

Public Hearing for Idaho State University (H-2024-0027) by Idaho State University, generally located on the west side of S. Locust Grove Rd., midway between E. Franklin Rd. and E. Overland Rd.

- A. Request: Annexation of 23.254 acres of land from RUT and R-6 in Ada County to the C-G zoning district.

Lorcher: Council, do we need to take a break or are we good to do one more? Anybody need a break? Okay. We will carry on. All right. All right. Next application is for File No. H-2024-0027 to annex 23 acres from RUT and R-6, C-G zoning district by the Idaho State University. We will --

Sandoval: Madam Chair?

Lorcher: Yes.

Sandoval: For the record I work with the Department of Administration and sometimes manage ISU projects as an owner's rep. I do not work for ISU. I'm not currently nor in the past involved with this project at all or in any way. I have no vested interest or opinion in the matter and I believe I can participate completely objectively. So I just wanted to state that before we get going here.

Lorcher: Does that work?

Starman: Yes. So, Madam Chair and Commissioner Sandoval, if I understood your -- your observation or your comment correctly, is that you disclosed you work for the State of Idaho and that your department or some employees may have a connection to ISU in general, but you don't have a direct connection and you have chosen to participate, but just disclose that for transparency. Is that accurate?

Sandoval: Madam Chair, Kurt, yes, it is. I do manage other projects for ISU, but they are completely unrelated to this one.

Starman: Okay. So, Commissioner Sandoval and I -- I had a conversation two or three days ago about this topic and I shared with him some thoughts and so ultimately he needs to make that determination based upon the facts that he is most familiar with. So, that's -- that's perfectly fine and so he has disclosed his -- his relationship or his employment with the state of Idaho and if he has decided that based upon, you know, his knowledge of the facts he is prepared to proceed, that's fine.

Lorcher: Okay. Thank you. Thank you for letting us know, Commissioner Sandoval. We will begin with the staff report.

Parsons: Thank you, Madam Chair, Members of the Commission. Before I get into my presentation I wanted to introduce you to Nick Napoli. He is our newest associate planner and he is the one that is assisting me on this project, so -- Nick's been with us about 18 months, so he is not new to the department and he has a lot of experience as an assistant

planner, so I -- I thought it was a good opportunity for him to join me and just see all of us in action this evening.

Lorcher: Very good. Welcome.

Parsons: And, then, after the hearing if I can just have a few minutes before we adjourn to -- to talk about other activities that are planned as well.

Lorcher: Thanks.

Parsons: Thank you. Appreciate that. So, Madam Chair, Members of the Commission, let's get back to business at hand here. So, next item on the agenda this evening is the Idaho State University annexation. You can see on the exhibit in front of you here that the Comprehensive Plan designation for the site is commercial. As you mentioned the site does consist of 23.25 acres of land. Are we sharing? Not sharing. All right. Let's sign in. Thank you, Nick. Everyone see the screen?

Lorcher: Now we can.

Parsons: Let's reboot. So, you can see here on the -- the zoning map here that the actual property is zoned in Ada county currently RUT and R-6. It consists of 23.25 acres of land and the applicant is here tonight to discuss annexation of this property to a C-G zoning district, which is consistent with the commercial designation on the subject property. You can see here in the aerial, too, that there is three existing structures currently on the site that ISU uses for storage at the moment and as we transition from Planning and Zoning Commission to City Council they plan to seek a Council waiver to continue use of those buildings for storage in their interim until they actually propose development for the site. I'm only sharing this graphic with you this evening because it was the one that was in the ACHD staff report to speak about access. They did submit a traffic study with a preliminary site design and I don't want to get into the weeds too much, because, really, the purpose of tonight's discussion is really just get zoning in place, allow ISU to get moving forwards with some allocated funds to start some infrastructure improvements on the site and ultimately they will be coming back with a planned unit development to share more of those details with you and that's why you see some of this conceptual layout here as part of the traffic study. The other waiver that they are going to be seeking, too, is not to connect to city services at this time. So, in our code we do require that. Nick and I coordinated with city engineer and he is okay with them not connecting to any city -- city utilities. But they will have to abandon the existing well and septic on the site and just use that -- those buildings for storage as I mentioned to you. Again, Council will take action on those two waivers once we get in front of them. ACHD did provide a staff report on this particular application. I won't go into a lot of the technical details of that report, because, again, it's -- it's subject to change and we are not going to be approving any accesses tonight. Simply put in the development agreement we have just let the applicant know you are going to come back and work with the city and ACHD on the access points in the future. But for right now in the DA we are just recommending that they comply with city code. But at least for context I wanted to let you know that this property right now

