

Wheeler: I think that's what it was stated. Is that what we had down?

McCarvel: Yeah.

Lorcher: And adding more commercial.

McCarvel: More commercial. Yeah. More commercial. Less density. Yeah. Okay.

Dodson: I would say we are good then.

McCarvel: All right. It has been moved and seconded to continue Item No. H-2021-0046 to the hearing date of October 21st. All those in favor say aye. Opposed? Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.

McCarvel: We will see you all on the 21st. Okay. And we do have another application tonight if you are wanting to stay, otherwise, if you would, please, quickly exit, so we can get on with our next application. Okay. Does anybody need a quick minute to stretch? Okay. Three minutes we will be back.

(Recess: 9:42 p.m. to 9:48 p.m.)

5. Public Hearing for Briar Ridge Subdivision (H-2021-0036) by Gem State Planning, Located on the West Side of Meridian Road Between W. Lake Hazel Road and W. Amity Road, Directly South of the Mid-Mile Point

- A. Request: Rezone a total of 40.99 acres of land from the R-4 zoning district to the TN-R zoning district (Traditional Neighborhood Residential).
- B. Request: A Preliminary Plat consisting of 227 residential building lots and 47 common lots on 38.86 acres of land.
- C. Request: A Modification to the Existing Development Agreement (Inst. #2016-007070), as required by the existing development agreement provisions, for the purpose of updating the development plan and to redevelop the subject property to incorporate the proposed preliminary plat.

McCarvel: All right. We would like to resume the meeting. For the record we will now open H-2021-0036, Briar Ridge Subdivision, and we will begin with the staff report.

Dodson: Thank you, Madam Chair. I guess informally do you want me to go through this or do you want to just ask questions. We can -- we can handle it however you would like. I presume you all have reviewed the majority of the staff report and done everything you

need to do, but I can definitely go through the main points --

McCarvel: Go through it.

Dodson: Okay. It consists of 40.99 acres of land, currently zoned R-4, located on the west side of Meridian Road, between Lake Hazel and Amity. It is directly south of the mid mile point. Medium density residential and medium high density residential on the future land use map. The applications before us tonight are for the -- a rezone from R-4 to the TN-R zoning district, which is the traditional neighborhood residential district, which we do not have much of in the city at all. It consists of a preliminary plat consisting of 227 single family residential building lots, 123 detached and 104 townhome lots, all for sale single family. Forty-seven common lots on 38.8 acres of land. There is also a modification to the existing development agreement because, again, it was annexed in 2015 and the first modification is basically required if there is new development, as is written in the existing development agreement for the purpose of updating the development plan to redevelop the property consistent, whatever that future development would be. Again, this property was annexed in 2015 under the south Meridian annexation where the lots down here were annexed in to help re-establish some of our city boundaries from being taken over. In that development agreement and with these -- this annexation, there is all of the southern Meridian annexation, made some commitments to provide services and development in this area. With that being said, I -- I mentioned in my staff report about the urban services and I was probably a little too harsh considering some of the commitments that we have made by annexing already and zoning and having a development agreement and everything out here already. So, the project is proposed in three phases. This is a revised phasing plan. It shows a majority of the east third of the site in phase one. A portion of the collector street along the north boundary and an emergency access to Meridian Road also in phase one. So, this was received after Jane and I and the applicant met following the publication of my staff report to kind of talk about some of the conditions and the phasing. Seen here phase two is shown with the large central open space lot. Fifty-eight more lots and most of them detached. The remaining length of the collector street, which is a West Quartz Creek Street and, again, it's a collector street. Three includes 112 lots. So, literally half of the development is not -- density wise is not occurring until phase three. A majority of that is the townhome units in the southwest corner of the site and staff does support the revised phasing plan. The project contains two future land use designations as noted, medium high and medium density residential. There is mixed use regional directly to the south with the existing C-G, R-15 and R-8 zoning, as well as the opposite corner. The applicant is proposing an overall gross density of 5.84 acres -- or dwelling units per -- well, that doesn't make any sense. 5.8 dwelling units per acre, which falls within the density range of the medium density residential. Again, because there are two, just like the last project, and that we have now, the calculations when you have more than one become rather flexible. Yeah, theoretically the applicant could have proposed a project with twice the density proposed currently and still be compliant with the comp plan in terms of density. They lost one, because it -- to me it showed by reviewing this that they were not just trying to cram as many lots in. They had a very thoughtful site design. By proposing a project density consistent with the medium density residential and not the medium high, the applicant is

