

Meridian Planning and Zoning Meeting

October 6, 2016

Meeting of the Meridian Planning and Zoning Commission of October 6, 2016, was called to order at 6:00 p.m. by Chairman Steven Yearsley.

Members Present: Chairman Steven Yearsley, Commissioner Rhonda McCarvel and Commissioner Gregory Wilson.

Members Absent: Commissioner Patrick Oliver and Commissioner Ryan Fitzgerald

Others Present: Michelle Hill, Andrea Pogue, Sonya Waters, Bill Parsons, and Dean Willis.

Item 1: Roll-Call Attendance:

Roll-call

<u> X </u>	Gregory Wilson	<u> </u>	Patrick Oliver
<u> X </u>	Rhonda McCarvel	<u> </u>	Ryan Fitzgerald
	<u> X </u>		Steven Yearsley - Chairman

Yearsley: Good evening, ladies and gentlemen. At this time we would like to call to order the regularly scheduled meeting of the Meridian Planning and Zoning Commission for the hearing date of October 6th, Tuesday, 2016, and let's begin with roll call.

Item 2: Adoption of the Agenda

Yearsley: Thank you. Next item on the agenda is the consent -- or the adoption of the agenda. We have a public hearing for H-2016-0140, Brighton Investments, is asked to be continued because of the failure to post. And, then, the public hearing for file number H-2016-0090, 43 North Subdivision, has asked to be continued to November 3rd. And, then, also the Brighton one is being requested be continued to October 20th. With those changes can I get a motion to adopt the agenda as amended.

Wilson: Mr. Chairman?

Yearsley: Commissioner Wilson.

Wilson: I move we adopt the agenda as amended.

McCarvel: Second.

Yearsley: I have a motion and a second to adopt the agenda. All in favor say aye. Opposed? Motion carries.

MOTION CARRIED: THREE AYES. TWO ABSENT.

Item 3: Consent Agenda

A. Approve Minutes of September 15, 2016 Planning and Zoning Commission Meeting

Yearsley: Next item on the agenda is the Consent Agenda and we have to approve the minutes of September 15th, 2016, Planning and Zoning Commission meeting. If there are no changes to the minutes I would entertain a motion to approve the Consent Agenda.

McCarvel: Mr. Chairman?

Yearsley: Commissioner --

McCarvel: McCarvel.

Yearsley: -- McCarvel. Sorry.

McCarvel: I move to approve the Consent Agenda.

Wilson: Second.

Yearsley: I have a motion and a second to approve the Consent Agenda. All in favor say aye. Opposed? Motion carries.

MOTION CARRIED: THREE AYES. TWO ABSENT.

Item 4: Action Items

A. Public Hearing for Paramount Director (H-2016-0104) by Brighton Investments / Land Holdings Located Southwest Corner of W. Chinden Boulevard and N. Meridian Road

- 1. Request: Rezone of 37.31 Acres of Land from the C-C and TN-C Zoning Districts to the R-15 Zoning District**
- 2. Request: Preliminary Plat Approval Consisting of 196 Building Lots, 12 Common Area Lots and 2 Future Right-of-Way Lots on 35.63 Acres of Land in the R-15 Zoning District**

Yearsley: So, we are going to open up the public hearing for H-2016-0104, Brighton Investments, for the sole purpose of -- for the sole purpose to continue it to October 20th, 2016. Can I get a motion?

McCarvel: Mr. Chairman?

Yearsley: Commissioner McCarvel.

McCarvel: I'm sorry --

Yearsley: We are continuing.

McCarvel: Continuing. Right. We are not -- I move to continue file number H-2016-0104 to the hearing date of October 20th.

Wilson: Second.

Yearsley: I have a motion and a second to continue file number H-2016-0104. All in favor say aye. Opposed? Motion carries.

MOTION CARRIED: THREE AYES. TWO ABSENT.

**C. Public Hearing for 43 North Subdivision (H-2016-0090)
by KGA Development, LLC, Located at 1318 NE 4th
Street**

**1. Request: Preliminary Plat Consisting of 22
Building Lots and One (1) Common Lot on 1.81
Acres of Land in The R-15 Zoning District**

Yearsley: The next item we will do is the -- open the public hearing for our file number H-2016-0090 for the sole purpose of continuing it to November 3rd, 2016.

Wilson: Mr. Chair?

Yearsley: Commissioner Oliver -- or I -- sorry. Wilson.

Wilson: I move we continue to the date of November 3rd, H-2016-0090.

McCarvel: 0100?

Yearsley: 0090.

Wilson: 0090.

McCarvel: Okay. Second.

Yearsley: I have a motion and a second to continue file number H-2016-0090 to November 3rd. All in favor say aye. Opposed? Motion carries.

MOTION CARRIED: THREE AYES. TWO ABSENT.

Yearsley: All right. Before we go on, for the public hearing, let me explain the process that we will go through today. We will open each project one at a time. We will start off with the staff report. The staff will present their findings and how it adheres to the Comprehensive Plan and Uniform Development Ordinance, with staff recommendations. After the staff has had a chance to make their presentation, the applicant will have a chance to come forward and to state their case for approval and to make comments to the staff report. After that we will open it up to the public. There is a sign-up sheet in the back for anyone wishing to testify. Anyone wishing to testify will be given up to three minutes to testify. After the public has had a chance to testify we will invite the applicant back to comment on the testimonies from the public and he will be given up to ten minutes to do so. After that we will close the public hearing and deliberate and make a recommendation to City Council.

