

- A. Request: Annexation of 5.14 acres of land with the R-15 zoning district.
- B. Request: Preliminary Plat consisting of a total of 30 single-family residential building lots and 3 common lots on 6.48 acres of land.

McCarvel: Next item on the agenda is H-2021-0067, Moshava Village Subdivision, and the applicant is requesting continuance to perform revisions to the proposed plat for discussions with staff and ACHD. When is our next opening for this one? A good date?

Dodson: Sorry about that. Madam Chair --

McCarvel: How much time do they need?

Dodson: Whatever date is available. They -- I don't want to go into too much detail, just because I don't know exactly what they are going to propose, because I haven't seen it yet. So, I would say --

McCarvel: Do we want 60 days, then, or --

Dodson: Probably not that long. I would say at least the -- I would say the second hearing in December is probably acceptable.

McCarvel: Okay. Madam Clerk, what's our agenda look like?

Weatherly: Madam Chair, for the second hearing date in December there is nothing on it yet. On the first date in December, December 2nd, there is already three.

McCarvel: Okay. Since we are not sure what they are going to propose let's do the second date in December, which is --

Weatherly: Be the 16th, Madam Chair.

McCarvel: Okay. Thank you. Can I get a motion to continue H-2021-0067 to the hearing date of December 16th?

Seal: So moved.

Cassinelli: Second.

McCarvel: It has been moved and seconded to continue H-2021-0067 to December 16th. All those in favor say aye. Opposed? Motion carries.

MOTION CARRIED: ALL AYES.

8. Public Hearing Continued from October 7, 2021 for Elderberry Estates

Subdivision (H2021-0044 and H-2021-0005) by Angie Cuellar of Mason and Associates, Located at 1332 N. Meridian Rd.

- A. Request: Rezone of 0.66 acres of land with the O-T zoning district.
- B. Request: Short Plat consisting of 4 buildable lots.

McCarvel: Next we will continue Item H-2021-0044 and H-2021-0005, originally heard on October 7th, and we will move forward with the staff report at this time -- or comments from staff.

Tiefenbach: Thank you. Alan Tiefenbach, associate planner with the City of Meridian. Madam Chair, Members of the Commission, if you recall just very quickly, this is a rezoning to OT to allow three lots. It was -- originally it was four. It was going to be four duplexes. Now they are proposing three duplexes. The property is located at the southeast corner of Fairview and North Meridian. Again, it's presently zoned C-C. At the October 7th meeting the Planning Commission continued this to today. The Commissioners -- and here is a picture of the plat. So, there -- this is Lot 1, this is Lot 2, this is Lot 3. Two -- three duplexes, garages, parking here. The reason why the Commissioners continued this is that there was some concerns expressed from the business owner to the northwest, who owns the accounting business, and the issues were that -- if you look at this plat right now you can see a hatched line. There is actually more than this, but there are access easements that cross the property here, here, here and here. There was some discussion and city attorney confirmed that -- that the -- it sounds like the access issue -- the access easements for the purpose of access -- the reason why I say that is because the property owner to the northwest believed that the -- the -- the project would eliminate the parking that they had to the south of their business. Again, we are not aware that there is any legal right to park there. Our understanding is are those for access only, good or bad. So, the Commissioners, first of all, asked the applicant to see if they could discuss the parking and access situation to the property with the property owner. The second recommendation was whether or not the applicant could push the duplexes further to the east to provide anymore parking. I want to mention that I believe each duplex has 12 parking spaces, which is significantly more than they are required to have under the minimum code. My last understanding -- well, no. And so with that I guess I will entertain any questions if you have any. There hasn't been any -- sorry. There hasn't been any additional changes to what you are seeing here this evening. I think the applicant has a presentation to talk about that, but they have not changed the design.

McCarvel: Thank you. Would the applicant like to come forward?

Long: Name is Jonathan Long. Address is 1859 South Topaz Way, Meridian. As far as the northwest owner at 1414 Meridian, we -- we came to a mutual agreement. We could not move the duplexes further east. We have got a 16 foot sewer line easement there and it just really hedges things in. So, the agreement that we have come together -- or that we have come to with 1414 Meridian is to share expenses for relocating the fence to

their backyard and actually converting their backyard to additional parking for them and so that will all be paved and it will provide -- I think it's six parking spaces for that. It's both residence and business. They live in the place and they also operate three business -- three businesses out of it and so they were very satisfied with that and no longer had concerns over parking. There is on file that I have turned in, the very last page, there is a representation just of that backyard being converted to parking area. Just for reference purposes if you guys wanted to see that.