aware of the existing commercial zoning to the south and its future land use designation of mixed use regional. This should likely incorporate higher intensity development of both commercial and residential. The applicant proposed a higher density product, which is the units in the southeast quadrant of the site by placing the alley loaded townhomes here. Staff does find that the proposed project is consistent with the Comprehensive Plan. Again, they are requesting the TN-R zoning district as noted. It requires a six dwelling unit per acre net density, which following publication of the staff report I have been -- I received that it is at least 11 dwelling units per acre net density, so we are perfectly fine there. It requires at least two housing types, which are shown here at least. Street oriented design, which is more focused on the pedestrian than the car. The overall site design proposed by the applicant is consistent with the Comprehensive Plan, the future land use designation, and this requested zoning, because of the transitional density proposed, because of the multiple housing types, and because of the inclusion of parkways throughout the entire development, as well as the extension of a collector street along the north boundary for future connectivity. The project is proposed with three housing types to meet the requirement of multiple housing types. Detached single family, alley loaded detached single family, and alley loaded townhomes. Some of these alleys here, here, and here are detached, rather than attached. This area. So, a third housing type. Staff does support the proposed housing types and the overall site design that incorporates parkways throughout the whole site, which, again, is a foot parkways, street trees, and five foot detached sidewalks, which really help activate street and keep pedestrians safer. The project is proposed with at least four and a half acres of qualifying open space, which is approximately 11.6 percent. It consists of the required buffer to Meridian Road. The large centralized open space a lot. The MEWs between the townhome units. I didn't include this in my list, but the buffer to the collector street along the north boundary and the -- and other small areas of open space throughout the site. The project has parkways as noted and would qualify as qualified open space. It takes a little bit of a calculation, because you have to subtract all the driveways, et cetera. The applicant did not need to incorporate this area to meet the minimum open space requirements, so they did not include it. So, their four and a half acres of qualified open space is probably a lot closer to their proposed total of seven. So, again, they don't need that in the calculation and I will explain that further. Staff is not concerned that this is not in the calculation, because they requested zoning of TN-R also requires parkways. So, no matter what the city is going to get the parkways, because of the requested zoning, whether it qualifies as open space per their calculations is kind of null. It is a great addition to the community nonetheless. The proposed amenities also exceed code requirements. Per the plat size two are required. They have proposed a multi-use pathway along Meridian as required by the master pathways plan. A children's play structure, picnic shelters, and open space in excess of COVID has noted, that the central open space lot is vastly larger than what would be required, a two acre area. Keeping fencing. Meet the code requirements, except for those specifically noted in the staff report. There is just a few of those items. I don't want to get into the weeds on that. The applicant has agreed to those required modifications. There is a required noise abatement wall along Meridian Road, because it's a state highway. Their proposal for that also meets code requirements. With the proposal for multiple blocks of alley loaded homes and 33 foot wide street sections there is ample on-street parking, because there will not be as many