only has access to South Locust Grove Road and that -- and that's important and I know in my discussions with ISU it was important that they want to get it right, they know they are going to put a lot of square footage on the site for that medical -- or for that college campus and so access will be critical for the site. What makes it difficult is that they are surrounded by ISU and the Meridian Police Department, which are secure facilities. If you had a chance to look at the -- the agency comments ISU does support this application. So, they -- they are working with ISU to try to come up with some better access to this site. Ultimately we would like an access point out to East Central Drive, which ties in through ICOM currently. They have a parking lot there. But we are hoping that we can actually have that -- this access to Central Drive will actually be able to move and align with one of the existing accesses on the southern -- on the south side of the road and, then, you can also see here that they have proposed a full access to Locust Grove and, then, a right-in only access as one of their three accesses. In the ACHD staff report they did mention that they will need to receive a variance from ACHD's policies for those access points due to separation between the accesses and, again, staff values and understands that given the limited access here we will have to ultimately give some access to St. Luke's -- to South Locust Grove Road, but what that configuration will look like in the future will be determined with that future planning development application. But at a minimum when ICOM went in and developed their parking lot we did require them to stub a driveway and grant cross-access to this property. So, the ultimate vision for ICOM's property is for it to be a parking structure. So, we hope at some point there could be a shared access or at least a pedestrian -- a multi-use pathway to provide some connectivity in the future. But, again, more to come later on. So, I have had a chance to look at the public record this evening and there are no public comments on this application. Again, staff is recommending approval with a development agreement and I don't have anything else to add on tonight -- on this topic and I will go ahead and stand for any questions you have.

Lorcher: Commissioners, do we have questions for staff? Would the applicant like to come forward? Please state your name and address for the record.

Sagendorf: Good evening. My name is Brian Sagendorf, vice-president and chief operating officer at Idaho State University. My address is 5133 Canterbury Street in Chubbuck, Idaho. We are thrilled to meet tonight with my colleagues, Dr. Gabe Borgen, who is serving as Dean of the College of Health, Idaho State University. Our senior project manager Marty Vizcarra, who has been working with staff very closely on this project. As was mentioned, this -- this request tonight is merely for the annexation -- annexation of the property, but we are thrilled to take that first step towards our most important project in the history of Idaho State University for the expansion of the Idaho State University Meridian Health Science Center and our future campus. We -- we are aware of the absolute need to come back with planned unit development applications that will be done in close partnership with Idaho State Police, City of Meridian, West Ada School District and the Idaho College of Osteopathic Medicine, because we -- we are aware of those -- those access points will be -- will be critical to the future project. As was mentioned, the Idaho State Police has submitted a letter of support for -- for this project and they have committed to work with us in finding out the right -- the right solutions for

access points in the future. So, after tonight if -- if the request for -- for annexation is -- is approved we will be excited to come back in the future months with the -- with the planned unit development application that will have a much more comprehensive plan development of the property and with that, if there is any questions you have.

Lorcher: Commissioners, do we have any questions for the applicant?

Sandoval: Madam Chair?

Lorcher: Commissioner Sandoval.

Sandoval: Yeah. We are talking a lot about access and I understand this graphic is just for reference. It doesn't look like there is any parking structures or anything really involved with this anyway. It sounds like there is going to be a garage directly south. So, is access -- is it really critical for us to consider that? Are you guys really considering adding more access in there or parking?

Sagendorf: Chairman Lorcher and Members of the Commission, we -- we do anticipate the -- as was mentioned a parking structure on the south end of the property that currently is a parking lot for -- for ICOM. We have collaborated with the -- with the college there to potentially have that be a future parking structure. However, although we don't have the master plan for the -- for the property completed yet, we do anticipate there will be additional parking in the future. We anticipate healthcare clinics to be on this property. Classroom facilities and also student housing. So, there -- there will in a very likely manner be additional parking lots and parking areas for some of the other facilities. We recognize that those will have to come back with -- with the planned unit development and will only be done in -- in close collaboration with Idaho State Police and -- and other organizations as -- as we plan all that out. So, we -- we do feel like the access points most likely will be of -- of keen interest for all of us, but we are excited tonight for the annexation request to have that really set the stage for those future development plans.

Lorcher: Thank you, Commissioner Sandoval. Commissioner Grace.

Grace: Madam Chair and Brian, I apologize because this question might have to go to staff and I didn't mean to come into your time, but if you happen to know all the better. Five thousand three hundred and thirty vehicle trips per day is what this development is projected to -- which is 552 vehicle trips per hour. Is that a lot or is it a lot?

