems to blend in pretty well to the surrounding areas. It kind of sets the pace for -- for where other things will need to blend into it. As far as them making the accommodations with the hospital, that's -- that to me is great. Again, you know, they are -- they are, basically, doing everything that we asked. I mean they are -- they are kind of in a rock and a hard place as far as the -- the access to Serenity Lane. Great to have a gate there, but as soon as access to shut off to Chinden, if it ever is, considering that it's a private lane, then, you know, that opens up a lot of questions as far as how the -- you know, where the secondary access is going to come from. If they want the gate in there at that point in time, considering that that's the fastest route for emergency services to get to them at that time. But as -- as a whole I think they have done a really good job with this project and I would definitely recommend approval of it.

Fitzgerald: Thanks, sir. Commissioner Cassinelli, you're not on mute, so I'm calling on you.

Cassinelli: Okay. You know what, I -- I said a lot of it in all the questions that I -- that I addressed. All in all, they -- they have -- they have worked with the neighbors, they have worked -- they have done a lot and I think it's -- I think all in all it's a -- it's a pretty good -- it's a pretty good package, especially for the location. I'm just going to make some comments on some conditions I would like to see to move it to -- to move it to Council and that would be to have them work with ITD on -- on a -- on some sort of a buffer noise abatement if -- if necessary. I mean if -- if they feel that there is plenty of distance there. But I just -- I would like to see a requirement that they work with -- with ITD on that. The lots on the south, that was a concern of mine that Commissioner Yearsley brought up -- brought up and that do they line up to the development on the south that are R-4. Continue to maybe look at some options on that -- on that smaller office building to see if they can't still tweak that a little bit to get it a little further away and, then, continue to work with Meridian Fire Department to see if a -- if a digital gate, as opposed to -- I mean we were all talking bollards and thinking bollards last time, but a gate isn't going to really slow down the department, but -- but five seconds to open a gate -- to open a digital gate. So, if we could do that. Those would be -- other than that I'm -- I think that they have done a lot and I think it looks good. I really -- well, that said -- and this just popped up in my mind, because we kind of went away from it. I -- the other part is I wanted to see initially -- and this was a big thing for me -- that other lot to be a part of it and now that I say all that I -- we didn't really -- we talked a little bit about it, but that other lot -- I think that that needs to be a condition, too, to move this forward to get that -- to get that apart, because, otherwise, I think a lot of things -- I don't know if the hospital layout can -- can move forward without that. So, I think that would be a necessary condition as well. But if that lot comes together -- it sounds like it will. As long as that comes together, then, I'm in favor of it with those conditions.

Fitzgerald: Commissioner Grove, go right ahead, sir.

Grove: Thanks, Mr. Chair. I -- I will start off with the -- just my overall thoughts. I really like the -- the adjustments that they made. In particular, I -- either didn't notice it or they really did a better job of calling it out and -- or improving the -- the walkability of the development overall, especially in regards to the medical complex, I think that really highlighted the effort to, you know, provide some boundaries for -- for the development and -- but also make it more usable for -- for everybody. I really like that. And not just in the commercial area, just throughout it seems like there has been some true intentionality to how they thought about pathways and walking and mobility. So, appreciated that. I really liked the improvement that they did to that townhome layout. It's functional now compared to what we saw last time. I like the open space and the amenities that they -- they have worked to -- to add in with -- with that product. And, then, to Bill's conditions, I'm less concerned with the ITD piece on the west side in terms of -- I think they could do something there, but to me the noise abatement almost needs to go on the other side of McDermott. So, it would be between Highway 16 and McDermott versus right up on the -- on this development, but I might not be seeing that all the way through. I might be missing a piece there, so -- and, then, I'm good with the other three that -- that were mentioned. So, moving forward seems -- seems like a good thing to me.

Fitzgerald: Commissioner Yearsley, do you want to chime in?