driveways as standard front loaded detached development. Off street parking shall also be maintained on each building lot. So, the applicant will talk a little bit more about the parking as well. Access is proposed via construction of a new collector street as noted, which runs along the entire north boundary. There will not be any direct lot access to Meridian Road. A secondary emergency access proposed to Meridian Road in the very southeast corner of the property. Again, this is only an emergency access and not a second access for residents. Just an emergency access at this time. The preliminary plat also shows two stub street connections to the west boundary for future connectivity. Meridian Road, Highway 69, is being studied by the Idaho Transportation Department for overall corridor improvements all the way south to -- or what is it -- Orchard Avenue in Kuna. This is a mid mile collector and this intersection at the northeast corner of the subject site is part of this study and is proposed to have what they call a reduced conflict U-turn crossing, RCUT, which eliminates left hand turn lanes from the collector road and left-hand -- and through traffic from those lesser classified streets. There is a couple of these in Boise, though I have not driven on them. There are a couple others. If you go -- in my staff report I did include links to their corridor. It showed some really cool things about how it works and the safety improvements and everything. So, I implore you to look at that. This is an example of what it would look like. Where I put the red box is where Briar Ridge would be proposed on this exhibit and how residents would exit out of here and they would not be able to turn left to head north, they would have to turn right and do a -- that will be a signalized U-turn on these types of things and, then, they will be able to head north through the intersection. The applicant is required to participate in a cost share agreement for the future intersection and road improvements to the state highway in lieu of constructing any improvement at this time, other than the collector street, which is under ACHD control -- or jurisdiction I should say -- and they will be required to construct that per the phasing plan. They are not required to do any improvements at this time, because the corridor is part of a future project and the proposed traffic generation does not exceed more than ten percent of its overall traffic counts at any of the intersections that is both -- this new one, the one at Amity and the one at Lake Hazel. ACHD did provide a staff report after this city staff report was published. They agreed with the ITD conditions and because they have no jurisdiction over the state highway. They did require some revisions to the internal street sections to ensure compliance with district policies. It's just some minor adjustments to road widths, things like that, that will not have any -- any real effect on the site or site design. There were three pieces of public testimony. One of them I did not quite understand being a hundred percent relative to this, but I think it had to do with overall just development and water usage. On the other two it had to deal with traffic concerns on the highway -- on State Highway 69 and concerns with density overall, with one of them noting their desire to keep it R-4 in proposed density with that, which would not meet the Comprehensive Plan designation on the site. Staff has recommended approval of the project with some conditions. I will state that I did not include it, Jane, but one of the things that was discussed was -- and I have agreed to the applicant's requested revisions to my requested revision, that instead of removing all the lots on the west boundary of the open space, removing Lots 12 and 13 here and, then, making up those two lots by adding two townhomes here and getting rid of this extra parking and, then, also taking this extra parking here and adding another area of green space. Each of these are about 5,100

square feet, so it would add another 5,000 square feet of green space and they have agreed to add a --- some kind of children's play structure. I recommended climbing rocks, because they already have a children's tot lot in the north -- as another amenity, so to speak, in the south half. So, the applicant has agreed to that. It will open up this central open space to allow safer viewing of it from both the residents and from police. So, that was the main point of that and they will maintain all the other open space as proposed. Other than that I believe we are in agreement with the staff report and I will stand for any questions.

McCarvel: Okay. We are going to move on and have the applicant come up.

Suggs: Good evening, Commissioners, staff. I was going to say guests, but -- I'm Jane Suggs with Gem State Planning and I'm representing -- oh. 9839 West Cablecar Street in Boise, representing the Briar Ridge Subdivision and I think Joe did a really good overview. I have all of this stuff planned, because Joe had really kind of -- in his staff report had talked a lot about why this maybe should not be the place to develop and so some of you may remember this 2015, 2016 -- what I call the mass annexation, but it was a negotiated annexation. So, I'm just going to very quickly -- I'm not going to read this whole thing, but I'm going to just very quickly go through and show you those are the properties that were annexed at one time through development agreements with those owners and so if -- you already know about this, so I hate to repeat myself, but -- and this is the Comprehensive Plan. These are the plans that were shown to each of the property owners, too, and was part of the presentation to the City Council on the annexation. So, you see the BR right here -- this. Okay. I know it is, so I'm not even going to touch it. It is super sensitive. I have tried this before. So -- so, there is the BR. There you go. And you can see where it's medium density on the top and medium high on the bottom and, then, here was their zoning and you can see that we were off four. So, one of the things I thought was interesting was the development agreement allowed the annexation of the properties with R-4. It allowed the property to continue in their current use. It even included in the development agreement that you could continue to raise livestock and you can discharge firearms, even though you can't do that typically in the city limits, and in exchange for these agreements to annex, the owners or developers would need to develop according to the comp plan, just as Joe said, and it turns out in the development agreement also the DA modification, the development agreement modification, would be at no cost. The first one. And the rezone -- this is the first rezone of the property -- is also free. Thank you very much. No fees for that. So, that I thought was pretty interesting. So, that's just an expectation that we would be coming in with some other development according to your Comprehensive Plan. And, again, Joe already mentioned that there was an agreement to, quote, provide for the advancement of sewer and water infrastructure for the benefit of the subject property. That is in the DA for this property and they have done that. Sewer has been extended down Meridian Road in the past -- I guess that was in the first couple of years after the annexation. And I'm going to skip through this. So, that's kind of a long history about the parcel and how it got to where it is today and if there was a question about whether or not development should happen, there is -- you know these other subdivisions -- there is Prevail Subdivision, which is kind of just kind of catty-corner to the northeast. Across the street recently approved Shafer

