

Holland: Can I make a motion or do we need to hear from the applicant?

Weatherly: Madam Chair, Commissioners, my apologies for all the technical difficulties we are having right now. To pick up where we left off, I cannot locate anybody from the applicant's --

McCarvel: Okay.

Weatherly: -- team online. If they are online and you wish for them to talk I would just asked for them to raise their hand, so I can identify them.

McCarvel: Okay. If the applicant is here for H-2020-0074, if they could, please, raise their hand to be noticed by the clerk. Okay. I would say a motion is in order.

Holland: Madam Chair?

McCarvel: Commissioner Holland.

Holland: I move we continue Item No. H-2020-0074 for TM Center to the hearing date of March 18th to allow staff more time to work with the applicant on supporting materials for the application.

Grove: Second.

McCarvel: It has been moved and seconded to continue H-2020-0074 to the date of March 18th. All those in favor say aye. Opposed? Okay. Motion carries.

MOTION CARRIED: ALL AYES.

3. Public Hearing for Mark Enos Annexation (H-2020-0119) by Mark Enos, Located at 2972 E. Leslie Dr.

- A. Request: Annexation of 1.05 acres of land with the R-2 zoning district.

McCarvel: Next item on the agenda is H-2020-001 -- I'm sorry. Dash 0119, the Mark Enos Annexation and we will begin with the staff report.

Tiefenbach: Good evening, Planning Commission. Can you see my presentation and can you hear me? Thumbs up. Great. Alan Tiefenbach, planner with the City of Meridian. Again good evening. This is an annexation and zoning. The site consists of an acre of land. It's zoned R-1 in unincorporated Ada county. It's located at 2972 East Leslie, which is south and west of the East Ustick Road, North Eagle Road intersection. The property is bordered on two sides by the city limits. To the north is R-15. To the east is R-2. Unincorporated Ada county to the south and to the west. Comprehensive Plan recommendation is for a low density residential. This is a proposal to annex and rezone

of one acre of property to R-2 to obtain city services. The property is in unincorporated Ada county and is served by an individual well and septic. I will put this site plan up here. The applicant desires to construct a detached accessory building of approximately 1,750 square foot. That's what you see here on the north and that would be for RV garage and upstairs living. The applicant has been unable to obtain a new septic permit from the county. They want to add a living space above. They have been unable to obtain a septic permit for the addition due to the location and the limitations of the existing system. So, where the system is located where there is a ditch they can't expand the system easily. The county has recommended that the applicant annex into the city. The annex is -- the applicant has determined it would be cheaper to do this than to try to upgrade the whole system. That's the reason for this annexation. If the -- if the applicant chooses to use the upstairs living area as a secondary dwelling unit, it's subject to specific use standards, which includes the living area being less than 700 square feet, one additional parking space, and the property having to be occupied at least six months out of the year by the primary occupant. Comprehensive Plan is supportive of the secondary dwelling unit. There is recommendations in the plan that support the construction of accessory dwelling units, as well as increasing the diversity of housing. So, again, the only reason for this is for the applicant to be able to obtain city services, so they can build this second building. With that staff recommends approval. If you have any questions.

Cassinelli: Madam Chair, this is Bill.

McCarvel: Yeah. Do you have any -- yeah. Sorry. I was muted.

Cassinelli: Can you hear me?

McCarvel: Yes.

Cassinelli: Okay. I'm just -- I'm curious on the -- the condition for owner occupied for at least six months out of the year. Is that city code on that?

Tiefenbach: Correct. I think the intent of that is so that somebody remotely doesn't just try to Airbnb everything out and to make sure that there is somebody on site that if it is used for a secondary dwelling unit there are some eyes on the property and it's not all just a renter. So, yes, that is the city code. Six months out of the year.

McCarvel: Any other questions for staff? Okay. Would the applicant like to speak? If you are in the -- on Zoom, please, raise your hand. Oh, there we go. Adrienne, do you see him?

Enos: Am I unmuted now?

McCarvel: Yes. Oh. There you go. Okay. Yes. Please state your name and address for the record.

Enos: This is Mark Enos. Address 2972 East Leslie Drive in Meridian and, no, I don't -- I don't have anything to add, unless there is specific questions.

McCarvel: Okay. Any questions for the applicant?

Fitzgerald: Madam Chair?

McCarvel: Mr. Fitzgerald.

Fitzgerald: Just really quick. Mr. Enos, how are you accessing that secondary dwelling? Do you have a driveway you are adding to your lawn?

Enos: Sure. On the right side of the property there is already a gravel driveway that accesses the back of the property.

Fitzgerald: And that's on your property?

Enos: Yes.

Fitzgerald: Okay. Perfect. That just -- that was a question for me. Thank you. Appreciate it.

McCarvel: And do we have any -- anyone signed up to testify on this application?

Weatherly: Madam Chair, we do not.

McCarvel: Okay. Is there anybody in the audience that would like to testify on this? Please raise your hand. Okay.

Seal: No one in chambers either, Madam Chair.

McCarvel: So, I think at this time if I can get a motion to close the public hearing for Item H-20 -- sorry. Lost them.

Fitzgerald: Madam Chair?

McCarvel: Mr. Fitzgerald.

Fitzgerald: Can I -- I make a -- or I move that we close public hearing on H-2020-0119, Mark Enos Annexation.

Holland: Commissioner Holland second.

McCarvel: It's been moved and seconded to close the public hearing. All those in favor -- and second on -- all those in favor say aye. Those opposed? Motion carries.

MOTION CARRIED: ALL YES.

McCarvel: Any other discussion on this? It is pretty straightforward.

Fitzgerald: Madam Chair, this is a pretty simple one. I -- I appreciate they -- they are wanting to add an additional dwelling unit. I think there is space there and if Ada -- if Ada county can't serve them for a new well and septic, then, I think picking up the city services is appropriate. So, if anybody has a problem let us know. If not I will make a motion.

McCarvel: Always in order.

Fitzgerald: Madam Chair, after considering all staff, applicant, and public testimony, I move to recommend approval to the City Council file number H-2020-0119 as presented in the staff report for the hearing date of January 21st, 2021.

Holland: Second.

McCarvel: It has been moved and seconded to approve H-2020-0119 to recommend approval. All those in favor say aye. Opposed? Motion carries. Congratulations.

MOTION CARRIED: ALL AYES.

4. Public Hearing for Schnebly Annexation (H-2020-0115) by Richard Schnebly, Located at 2690 E. Franklin Rd.

- A. Request: Annexation of 0.75 of an acre of land with an R-2 zoning district.

McCarvel: Next item on the agenda is the Schnebly Annexation, H-2020-0115, and we will begin with the staff report.

Allen: Thank you, Madam Chair. Oops. Can you all hear me?

McCarvel: Yes.

Allen: Thank you. I'm sorry. I thought I was muted. Thank you, Madam Chair, Members of the Commission. The next application before you is a request for annexation and zoning. This site consists of .63 of an acre of land. It's currently zoned RUT in Ada county and it's located at 2690 East Franklin Road. The Comprehensive Plan future land use map designation on this property is commercial. The applicant is proposing to annex .75 of an acre of land and that goes to the section line of East Franklin Road as required by rezoning, with an R-2 low density residential zoning district. The reason for annexation is that the existing septic system on the single family residential property failed last -- late last year and the applicant had to hook up to city water and sewer service. No new development or redevelopment of the property is proposed at this time and the use will remain residential for the foreseeable future. As a provision of hookup to city services