

4. Public Hearing for Meridian Academy Play Field (H-2022-0031) by The Land Group, Inc., Located at 2311 E. Lanark St.

- A. Request: Rezone of 13.8 acres of land from the I-L to the C-G zoning district to allow a sports field expansion

Seal: All right. Next we will open the file for -- file H-2022-0031 for Meridian Academy Playfield. We will begin with the staff report.

Tiefenbach: Greetings, Mr. Chair, Members of the Commission. Alan Tiefenbach, planner with the City of Meridian. So, this is a rezoning. The site consists of 13.8 acres, zoned I-L. It's located north of East Franklin Road between North Locust Grove and North Eagle Road. Quick history. In 1992 a conditional use permit was approved to allow an educational facility. An alternative high school with playfield and a district maintenance facility have been subsequently constructed on the property. Directly adjacent and northwest of the property is a four and a half acre lot also owned by the same applicant and this also contains an additional maintenance facility. This is a proposal to rezone roughly half of this property from I-L to C-G to allow expansion, which would be the construction of a playfield and an existing educational facility on the left. Fortunately, north is not up -- well, north is up here and that's why you are seeing it sideways, because I don't operate well not looking at north up. So, on the left is the site plan that they provided to me. Sorry, again, about the labels being sideways. On the right is the exhibit for the rezoning. So, again, the applicant wants to construct a new playfield. Basically a grass softball field. Since the time of the original annexation and the conditional use permit, the I-L zoning has been changed. So, originally, it allowed educational institutions by conditional use, sometime after that original approval that was written out, so that you can no longer do educational institutions by primary use or by conditional use in industrial. However, there -- there is the option -- because this was already approved through a conditional use permit, the applicant did have the option of modifying the condition. The code allows you to do that. It's already approved. You can modify it. They don't want to do that, however. And the reason why is -- if you can see my pointer, this is the existing school here. Here is an existing district maintenance facility and -- and I keep emphasizing district, because this maintenance facility is not something that's customary -- customarily incidental just to this school. This is a primary use district facility for the whole school district. The reason why that's a problem is that -- or the reason why this is different is if that was just a little shop for the school we could say it was associated with the school. It would be allowed in this -- in the C-G zone district. But in this case because it's a separate use it's actually only allowed in I-L and that is the reason why -- if you look on the right you will see this exhibit and what they want to do is they want to carve out this area right here and that's going to be C-G and, then, all the rest of it is going to remain I-L. Again, that's because they want to -- they -- they want to make it a clean break, so they are going to do their sports field on the east side and, then, they are going to keep everything as it is on the west side. Access to the existing school occurs from East Lanark Street, which is an industrial collector. There is nothing here right now. Right now there is a master street map and it shows that this will be the future alignment of an industrial collector. However, it's -- it's a little undecided about what the exact alignment of it is.

ACHD does not have the final design. I don't think they have the -- the -- the estimate about when it's going to be built. We talked to ACHD about whether or not they wanted to keep that collector and I might add that the master street map also shows a potential collector running north-south. ACHD's response is that they no longer want that north-south collector, but they do still want to be this -- see this east-west collector at sometime built. Because the applicant is only doing a sports field as part of this application, planting grass really doesn't require a building permit. Staff has talked to the applicant about this. The applicant is amenable to having a development agreement which would say that prior to building permit, whenever that occurs, that the applicant would dedicate 54 feet of right of way and to construct East Lanark Street as a 40 foot wide collector with curb, gutter, and sidewalk. This is what ACHD asked for and the applicant is amenable to that. In addition, there was a couple of additional things that staff recommended be added to the development agreement. You can require a development -- there is not one now, but you can require a development agreement as part of a rezoning. The -- the school is right across the street from existing residential. It has been there for a while, but they are bringing a sports field now directly fronting Franklin. I talked to the applicant about this and this is not really like a standalone sports arena where they are going to have organized little league or something like that. This is a sports field just associated with this school -- with the events of the school. That said, we still were a little concerned about lights or any kind of activities happening and the people that -- or the residents across street being impacted by that, so we recommended that they restrict outdoor sports activities and the lighting to between 7:00 a.m. and 10:00 p.m. and the applicant is amenable to that and the other thing is that the comprehensive -- the future land use map designates this property as civic and the applicant is actually rezoning it to C-G. So, that doesn't exactly jive with the Comprehensive Plan. However, staff has recommended that there be a development agreement restriction that says this can only be used for an institutional facility. If they want to do anything other than a school they will have to come back in and do a development agreement modification. I understand that the applicant is also amenable to that. So, really, all we are doing -- my long winded explanation is that we are clipping out a little piece of C-G, so that they can put some grass in. With that I will stand for questions.

Seal: All right. Thank you very much. Would the applicant like to come forward? Good evening. If you can state your name and address for the record and the floor is yours.