View Terrace. And, then, down on Amity Road -- I mean Lake Hazel Road you will see the Apex project. So, you are familiar with all of these projects. You might not be familiar with Lynrock. That's just west of us. That's in Kuna. So, it kind of carved out that way and that was part of this annexation issue was -- let's see where the -- where the city limits are going to meet. So, here we are with our Briar Ridge Subdivision. Again, Joe did a really good job of kind of outlining what TN-R is. Traditional neighborhood residential. You will see sort of a semi-gridded pattern, but there are lots of things that the TN-R asks for. It does ask for different types of housing, so, of course, we have attached and detached single family residential houses. We have the townhomes, which are alley loaded and it promotes -- the TN-R also promotes open space and pedestrian activation and we have all of those things. You will see with the tree there we have the planting strips, which are -- basically allow for kind of tree shaded sidewalks when you walk around. Of course, the large park that actually got even a little larger because we are taking those two lots out, so you can kind of see through the park, but we didn't want to lose those lots -- and I -- Joe and I had this conversation. These are very desirable lots to be back up to a park, so we were happy to lose a couple of them and as long as we can bring them back down into these parking areas and so as Joe mentioned -- I'm going to try this, Joe. This little -- this little parking area -- actually, because we have a lot of alley loads, that means all the frontage of the homes is available for street parking. So, sometimes when you get into these situations you don't have a lot of room for parking if you have got front loads -- smaller lots on front loads. So -- so, we put in these extra little alley access parking areas. We are keeping this one. We are going to put two lots here, so this four will turn into a six. It will just mirror this. We are keeping these two kind of alley accessed parking areas and, then, we will also turn this one, as he said, into a -- like a green space. So, that seemed like a good compromise, because I have really never been in Meridian where you said you didn't need that parking. So, I was happy to see that. I mean we can reduce some of that pavement. Again, over 11 percent qualified open spaces and, then, that regional pathway and we take that regional pathway that runs along Meridian Road and we actually -- because there is the McBurney Lateral, which we are doing hopefully, if we get through the approval process, we will get started on that winter work this year. This is why I was asking as if I could get heard tonight, because we do have winter work and we don't get started on those construction -- construction drawings necessarily until we know that we have a project. So, we are kind of moving that and the McBurney runs to the property, but we are going to be piping it and, then, right across here -- oops. Can't do it. There is a pathway that takes you into the park and it's one of the regional -- kind of a regional pathway. Just wanted to repeat these updates. Our construction phasing will begin up in the northeast quarter -- quadrant and run along the east boundary, so we can put in the secondary access. We are agreeing to move the two buildings on next -- on the west side of the park and, let's see, a few more things. And you might notice that some of these are like the last project. We have front loaded detached single family homes, so some of these are two bedroom -- I mean two car garage, some are three and, then, some are the narrower homes. We have few of those, too. And, then, here are pictures of the alley loaded product. I think the little -- little cottage thing looks so cute to me. Single level. And, then, there is a picture of the townhomes. That's not the best picture in the world. We are doing more of those now, so I will get some better pictures next time. So, those are our housing types. And,

then, again, just think that we have put together a really attractive project. I think at one point -- there have been -- there was another planner working on this about three years ago I think. Bob Taunton. And, then, we came in about a year ago and we were looking at apartments down where we have the townhomes and we worked with the staff and they said that might be a little much. So, we came with the townhomes and we think this is the type of quality and the type of product you would like to see. It's still some density there because of the townhomes, they are attached, but they are very popular and with the alley load they just make a really nice streetscape. It's -- I think this is a very attractive project and I'm pretty excited about the mix of housing there and the location and I do request your recommendation of approval on our preliminary plat and our development agreement modification and I will answer questions.

McCarvel: Any questions for the applicant or staff?

Lorcher: Madam Chair?

McCarvel: Commissioner Lorcher.

Lorcher: Did you say that the water that's going to be all piped or just portion of it and, then, where the greenspace it's going to be open?

Suggs: It will be all piped.

Lorcher: All piped.

Suggs: All piped. Actually --

Lorcher: It will be underground?

Suggs: -- the -- it will go from -- as it crosses this little park area here -- I mean this little open space here with the path it actually goes north up here and, then, runs along to the west. So, you will see that extra large little green area next to the street. That's because that's an easement for the McBurney lateral all piped. So, there will be no open areas on this -- no open water on the property.