Tiefenbach: Is that this one? Oops. I'm not sharing. Sorry. My apologies. Hang on here. Is that the right graphic?

Long: It would be the very last -- very last page. There we go. So, you will see the -- yeah, the northwest property there. You will see it's represented with three parking spaces and so all that is currently backyard, but it will be converted to parking area.

McCarvel: Any questions for the applicant?

Cassinelli: Madam Chair?

McCarvel: Commissioner Cassinelli.

Cassinelli: I think there was also an issue with the mailboxes. Did that get resolved, too?

Long: Yes, sir. Contacted USPS and Chris down there said not a problem, he was going to wait for project approval first and that he said to contact him and he would start the process and -- and go forward from there.

Cassinelli: Okay. And, then, the other business there to the south of the one -- I think that's the accounting.

Long: So, actually, accounting is directly west. The one to the south is a -- both a personal residence and salon.

Cassinelli: Okay. So, they are out of the picture on this one, though? So -- but everybody -- we are all happy with all the neighbors?

Long: Yes, sir.

Cassinelli: Everybody's made good? Okay. Thank you.

Seal: Madam Chair?

McCarvel: Commissioner Seal.

Seal: And thank you for doing this, working with the neighbors and being a good neighbor. It's important here, so -- in having that done and reducing this down from four to three.

Providing the additional parking. I could support this for sure.

McCarvel: Any other questions for the applicant? Thank you. And being open -- did we have any public testimony on the parking issue on this application? Okay. I'm assuming applicant has no further comments. Can I get a motion to close the public hearing for H-2021-0044?

Seal: So moved.

Lorcher: Second.

McCarvel: It has been moved and seconded to close the public hearing for H-2021-0044 -- and, I'm sorry, I guess we have H-2021-0005. Would you like to amend your motion?

Seal: Yes.

McCarvel: And second?

Lorcher: Yes.

McCarvel: Okay. It has been moved and seconded to close the public hearing on H-2021-0044 and H-2021-0005. All those in favor say aye. Opposed? Motion carries.

MOTION CARRIED: ALL AYES.

McCarvel: I will let the people who were here and made comments at the last one jump off on this.

Grove: Madam Chair?

McCarvel: Commissioner Grove.

Grove: I still feel like I would prefer to have this commercial, but the applicant has worked well with the neighbors, has a good plan for how to get this in here. I'm okay with this moving forward.

McCarvel: Any other comments or motions?

Lorcher: Madam Chair?

McCarvel: Commissioner.

Lorcher: I'm also with Commissioner Grove on this, changing it from commercial to residential. It just seems like a very small space to put in three residential buildings that would potentially hold ten people, maybe 12 people per building, adding additional traffic concerns on Meridian Road, which is already busy enough as it is. But I don't have to

live there, so I guess if they can sell the product, then, I can support it.

Seal: Madam Chair?

McCarvel: Commissioner Seal.

Seal: If nobody else wants to jump in I can throw a motion out.

McCarvel: There you go.

Seal: After considering all staff, applicant, and public testimony, I move to recommend approval to City Council of file numbers H-2021-0044 and H-2021-0005 as presented in the staff report for the hearing date of October 7th, 2021, with no modifications.

Grove: Second.

McCarvel: It has been moved and seconded to recommend approval on H-2021-0044 and H-2021-0005. All those in favor say aye. Opposed? Motion carries.

MOTION CARRIED: ALL AYES.

9. Public Hearing Continued from October 7, 2021 for Pera Place Subdivision (H-2021-0056) by Leavitt & Associates Engineers, Located at 4600 W. Daphne St., 4546 W. Daphne St., and Parcel S0427325702, Near the Northeast Corner of N. Black Cat Rd. and W. McMillan Rd.

- A. Request: Annexation and Zoning of 10 acres of land with a request for the R-8 zoning district.
- B. Request: Rezone of 6.84 acres of land from the R-4 zoning district to the R-8 zoning district.
- C. Request: Preliminary Plat consisting of 65 single-family detached building lots and 7 common lots on 16.63 acres of land.

McCarvel: Next item on the agenda is also an application from -- being continued from October 7th, H-2021-0056, Pera Place Subdivision, and we will begin with staff comments.

Dodson: Thank you, Madam Chair. Give me one second just to get everything pulled up, please. Okay. So, as noted the application before you was continued from October 7th due to a site posting error. The site is correctly posted now, so we can move forward. The application is for Pera Place Subdivision. The requests are for annexation and zoning, rezone and preliminary plat. The entire site consists of three existing parcels, one of which is already zoned R-4 and the other two are currently zoned RUT or Rural Urban Transition in the county. History on the site is only for that R-4 parcel, which was