Yearsley: I actually think -- my hat's off to Bill. You have done a great job identifying the issues. Again, coming in late to this, being my second meeting, you know, I didn't know what the first one looked like. My personal opinion is it's still a little dense. I would have liked to have seen fewer lots. But I will concede if we can add -- maybe reduce some of the lots along the R-4 on the south to provide a buffer between that facility, kind of like we have done to the -- to the north.

Fitzgerald: And I -- I'm in agreement with most of the comments. I -- my biggest thing was -- I think the electric -- electronic gate or a digital gate is imperative for maintaining the lifestyle that the folks on Serenity Lane have. I was kind of with Bill, I thought we were going the bollard route, but if we are -- I understand the balance we have and I know Ms. Stack and Ms. Ropski both talked about making sure we can get proper emergency access in there for when they do need fire and ambulance services, whether it's part of, you know, Chinden being open or Chinden being closed, it's definitely going to be important later. So, having that digital gate in there, making sure that's a piece of this. I'm less concerned about the -- the last piece being a part of this. I think that's a separate entity. I don't think we can condition it. I think that's a hard -- you got to take the application the way it is. So, I don't know if we can condition additional land being brought into something that's on here. That puts people in a really tough spot and that could actually make an impact for that sale. I mean if you condition a property being brought into a condition -- or into an application, maybe do a change of requirement of what that thing is going to cost. So, I don't think as a city we can get into dictating to a buyer or to an owner what -- that being a part of the property. You can have a master plan over the top of it, but you can't ask them to be a part of it. But, then, not bringing it into this application, you can't do that. So, I don't think we could have that be a condition. I would be pretty opposed to that. And I don't think it's a piece that needs to be a part of this. I

think they can -- they have enough room to maneuver in there without making it -- making that a condition. So, that would be my one kind of hard press back. I don't think we can do that. But everything else I think is absolutely -- Bill, I think you hit on the -- nail on the head. I think you -- you outlined all my concerns, except that one piece. I don't think we can condition that -- a property that's not a part of this application. First of all, you can't -- I don't think we can even do it, because it's not part of the surveys that are included in the application first. So, I don't think we have legal precedence to do that. So, anybody's feedback on that. But I think we are setting a really bad precedence by positioning a property that isn't inside the application. So, I would love Andrea's thoughts, but I don't think I would like to see us do that.

Pogue: Can you hear me, Mr. Chair?

Fitzgerald: Yes, ma'am.

Pogue; Yeah. I'm in agreement with your comments and concerns on that topic.

Fitzgerald: Okay. Thank you, ma'am.

Cassinelli: Yeah. I think I was hoping for a purchase-sale agreement and I think they -- I think the applicant was, too. And if I could just make a comment to Commissioner Grove on the ITD portion, the only thing I would want to ask -- not that a noise abatement be -- be mandated, but just that they have that conversation with ITD and if ITD decides it can go on the -- you know, we will call for something -- we will have something on the other side of McDermott. It doesn't need to be on the west -- on the east side of McDermott, it will be on the west side of McDermott eventually, then -- then I just want them to have that conversation, so that those homeowners aren't surprised in a couple years when -- when they have got a freeway going through their backyard.

Fitzgerald: Commissioner Cassinelli, yeah, you did a great job of outlining all the things that were issues. I think it's a well laid out revision with lots of open space and amenities. So, I think you -- you nailed all the pieces. I said that one piece that I was concerned about.

Cassinelli: And, Mr. Chair, if I could -- question for Commissioner Yearsley and get his input. What -- as far as the -- the -- that southern area, if they were to maybe lose a couple lots down there, maybe you can put a -- I don't know if you can necessarily put a pathway in. There is a long block there that almost seems like it needs some walking connectivity, but if it doesn't line up with the development on the south, then, that doesn't work. But what's your thought on -- on that, losing -- losing a lot or two and making those a little wider?