Lorcher: Okay. Thank you.

McCarvel: Commissioner Yearsley.

Yearsley: So, staff had mentioned commercial to the north -- or south.

Suggs: South.

Yearsley: I haven't been here since I wasn't sure what -- what's -- what's planned south of there, do we know?

Dodson: Commissioner Yearsley, nothing at this time.

Yearsley: Oh. Okay.

Dodson: But it is -- it was one of -- I think the only property zoned C-G with that big annexation, so that is very much anticipated to be commercial and I have an inkling that Commission and Council will not want to change that.

Yearsley: Well, I think that's a good location for it. I thought there was something already planned, so I was just curious.

Suggs: Can I add to that? I did have a neighborhood meeting and the only person that showed up was the real estate agent who was representing that property, the Bridge Family Trust, and he just wanted to know what we were going to do, so -- yeah. That has changed hands recently, but I think they might still be working out some sewer availability and, of course, we will try to do what we can, but I don't know that it's in the same sewer shed, so -- but you will see something one of these days, because -- because it's -- it's Meridian.

Seal: Madam Chair?

McCarvel: Hold on a minute, Commissioner Seal.

Dodson: The commercial portion, it is -- the Apex that Jane mentioned, they have a commercial component to it. It's about a mile and a half away'ish. As they get more homes, more rooftops over there, that commercial will be planned and in that concept plan, which I believe you guys saw at the end of last year, that did have some -- some nice commercial component with plazas and things like that that people will be able to easily access from here, at least by car nonetheless, but a lot closer than what is currently in the periphery.

McCarvel: Commissioner Seal.

Seal: I just -- the townhomes, are they a rental product or are those for purchase -- something that can be purchased?

Suggs: They will be individually for sale to -- for sale to individuals. I do think there is another product that I worked on that had townhomes and occasionally people would buy -- like if there were four or six, they would buy them, but they are all -- they will have a firewall between each one of them, so they are individual for sale on their own lot.

Seal: Okay. Thank you.

McCarvel: Any other questions? Commissioner Wheeler?

Wheeler: Thank you, Madam Chair. On that slide you -- you mentioned that there was

a -- was a pedestrian walkway or a gateway or something like this. What did you what -- did you say?

Suggs: We are putting in a regional pathway as required along Meridian Road as a ten foot pathway, but we are leaving -- and there is a wall. We are required to put a wall that's at least ten feet -- the top of the wall at least ten feet above the centerline of Meridian Road. That isn't your standard for how we treat highways. But we are putting a little break in that wall, so that people can exit from that walkway and walk across into our development into the park -- into the park.

Wheeler: Very good.

Suggs: And that's just a little break in the wall so you --

Wheeler: Okay. And that wall goes all the way down that frontage?

Suggs: Yes.

Wheeler: And is that the only place where there is a break in there? That one? Okay.

Suggs: That would be only place there is a break. That's supposed to be continuous -- well, for the streets. But, yeah, that's the only place that you would be able to get through. And typically on most of the properties you will not see that, unless they have something like we have, and I believe it's got a rhino wall. We have a detail of it in our staff report and it's on the landscape plan.

Wheeler: Very good. And the only other thing that I would say -- and this is just input. I would have fun and get creative with some of those pathways and have fun with it, like maybe permanent hopscotch little thing or some little -- you know, stuff like that just for people to do just to make it kind of fun and homey, but that would just be some thoughts on that.

Suggs: Thank you for that input. I appreciate it.

McCarvel: Commissioner Grove.

Grove: Joe, with the green space going in on the southeast parking lot down there, is there any sightline potential problems for that bulb out?

Dodson: I'm not following it.

Grove: I mean it -- can the -- I know sightlines with the green space can be a problem. Is that potentially a problem --

Dodson: For CEPTD -- right. Okay. Now I'm following you. There shouldn't be any real fencing issue if -- because you have the green space on the right and, then, you have the

alley on the left there, because it is this one that would turn into green space, there shouldn't be any issues. If there is fencing proposal adjacent it would have to be open vision, because there is not two streets next to it. So, there shouldn't be any line of sight issues there, no.

