

**Public Hearing continued from November 20, 2025 for 3780 Overland
(H-2025-0038) by Jesus Madrigal, located at 3780 E. Overland Rd.**

- A. Request: Annexation of 0.91 acres of land with the R-2 zoning district for the purpose of complying with the terms outlined in the consent to annex agreement for the existing home that is already connected to City utilities.

Lorcher: All right. The next item on the agenda is Item H-2025-0038, 3780 Overland Road, for annexation of .91 parcel of land and we will begin with the staff report.

Napoli: Madam Chair, Members of the Commission, next item on the agenda is the annexation for 3780 East Overland Road. So, actually, on the screen the existing zoning is R-1 in Ada county and the FLUM designation is mixed use regional. This applicant actually has a hook-up agreement with the city. Their well was failing, they are in the county, and they need to hook up to city water and sewer as an emergency hookup and as a provision of that they needed to annex into the city. So, as a result -- zoning obviously the appropriate zone in a mixed-use regional. However we are in the R-2 zoning, obviously, would not be the appropriate zone in a mixed use regional. However, we ought to give them an R-2 zone as a placeholder zoning until that property does redevelop. So, you know, really, we haven't received any written testimony on this one. They do run a home occupation business. It's actually an alteration business out of it right now and one of my DA provisions is that they acquire a home occupation as an accessory use permit here with the city or cease the -- the home occupation if it doesn't meet our standards and they are aware of that. I haven't received any written testimony, as I mentioned, and we are recommending approval with that development agreement. So, essentially, the property will be R-2 and they will have to come in with a development agreement application at the time that it does redevelop and it will likely be with some of the neighboring properties at the time of redevelopment. So, this is more of annexing them, so they can hookup -- emergency hookup into city services.

Lorcher: So, I don't see anybody in Chambers, so I take it there is no particular applicant here. You are just -- you are -- you are going to plead their case?

Napoli: Madam Chair, the applicant -- he did indicate he would be online. It sounds like there was -- he probably was online. He might have tuned off over the last -- last public hearing, so, you know, I don't think he would have much to say. They are just looking for an approval. They already have the hookup in process to get hooked up to city water, because that well was failing, so -- yes, hopefully they will be here at the Council hearing.

Lorcher: Again I think this is a first where we haven't had an applicant in Chambers. So, we closed the public hearing, since there is no one here to speak.

Starman: So, Madam Chair, that's -- if the applicant is not here to speak, that's -- that's fine. I think we will have the same answer, but I guess I just -- for the record I guess you invite the public to -- I'm not sure if there is anybody on Zoom or not, probably not, but --

Lorcher: No.

Starman: -- if there is anybody in the public that would like to testify that would be fair game as well and, absent that, you can entertain a motion to close the public hearing.

Lorcher: All right.

Perreault: Madam Chair?

Lorcher: Commissioner Perreault.

Perreault: I have a question for staff.

Lorcher: Sure.

Perreault: I thought I read in the staff report that there was a recommendation that the applicant put together a concept plan and so I -- I'm hoping that's not the case, because that would seem a bit excessive to me considering it's going to redevelop all in a much larger swath.

Napoli: Madam Chair, Commissioner Perreault, I need to go back and reread it. I apologize if I read it -- or wrote it incorrectly, but, no, at the time of redevelopment is when we will receive that concept plan. So, I apologize if that was unclear in the staff report.

Lorcher: All right. May I have a motion to close the public hearing?

Rust: So moved.

Stoll: Second.

Lorcher: It's been moved and seconded to close the public hearing on 3780 East Overland. All those in favor say aye. Any opposed?

MOTION CARRIED: SIX AYES. ONE ABSENT.

Lorcher: Do we have any conversation? Possibly a motion?

Rust: Madam Chair?

Lorcher: Commissioner Rust.

Rust: After hearing all public testimony I recommend that we approve File No. H-2025-0038 for approval as set forth in the staff report.

Stoll: Second.

Lorcher: It's been moved and seconded to approve 3780 East Overland. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.