- B. Public Hearing for Twelve Oaks (H-2016-0100) by Twelve Oaks, LLC Located 1845 W. Franklin Road**
 - 1. Request: Conditional Use Permit Approval for a Multi-Family Development Consisting of Twenty-Four (24) Dwelling Units in the C-C Zoning District**

Yearsley: And so with that we would like to open the public hearing on file number H-2016-0100, Twelve Oaks, and let's begin with the staff report.

Allen: Thank you, Chairman Yearsley, Members of the Commission. The application before you is a request for a conditional use permit. This site is zoned C-C and is located on the south side of West Franklin Road, west of South Linder Road. Adjacent land use and zoning. To the south is future residential, multi-family and duplex units, in Twelve Oaks, the same development as the proposed units are, zoned TN-R. To the east commercial property in Twelve Oaks, zoned C-C and rural residential agricultural property, zoned R-1 in Ada county. To the west is future commercial property zoned C-C and multi-family residential properties zoned TN-R. To the north is West Franklin Road and industrial uses, zoned L -- excuse me -- I-L and future commercial uses zoned C-C. A modification to the development agreement for this property was recently approved to update the development plan for this site to accommodate the proposed development. That has been approved by Council and is in the process of getting signed and recorded. The Comprehensive Plan future land use map designation for this site is mixed-use commercial, with medium high-

density residential on the southern portion. The applicant is requesting a conditional use permit for three eight-plex multi-family structures that lie within the C-C zoning district as required by the UDC. These structures are part of a larger multi-family residential development that is proposed consisting of a total of 106 dwelling units. The other structures consist of five eight-plexes, two 12-plexes, nine duplexes and a clubhouse that are located in the TN-R district and do not require conditional use approval. The gross density of the overall development is 13.86 dwelling units per acre and is consistent with that desired in mixed-use commercial and medium high-density residential designated areas. The overall site plan and landscape plan are shown here. The units that are requesting conditional use approval are indicated with an arrow here. Those are the ones that are in the C-C district. As you can see from the zoning on this property, this is how the TN-R district is here and the C-C zoning here. A driveway access is proposed via West Franklin Road -- right here where the arrow is -- for the proposed development. At 25 foot wide street buffer on West Franklin Road already exists on the site in accord with UDC standards next to the sidewalk. Conceptual building elevations were submitted as shown for the proposed multi-family structures, the garage and the carport structures. Building materials consist of stucco and vertical siding. The proposed site plan and elevations comply with those approved with the recently amended development agreement. Staff does recommend the one certificate of zoning compliance and design review application as submitted for the overall development, so it can be reviewed as a whole to ensure compliance with UDC standards. Written testimony has been received from Jim Jewett, the applicant, in response to the staff report. Staff is recommending approval with conditions. Staff will stand for any questions.

Yearsley: Thank you. Are there any questions? No? With that would the applicant like to come forward.

Allen: Mr. Chairman, if I may real quick, on your hearing outline that you have, the file number is listed incorrectly as 104. It should be 100. So, if you will, please, note that in your motion.

Yearsley: Okay.

Allen: But the hearing agenda is correct, though. Thank you.

Yearsley: Thank you.

Jewett: Jim Jewett. 167 East White Spur in Meridian, Idaho. As Sonya has stated, we are in agreeance with her staff report and would stand for any questions.

Yearsley: Thank you. Are there any questions? No? Thank you. Is there anyone wishing to testify on this application? With that I don't think we need the

applicant to come forward again, so at this point I would entertain a motion to close the public hearing.

Wilson: Mr. Chairman?

Yearsley: Commissioner Wilson.

Wilson: I move we close the public hearing on H-2016-0100.

McCarvel: Second.

Yearsley: I have a motion and a second to close the public hearing. All in favor say aye. Opposed? Motion carries.

MOTION CARRIED: THREE AYES. TWO ABSENT.

Yearsley: You know, as a -- as a conditional use permit I think the overall site plan looks good. I think it's an appropriate use for that area and so I would be in favor to it.

McCarvel: Mr. Chairman?

Yearsley: Commissioner McCarvel.

McCarvel: Yeah. I don't see an issue with it as doing it with the conditional use permit that's in front of us tonight.

Yearsley: Okay. With that, if there is no more comments, I would entertain a motion.

Wilson: Mr. Chair?

Yearsley: Commissioner Wilson.

Wilson: After considering all staff, applicant and public testimony, I move to recommend to City Council file number H-2016-0100 as presented in the staff report.

McCarvel: Second.

Yearsley: So that's to approve.

McCarvel: To approve.

Wilson: To approve. I'm sorry.

McCarvel: Yeah.

Wilson: I just read it verbatim. So, I will just do it again. After considering all staff, applicant and public testimony, I move to -- I move to recommend approval of H-2016-0100 for the hearing date of October 6, 2016.

McCarvel: Second.

Yearsley: I have a motion and a second to approve file number H-2016-0100. All in favor say aye. Opposed? Motion carries.

MOTION CARRIED: THREE AYES. TWO ABSENT.

Yearsley: With that I think we will have one more motion.

McCarvel: Mr. Chairman?

Yearsley: Commissioner McCarvel.

McCarvel: I move we adjourn the meeting.

Wilson: Second.

Yearsley: I have a motion and a second to adjourn. All in favor say aye.

MOTION CARRIED: THREE AYES. TWO ABSENT.

Yearsley: We stand adjourned. Thank you.

MEETING ADJOURNED AT 6:14 P.M.
(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS.)

APPROVED

STEVEN YEARSLEY - CHAIRMAN

_____|_____|_____
DATE APPROVED

ATTEST:

C. JAY COLES - CITY CLERK