Suggs: Chairman, I have one thing to add that might add something to that. If you look in those linear green spaces you will see a little tan block. That's a shade structure, so that's just a gathering space that's sort of in line and we have sidewalks that run east-west all through there, too. So, that would add an opportunity for people to hang out there, have some eyeballs on those -- you know, where they might put climbing rock. We think that that kind of activates that little space, too, in a nice way for the townhouse.

McCarvel: Okay. Any other questions for the applicant or staff? Okay. Do you want to sit down while we take public testimony?

Suggs: No, but I do want to say this. Thank you so much for staying here tonight. I know this is late and that was a lot.

McCarvel: I wish we could put -- we should have put you on the other side of that.

Grove: Madam Chair?

Suggs: I know Becky. She's good.

McCarvel: Yeah.

Suggs: I like to watch her.

McCarvel: Yeah.

Grove: I do have one final question.

McCarvel: Oh.

Grove: Sorry.

McCarvel: Commissioner Grove.

Grove: Just looking at the school pieces, is that -- is this really in Meridian High School's zone? I mean that's -- I was looking at that, that's -- is that seven miles?

Dodson: Commissioner Grove, when I looked at that, too, I was asking myself the same question and, then, that's what we get from the school district. I don't understand that quite honestly, but, yeah, I live very close to Meridian High School and I would -- like it's seven miles from here, that's kind of a lot. Any of this that's I guess west of Eagle at this point it's kind of -- that's a far drive for high school students.

Lorcher: Commissioner Grove, I was on that boundary committee where we actually included Meridian Road to Meridian High School, mostly because it wasn't density at that point in time, but because of the overcrowding of Mountain View and we are going to see what happens with Owyhee, you probably will see within the next 18 to 24 months that will be probably reevaluated. But right now it's a straight shot to Meridian High School and it was -- and we put it there specifically because of the low density at the time and it hasn't changed.

Dodson: Understood.

McCarvel: All right. We will go through the motions. Madam Clerk, is there anyone signed up to testify on this application?

Weatherly: Madam Chair, we do have one person signed in to testify and that's Cody Black. Cody, you should have the ability to unmute yourself.

Black: Hello. Can you hear me?

McCarvel: Yes.

Black: Hi. Okay. My name is Cody Black and my business address is 16155 Northside Desert in Nampa. I'm just calling on behalf of the -- so, I represent the southern property, that commercial corner. So, we are just -- we are property neighbors and I'm mostly just calling -- I was just curious looking at the map, I was curious about the road that will be just north of my property and, then, also I'm curious about the -- the -- the lots as well. I just don't see any sort of landscape barrier in between their property and ours and I also -- I was curious about the road and just if that's being designed to be half on our property and half on theirs and, if so, if it's going to be built like half plus 12, according to ACHD standards and I just -- yeah, I was just kind of curious a little bit about that. Other than that I really have no issues with the development. I think it looks nice.

McCarvel: Thank you.

Black: Thank you.

McCarvel: Would the applicant like to come back and address that.

Suggs: Thank you. Again Jane Suggs representing Briar Ridge. Thanks, Cody. I didn't know you were my neighbor at this point. Yes, that is a road that will be half plus 12. It does provide that emergency access as a driveway from -- to the east. We think that that's a really good opportunity to not only provide a little bit of a buffer between what might happen on your property and those townhomes, but a good connectivity as well and if I'm right, Cody, about a little triangle of that property right near that road actually is on the north side of the canal, so I'm thinking that we might see some expansion of some commercial, maybe some multi-family there, too, as well, just because of that and I'm sure -- we haven't talked about that. The rest of the properties that just back up, there is

just a fence line there, so all of the surrounding area will be -- have a fence. So, just like the ones on the west. There is no landscaping there that those houses will back up. You will see that in all your subdivisions, where there will be a fence along the back property boundaries. Those particular homes there are front loaded, so the driveways are and the garages are on the front and so the back -- the backs of those lots will be a fence.

Dodson: Madam Chair?

McCarvel: Yes, Joe.

Dodson: You know, to further on that for the -- the road on the south that -- because it's a local street as that section, other than the driveway access to Meridian Road, but it's just local street, so there is no requirement for a street buffer for that, because it's proposed on the boundary. We do that relatively commonly. Whatever came to the south would have to include any kind of buffer if it -- because it is C-G there is a minimum land use buffer there, but I -- per Jane's comment there is a little triangle piece that kind of aligns with that that would likely -- to the topography and that might even be the sewer shed line, because of topography that I would be surprised if that little corner piece does go as commercial, but it's very small compared to the rest of the area and that would provide a -- like -- like Jane said, an adequate transition, another connection point for residences if that were a multi-family, a little segment there. But staff is not concerned with the -- the lack of landscaping on the south side at this point. Future development would be required to provide that.

