

**Public Hearing for Kilgore (H-2023-0063) by Alexi Kilgore, Located at
1105 N. Meridian Rd.**

- A. Request: Rezone 0.16 acres of land from the R-4 zoning district to the O-T zoning district for the purpose of converting the existing home into a hair salon.

Seal: And with that we will -- I would like to open the public hearing for File No. H-2023-0063 for Kilgore and we will begin with the staff report.

Hersh: Good evening, Mr. Chair and Commissioners. The applicant has submitted an application for a rezone. The site consists of 0.34 acres of land, currently zoned R-4, located at 1105 North Meridian Road and staff would like to mention as part of the legal description for the posting for this Planning and Zoning Commission meeting there was an incorrect error made, stating that the property was 0.16 acres and when -- to the center of the road line it's 0.34, which is what has actually been rezoned. So, I just wanted to mention that and that is going to be corrected for the City Council meeting.

Seal: Okay. Thank you.

Hersh: History on the property is none. The Comprehensive FLUM designation is Old Town. The applicant is requesting to rezone 0.34 acres of land from R-4 to OT to operate a personal service for a hair salon on the subject property. A legal description and exhibit map for the rezone area are included. The property is within the city's area of impact boundary. The proposed 1,193 square foot hair salon will be located in the downtown area within the Meridian Urban Renewal District. The building was built in 1948 and is slated for further improvements to meet city code requirements, enhance the customer experience. The rear porch will be expanded to include an ADA ramp and the applicant will be required to pave the alley adjacent to the property. Additionally, five parking stalls are proposed to be paved adjacent to the alley. Hours of operation that are being proposed are Tuesday through Saturday, 10:00 a.m. to 6:00 p.m. Due to the size of the development staff believes a DA should not be required. Dimensional standards. The existing home meets all the dimensional standards. Access is provided via an alleyway to the north from West Washington Street. The public street to the south of this property is West Carlton Avenue, which operates as a one way only leading eastward towards North Meridian Road. The existing home has unpaved parking off the alleyway with space for up to five parking stalls. This is current -- there is currently no off-street parking on this site. The applicant is required to pave both the alley and the five proposed parking stalls within the development of the site upon submittal of the future certificate of zoning compliance application. And wheel restraints should be added to prevent overhang beyond the designated parking stall dimensions in accordance with the UDC. Additionally, ACHD recommends paving the entire width of the alley from the edge of the pavement from Carleton Avenue to the site's northern property line and providing a 20 foot -- 20 feet of backup area for any parking. The alley should be signed with no parking signs. Old Town is classified as a traditional neighborhood zoning district and no off-street parking is required for a lawfully existing structure and unless an addition occurs

per the UDC. No additions are proposed with this project, except for expanding the rear entry area. The applicant is providing the five parking stalls off the alley, which meets the required number of off-street parking, as two are only required per the UDC for the traditional neighborhood district. A minimum of one bike -- bicycle parking space is required to be provided. The site plan does not include the bicycle racks. The -- the applicant shall revise the plans and include a bicycle rack and submit a detail of that rack with the CZC submittal. There is an existing seven foot wide attached sidewalk on North Meridian Road along the existing property frontage. Staff does not recommend any additional changes to the frontage improvements. The applicant is proposing installation a four foot wide sidewalk along the southern boundary of the site extending from the parking stalls to the main entrance. All sidewalks around buildings and serving public streets shall be a minimum of five feet in accordance with the UDC. Both ACHD and staff recommend that the applicant construct a five foot wide detached sidewalk abutting the site along West Carleton Avenue connecting to the sidewalk along North Meridian Road. Additionally, staff recommends that the applicant remove the four foot sidewalk proposed on the south side of the property boundary and add a five foot sidewalk in front of the entire parking area. Staff strongly encourages the applicant to include a parkway along West -- West Carleton Avenue with trees, bushes, lawn or other vegetative cover in accordance with the UDC. Staff recommends that the applicant connect to the sidewalk -- proposed sidewalk at the main entrance of the building to this -- to the required sidewalk along West Carlton Avenue. This may require the removal of a section of the fencing on the south side of the property. The applicant intends to remove the existing fencing on the west side of the property adjacent to the stalls. As mentioned, a portion of the fencing on the south side of the property should be removed to accommodate the pedestrian walkway to the main entrance of the building. The existing fencing around a small patio and the front yard does -- does not comply with the fencing requirements, as the maximum height for a front yard fence is three feet for closed vision -- vision fences and four feet for open vision fences. No additional fencing is proposed. Staff recommends that the applicant remove the existing fencing surrounding the front yard patio with fencing that would comply with the UDC code or they just can remove the fencing and not install additional fencing. Conceptual building elevations and perspectives were submitted to the -- for the existing structure. The building consists of siding, fascia, asphalt roof shingles and new wood deck with railing and ADA wrap -- ADA ramp in the rear. Only new additions to the structure is the rear entry and the proposed elevations are not approved with this application. However, the applicant will be required to submit a design review application and -- and comply with the architectural standards manual, but full compliance with the ASTM standards is not required, because it's the limited scope of work for the project. Written testimony is none. Staff does recommend approval for the rezone from R-4 to Old Town with the conditions listed in the staff report and the findings. Staff stands for any questions.