Parsons: Madam Chair, Members of the Commission, yes, it's -- of course. It will be a lot and we already know that South Locust Grove is a very busy arterial roadway and our code does try to prohibit or restrict access to those roadways and that's something that we have spent a lot of time discussing as we continue to have monthly meetings on this particular project, because it will be critical moving forward. We have also met with our own Police Department on site and took a tour, seeing if there is a way we could get cross-access to their site. Given that it's a secured campus it may be difficult and so that's why it's so important for us to make sure that we are -- we are all working together

coordinating in the critical piece and I think everyone understands that's part of those discussions, understands that Central Drive will be critical to this. We are not opposed to giving up some access to Locust Grove. We realize they need that in reviewing the traffic study. ACHD said they need access there to, too, make it work and they did recognize that, you know, we -- whatever happens we are coming back and looking at this and they are willing to grant a variance to allow that access to happen on Locust Grove. So, I don't want to get in too much of the weeds, because we just don't know the actual square footages. Again, this is high level at this point, but what was presented in that traffic study to just get to this point in the -- in the preliminary stages, yeah, that's -- those are the numbers that the traffic engineer came up based on a trip generation manual. So, it's -- as you know it's scientific, there is a -- there is a manual they use that everyone uses from and they count the numbers and this is -- it may be higher. We don't know. It may be lower. Hopefully whatever comes out of it maybe we will lessen trips because we can actually have students living near the campus and they won't need to drive like they do now. So, let's -- let's hope for the best in the future.

Sagendorf: Madam Chair, I agree with -- with that -- that we -- we know that eventually when we do come back with a comprehensive plan development we -- we highly anticipate that there is going to have to be access off of Central. Idaho State Police has discussed that with us and they -- we don't have an answer to it yet, but we -- we have both committed to finding the right solution for that. Also down the road we -- we hope that -- that traffic impact is lessened as it becomes a bit more of a residential campus as well with students living there on -- on site. But, we, again, are committed to finding the right access point solutions with -- with the neighboring agencies and city staff.

Grace: And -- and that was not a reflection on -- on the application or anything, it's just -- you know, it's a higher -- institution of higher learning. It's a busy -- busy place and so that's understood. So, thank you.

Lorcher: Okay. Thank you. Madam Clerk, do we have anybody signed up to testify?

Lomeli: Thank you, Madam Chair. No one has signed up.

Lorcher: And you are the only ones in chambers, so I will take a motion to close the public hearing.

Rivera: So moved.

Garrett: Second.

Lorcher: It has been moved and seconded to close the public hearing. All those in favor say aye. Motion carries. There are no opposed. We are good.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Lorcher: Okay. Let's discuss. My only worry is that I think you are going to be super popular and 23 acres in and of itself sounds like really big, but once you start putting your buildings on and your residential I wonder how fast you are going to grow out of your space. But that's -- that's a future ISU problem. But very excited that you have considered Meridian and the Treasure Valley for your medical sciences program. So, as a household of graduates of all three universities, we do hang the ISU flag proud. Any other comments for -- or motion?

Grace: Madam Chair, I'm happy to take a stab at a motion here. I actually was going to say that I work for the University of Idaho, so I didn't know if that conflicted me out from -- but my spouse is a former employer -- not currently. Former employer of ISU. So, Madam Chair, with that after considering all staff, applicant, and public testimony I move to recommend approval to the City Council File No. H-2024-0027 as presented in the staff report for the hearing date of August 15th, 2024, with no modifications.

Lorcher: It has been moved -- oh. Do I have a second?

Rivera: Second.

Lorcher: It has been moved and seconded to approve File No. H-2024-0027. All those in favor say aye. Any opposed? All right. Motion carries. Thank you.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Lorcher: Before we go forward Bill would like to address the Commission.

Parsons: Thank you, Madam Chair, Member of the Commission. I just wanted to let the -- had a chance to talk this over with the -- the chair this afternoon at our Commission prep meeting. So, I'm hoping that next meeting we have quite a few items on the agenda, but we do have some budget dollars to celebrate you all and thank you for your service as we end our end of the year budget cycle and so I would -- am looking to have someone have some dinner here in Council Chambers for all of us to sit down and just get to know each other. So, if you can attend come early on that -- that day and -- and join us at 5:00 o'clock and we will have it all waiting for you and, then, we can have a bite to eat before we get into regular city business. But it looks like we are going to probably get something from Louie's if everyone's good with Italian food. I think that seems to be a -- a popular spot. So, just wanted to get that on there and did check and -- and Andy may not be able to make it, so --

Lorcher: He will not. I did check with him and he won't be with us again until the end of October. So, we will just have to let him know how good it was. So, Madam Clerk, if you -- when you do the agenda for the next meeting if you can just highlight that, that we will have a 5:00 o'clock time if everybody can make it ahead of time as a reminder. All right. Thank you. I will take one more motion.

Garrett: I move to close.

Lorcher: Do I have a second?

Rivera: I will second.

Lorcher: It has been moved and seconded to close the Planning and Zoning for August 15th, 2024. All those in favor say aye. And opposed? All right. Motion carries. We are adjourned.

MOTION CARRIED: FIVE AYES. TWO ABSENT.