Yearsley: That's how I would recommend, making sure that they match the -- the R-4 type zoning with those lots. You know, 60 feet wide is still not a very wide lot for an R-4 zoning, you know. I think if they lost a couple of lots through there, two or three,

depending on how that would lay out, I think it would look a lot better and match up with the homes on the other side.

Fitzgerald: So, can we give the staff the capability to work with them on it to match up those and not give them a lot number?

Yearsley: Yeah. No, I think that makes sense.

Fitzgerald: Commissioner Cassinelli, I see you working on a motion is what I'm thinking. I'm thinking you are --

Cassinelli: I have got nothing. I have got notes here.

Parsons: Mr. Chair, before -- this is Bill. Before we get into a motion, I just wanted just -- just to remind the Commission that both you and the Council have consistently required noise abatement along properties adjacent to State Highway 16. If you recall, we just had Gander Creek come through, we had Chukar Ridge and all of this body wanted to see actually a 12 foot wall-berm combination and that -- those projects were 300 feet from the state highway and this one's even closer. So, that's why staff -- and I'm happy to hear that the applicant's amenable to that sound attenuation, because I think -- I think it is needed here, to be honest with you, on that berm and along that entryway and we have some other pending applications that are to the south of you that more than likely we have pre-app'd with them and asked for the same thing. So, I don't want to go into too many of those details, but that has been a consistent recommendation and approval for this body and the City Council. So, just giving a friendly reminder of what you have done in the past.

Fitzgerald: Thanks, Bill. Commissioner Cassinelli, I think -- I'm amenable to requiring a noise abatement or -- I mean you could have them talk to ITD, but I think it sounds like the applicant's amenable to it. I think we can incorporate it into it.

Cassinelli: Okay. Did we hear from everybody?

Fitzgerald: I think so.

Cassinelli: I got to find my -- my notes here.

Fitzgerald: Commissioner Seal's always got a motion in his back pocket, too, so --

Cassinelli: Well, if he's ready -- if he's ready I'm --

Seal: Mr. Chair, I can take a stab at this.

Fitzgerald: Okay. Go right ahead, sir.

Seal: After considering all staff, applicant, and public testimony, I move to recommend approval to the City Council file number H-2020-0047, as presented in the staff report for the hearing date of October 22nd, 2020, with the following modifications: That the applicant provide noise abatement measures along the western boundary closest to Highway 16. We recommend that the three story medical building be moved or swapped with the parking area to its east. That the applicant work with staff to provide an electric gate that is approved by the fire chief for access to Serenity Lane from the south and that they reduce the number of lots to the south to provide better transition to the properties to the south.

Cassinelli: I will second that.

Fitzgerald: Just for clarification, you are giving the staff the ability to work with them to line that southern property up; right?

Seal: That's correct.

Fitzgerald: Just so I'm clear. Okay. Commissioner Cassinelli, does that make up with your second?

Cassinelli: Yes. Exactly.

Fitzgerald: So, I have a motion and a second to recommend approval with modifications for H-2020-0047, Prescott Ridge. All those in favor say aye. Any opposed? Motion passes.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Fitzgerald: Patrick and Ms. Hunsiker, thank you for being with us tonight. I wish you best of luck working with staff to get everything finalized. And, team, if it's okay we will take a five minute break, so everybody can take a -- get a water or use the restroom and we will be back in a second to continue on and, Sonya, sorry, but we will just pause for five minutes.

(Recess: 9:27 p.m. to 9:34 p.m.)

4. Public Hearing Continued from September 17, 2020 for Pura Vida Ridge Ranch (H-2020-0064) by Jay Gibbons, South Beck & Baird, Located 3727 E. Lake Hazel Rd.

- A. Request: Annexation of 26.34 acres of land with R-8 (6.64 acres) and R-15 (19.69 acres) zoning districts.
- B. Request: A Preliminary Plat consisting of 157 buildable lots and 35 common lots on 26.34 acres of land in the R-8 and R-15 zoning districts.