Seal: Thank you very much. Would the applicant like come forward? Is the applicant here? Oh. Good evening. Just need your name and address for the record, please.

Kilgore: My name is Reed Kilgore. I live in Kuna at 1046 South Red Sand Avenue.

Seal: Thank you. Tell us about your application. Anything that you would like us to know or --

Kilgore: Not a lot. She spoke of everything that we are planning to do. This is my wife Lexie sitting down over there. Bought this little house in Meridian. We would like to turn it into a hair salon.

Seal: Okay.

Kilgore: Not going to change too much about the building. We think it's cute the way that it is and want to keep it as original as possible.

Seal: Okay. Appreciate that. Commissioners, do you have any questions?

Smith: Mr. Chair?

Seal: Go right ahead.

Smith: Just to double check, do you have any concerns or any issues with any of staff's recommendations or requirements?

Kilgore: No.

Smith: Thank you.

Seal: Ms. Lorcher, do you have anything? No? All right. With that do we have anybody signed up to testify?

Lomeli: No. Just the applicants are on the list.

Seal: Okay. Anybody else in Chambers? I don't know if anybody else is online. Anybody else in Chambers want to testify? Usually I would have you sit down, but we might make this quick. But nobody in Chambers is raising their hand. We have nobody else online. Nothing further to add? All right. With that I will take a motion to close the public testimony portion for File No. H-2023-0063.

Smith: So moved.

Lorcher: Second.

Seal: It's been moved and seconded to close the public hearing for File No. H-2023-0063. All in favor, please, say aye. Opposed nay? The public hearing is closed.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Seal: Who would like to make the first comments?

Lorcher: Mr. Chair?

Seal: Commissioner Lorcher, go right ahead.

Lorcher: Since the applicant doesn't have any problems with amending the sidewalks and the alley that serves as a perfect use to change to Old Town and Meridian Road, I'm happy to see that we keep an old house still there and that -- not try to change it too much.

Seal: Yeah. I agree with that. I like the fact that it's going to stay Old Town, kind of that familiar look and feel, so don't have to give up too much to do that there, which is good. So, hopefully, the fencing can be reutilized somewhere, so that's -- yeah. That was about the only remark I was going to make on it. I think this is a, you know, good fit for that area myself, so -- new Commissioners, do we have any comments? None? All right. With that anymore comments or a motion?

Smith: Mr. Chair?

Seal: Commissioner Smith, go ahead.

Smith: After considering all staff, applicant and public testimony, I move to recommend approval to the City Council of File No. H-2023-0063 as presented in the staff report with no modifications.

Lorcher: Second.

Seal: All right. It's been moved and seconded to approve File No. H-2023-0063 for Kilgore. All in favor, please, say aye. Opposed nay? The application is approved.

MOTION CARRIED: FIVE AYES. TWO ABSENT.