Adams: Good evening. Matthew Adams. 462 East Shore Drive, Eagle, Idaho. And I do have a presentation. Do you have a -- sorry. So, thank you, Chairman, Commissioners. Everything Alan said we agree with. We are in agreement with the staff report. We are agreeable to the development agreement conditions that he listed. What I want to show you is what this playfield -- it's not a sports field, it's a playfield. When that roadway gets constructed they don't want to take the kids across a road for PE or activities. That's their only outdoor space. So, once that's constructed they need a play field on the same side and so that's really -- we are setting ourselves up so they can continue to maintain and operate that facility without going back for a CUP every single time and I guess because of the rewrite to the I-L zone this is an important update for the school district. This is the same map that Alan showed you. All right. So, future character, just in case we don't

know what that playfield might look like, these are examples of what that could look like. So, it's open play field, seating, potentially some hardcore -- like foursquare, tetherball or basketball, for the students of the school itself. No lighting and no planned athletics. Now, West Ada does have a long history of partnering with youth leagues for practices and things like that and I would assume those would occur on this site, but with no lighting they would certainly be limited to accommodate the development agreement conditions and so, really, we are here to say we have no objections to the conditions of the development agreement. We are really pleased with the work that Alan did and the fact that any roadway construction would be dependent on a building permit application. We are in full agreement with that. Mostly because the ACHD does not know where that road needs to align, so there would be -- it would be very challenging to try to construct that and our request is a recommendation for approval of the rezone being sent to Council. Thank you.

Seal: Thank you very much. Is there any questions for the applicant or staff?

Grove: Mr. Chair?

Seal: Commissioner Grove, go ahead.

Grove: Mr. Adams, question with the grading. From the top, which would be the south side, I guess, of Franklin -- the north side of Franklin, which would be the south side of this project, down to where the school is, is -- I mean I'm not real great at elevations, but it looks like a significant amount. What does that look like and how does that impact this project?

Adams: Chairman and Commissioner Grove, great question. You are a hundred percent right. So, we show on this drawing there is a -- we would do -- so, this application is for the rezone. We are going to come in after this with a CZC and work with staff to do a play field. To do that we would need to do a street buffer. The required street buffer. We would need to do a buffer to the existing residential and there is -- there is also those high -- the -- the overhead power lines. So, we would need to stay level as we come away from Franklin and, then, we need to dive it down pretty quick. We have been talking to the district like do they want the students to have to come up some sort of a stair ramp or do we take the field way down? I'm not sure we know yet. It's -- it's greater than a 30 foot drop from Franklin down to that school, so there will -- there will be some major earth moving activity on this field. We don't have that solution determined quite yet.

Grace: Thank you.

Adams: You are welcome.

Seal: Commissioner Grace, go ahead.

Grace: Thanks. Thank you, Mr. Chairman. Mr. Adams, I noticed in the staff report there didn't appear to be any change in parking. Initially I thought it was an athletic field and

that was going to be a major concern of mine, but I guess I would just ask do you see any issue with parking? Is there -- is there adequate parking for the intended use?

Adams: Chairman, Commissioner Grace, thank you. So, right now -- so correct. Playfield intended for school use. Clearly youth sports are going to come use this for practices and things; right? Now, that is currently occurring on the baseball field, which is to the north of the property, and I think, Alan, your map probably showed that better. Well, actually, this map shows it. So, on the left side of the screen you can see the baseball field; right? That is there. The -- the turf is horrible over there. They are doing their best, but they have no irrigation. You know, they got gophers. Terrible things. So, there are some very brave coaches that do practices on that and because it's outside of school hours the parking has not been a concern to where West Ada has ever had to take any action. There is only 140 students at this facility, so there is very limited staff during the day and, then, the maintenance office is empty after hours as well and there is a significant amount of parking there as well. So, we do not anticipate under -- having unorganized type use that there be any kind of parking impact.

Seal: Any other questions? Okay. Thank you very much. Appreciate it.

Adams: Thank you. Appreciate it.

Seal: And, Mr. Clerk, do we have anybody signed up to testify?

Johnson: Mr. Chair, we did not.

Seal: Anybody in chambers like to come up and testify? Have anybody online? I don't know if we even have anybody -- I don't see anybody raising their hand. All right. With that, have nothing -- I was going to say it doesn't sound like there is anything to rebut or speak to, so we will -- we will continue on with it. If somebody would like to give me a motion to close the public hearing portion for file number H-2022-0031, Meridian Play Academy Field.

Lorcher: So moved.

Grace: Second.

Seal: It's been moved and seconded to close the public hearing for file number H-2022-0031. All -- all those in favor say aye. Any opposed?

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Seal: All right. This one seems to be pretty straightforward. If there is any -- anybody would like to discuss it or make a motion, please, feel free.

Lorcher: Mr. Chair?

Seal: Commissioner Lorcher, go ahead.

Lorcher: Anytime we can add green space to our city I think is a good thing. I'm prepared to make a motion, unless anybody else has something to say.

Seal: Feel free. Thank you.

Lorcher: Mr. Chair, after considering all staff, applicant and public testimony, I move and recommend approval to City Council of file number H-2022-0031 as presented in the staff report for the hearing date of July 21st, 2022, with no modifications.

Seal: All right. It's been moved and seconded to approve Item No. H-2022-0031. No modifications. All those in favor say aye. Any opposed? Okay. Motion carries. Thank you very much.

Johnson: Mr. Chair, sorry, I didn't catch who seconded that.

Grace: I can second it.

Johnson: Okay.

Seal: I thought Commissioner Grace did second it, so --

MOTION CARRIED: FIVE AYES. TWO ABSENT.