

**Public Hearing for PAW Subdivision (H-2024-0073) by Kent Brown,
Kent Brown Planning Services, located at 1680 W. Ustick Rd.**

- A. Request: Preliminary Plat consisting of 33 residential lots, 2 lots for 2 vertically integrated buildings containing 12 residential units (6 units per building), one commercial lot and ten (10) common lots on approximately 4.77 acres of land in the C-C and R-40 zoning districts.
- B. Request: Conditional Use Permit to allow townhouses in the R-40 zoning district and a drive-through on the commercial lot.

Lorcher: The next item on the agenda is the PAW -- P-A-W -- Subdivision, Item No. 2024-0073, for a preliminary plat and a conditional use permit for a subdivision at 1680 West Ustick Road. With that we will begin with the staff report.

Ritter: Good evening, Commissioners. So, tonight we are here for a preliminary plat and conditional use permit. This site consists of 4.77 acres of land. It's Zone C-C and R-40 and it's located at 680 West Ustick Road. So, in 2022 a proposal to rezone 3.42 acres of the subject property to C-C -- from C-C to R-40 and the preliminary plat for 33 townhouse lots, two lots for vertically integrated buildings with six residential units each. One commercial lot and ten common lots, along with a conditional use permit for the townhomes in the R-40 zoning district. So, this proposal was approved by the City Council. It was recommended approval by P&Z and recommended for approval by City Council. However, the preliminary plat expired prior to receiving the city engineer's signature, along with the conditional use permit that was part of the application. So, the applicant is back requesting the same items, the preliminary plat and the conditional use permit. There is 49 lots. It's the same lots that were previously approved and three private streets, so -- because townhomes are a -- are allowed by a conditional use permit in the R-40 zoning -- so although -- so, this is their landscape plan. So, this is their concept plan. So, although it has not been determined what type of future use will occur on the commercial lot, the concept plan suggests that there is going to be a drive-through establishment. If a drive-through is proposed in the future it will require the approval of a conditional use permit once the users have been identified. So, this is their concept plan. This lot, Building H and G, are for your vertically integrated. That's a mixture of commercial and residential. These lots are for the townhomes and this is the commercial lot and as you can see the drive-through proposal for this. The building elevations were submitted with this application. The elevations show townhomes comprised of materials consisting of rock, cement board, the Hardie board, lap siding, pitched roofs, exposed timber frames and trellis features with stone bases. Windows are included on many of the garage doors. The elevation demonstrates significant fenestration and modulation, as well as a variety of roof lines. Most buildings also include a first floor covered porch or second story decks. So, staff finds that the elevations as proposed demonstrate high quality design, but the elevations for the vertically integrated buildings don't quite meet. They reflect the time -- a townhome design, rather than a commercial building and so at the time of design review they will need to meet the commercial architectural design

standards and so staff is recommending approval of this application with the conditions that are outlined in our staff report. We did not receive any written testimony on this and so at this time I stand for any questions you might have on this application. But the applicant is here and has a presentation.

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

Amar: Chairperson, Commissioners, Jeremy Amar. 1580 West Cayuse Creek Drive in Meridian. And it looks like we have the presentation up. So, thank you, Linda. As -- as staff explained we are back again. We had this approved in 2022 at the -- well, at the end of last year I went to apply for my extension and learned -- or relearned that it's tied to the preliminary plat dates, not the final plat date. So, staff was helpful to us to start over, but we are coming back with the same project. We have a development agreement that is in place. Construction plans that are currently approved and just this year we have -- we have gone back with the engineer and -- and Public Works to the engineering department to make sure that approval is current. So, we are looking for -- at a townhome project with two vertically integrated units that will front Ustick and Linder. It's mostly an in-fill project. There is still some farmland next to us as well that we would love to someday do something with, but we are filling in next to the Windsong Commission -- Windsong Community to the west. PAW is Pavilion At Windsong. However, with the county's plat naming requirements we couldn't use pavilion, so we named the plat PAW. But the project is Pavilion At Windsong. So, we don't -- it won't be PAW Subdivision anywhere but the plat and all the official approvals and whatnot. It's surrounded by -- like I said, it's in-fill surrounded by other neighborhoods near Sawtooth Middle School. Hunter Elementary School is the closest. Rocky Mountain High School. The staff showed some elevations. One of the items that we worked with when we previously worked with -- on staff, Crosswinds Street. I guess we can see here that's highlighted. There is a bit of concern that it's one long street out into -- right onto Linder and so we have done a bulb out and worked with ACHD at the time to get that approved and so there will be some traffic calming at that location, as well as a three-way stop at the intersection. The only elevation change that I have -- I -- I brought this for the vertically integrated units as we -- we talked with staff. The lower floor of them we changed our preliminary design to have more of that commercial look. So, more storefront doors, storefront glass. So, that it -- it really can have a commercial look and we will work with staff as we go through design review process and -- and CZC on it to make sure it does meet all of the commercial requirements. With that I stand for any questions.

Lorcher: Commissioners, do we have any questions for the applicant at this time? Okay. Thank you very much.

Amar: Thank you.

Lorcher: Mr. Clerk, do we have anybody signed up for this application?

Johnson: Madam Chair, we have names here, but only one person indicated they wanted to speak. Mark Graham. Different project? Okay.

Lorcher: All right. Anybody else in Chambers want to speak on this project? On PAW? Jeremy, did you have anything else that you wanted to add? Okay. Then I will take a motion to close the public hearing.

Smith: So moved.

Stoll: Second.

Lorcher: It's been moved and seconded to close the public hearing for the PAW Subdivision. All those in favor say aye. And any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

Lorcher: With this one we actually already did all the work and we had approved it before. I think all of the -- the concerns from the neighborhood previous to this were addressed and I like the idea that they are still going to work with city planners on the commercial design standards. So, you know, considering it is a busy corner, if this design stays the way in real world you have got a fair amount of buffering green space there, too. So, that works for me. Any other comments from Commissioners?

Smith: Madam Chair?

Lorcher: Commissioner Smith.

Smith: After considering all staff, applicant and public testimony, I would like to move to approve File No. H-2024-0073 as presented in the staff report.

Perreault: Second.

Lorcher: It's been moved and seconded to approve the PAW Subdivision. All those in favor say aye. Any opposed? Motion carries. Thank you very much.