Yearsley: Madam Chair?

McCarvel: Commissioner Yearsley.

Yearsley: I also believe that -- that a future extension of that -- rest of that roadway wouldn't be required until that property redeveloped or if it were to be developed. So, I think that's also so he wouldn't have to be required to build that at any time.

McCarvel: Okay. If there is no other public testimony and no other -- I guess that was the only one we had; right? Okay. Can I get a motion to close the public hearing on H-2021-0036.

Seal: So moved.

Lorcher: Second.

McCarvel: It has been moved and seconded to close public hearing on H-2021-0036. All those in favor say aye. Opposed? Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.

McCarvel: Anybody want to jump off? I will go. Yeah. I think it's a lovely little addition

out there and kind of sets the standard for what's to come around it. Be curious to see what they do with that turn around on the highway, but that's not the concern for this I guess. Yeah. I think that's a nice blend and mix, something we would have liked to have seen on the other one tonight, so --

Grove: Madam Chair?

McCarvel: Commissioner Grove.

Grove: When I first looked at it I had some concerns with like open space, but having looked at it a few more times and whatnot and seeing how the changes tonight were presented, I like the redistribution of some of that green space to the southern properties a little bit more. Interesting project. I like it. The only thing that I don't like about it and it's out of control of this is just the distance to the schools that are assigned to it, but there is nothing that we can do about that.

McCarvel: Yeah. Any other comments, motions?

Yearsley: Madam Chair?

McCarvel: Commissioner Yearsley.

Yearsley: For me I personally don't like it. I don't know. I -- you know, to me out in the middle of nowhere that it doesn't feel like it fits. Maybe in five to ten years as it grows around it may fit better, but it meets the future land use designation and -- and at this point I don't object.

Grove: Madam Chair, I just want to say one thing. I don't disagree with you on out in the middle of nowhere aspect and I would probably have a bigger problem if it wasn't on the state highway. So, if it was just kind of out in the middle of nowhere doing it I would have a bigger problem. If you drive out in Nampa and you see what they are doing and it's kind of out in the middle of nowhere and all of a sudden you see like 700 homes and, then, nothing and no way to get to them, like that's a poor design, but being on a state highway I don't have that concern.

Seal: Madam Chair?

McCarvel: Commissioner Seal.

Seal: If nobody objects, I will shoot a motion here.

McCarvel: Okay.

Seal: After considering all staff, applicant, and public testimony, I move to approve file number H-2021-0036 as presented in the staff report for the hearing date of August 12th, 2021, with no modifications.

Grove: Second.

McCarvel: It has been moved and seconded to recommend approval in H-2021-0036, Briar Ridge Subdivision. All those in favor say aye. Opposed? Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.

Yearsley: Madam Chair?

Seal: Madam Chair?

McCarvel: Commissioner Yearsley.

Yearsley: I move we adjourn.

Parsons: Madam Chair, before we --

McCarvel: Oh, no.

Parsons: Yeah. It's me. I'm sorry. I wanted to ask the Commission if they were in favor of maybe doing a special meeting next week to approve the findings for the Cole Valley portable classroom CUP. If we don't get those findings approved and we don't have a hearing for a month we won't conclude that business for a month for them and they really need to get under construction and get those schools placed on that property. So, I just wanted to see if there is a way we could get together in a quorum next week on the 19th just call in -- do a quick Zoom meeting, approve those findings, and do the quick five minute business and allow them to move forward with this through the city's process.

McCarvel: I think we kind of chatted we can even do that during business hours if we could do that like at noon and just call in. Yeah.

Seal: I can fit -- yeah.

Yearsley: We need one person here don't we?

Seal: Yeah, I --

McCarvel: Commissioner Seal is volunteering to --

Seal: I will do that.

McCarvel: You are going to be around anyway? Yes, Commissioner Grove is across the street. Okay. Yeah. We got. If -- yeah. If we can just do it like at noon on Thursday. Okay.

Lorcher: Yeah. I can be here, too.