



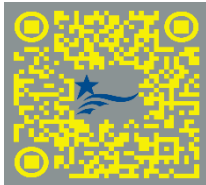
PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, May 02, 2024 at 6:00 PM

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Agenda

Scan the QR Code to sign up in advance to provide testimony.



Public Hearing process: Land use development applications begin with presentation of the project and analysis of the application by Planning Staff. The applicant is then allowed up to 15 minutes to present the project. Then, members of the public are allowed up to 3 minutes each to address Commissioners regarding the application. Any citizen acting as a representative of a Homeowner's Association may be allowed up to 10 minutes to speak on behalf of represented homeowners consenting to yield their time to speak. After all public testimony, the applicant is allowed up to 10 minutes to respond to questions and comments. Commissioners may ask questions throughout the public hearing process. The public hearing is then closed, and no further public comment is heard.

VIRTUAL MEETING OPTIONS

Planning and Zoning meetings can also be attended online or by phone.

<https://bit.ly/meridianzoommeeting>

or dial: 1-253-215-8782, Webinar ID: 810 9527 6712

ROLL-CALL ATTENDANCE

Brian Garrett Maria Lorcher Enrique Rivera
 Patrick Grace Matthew Sandoval Jared Smith
 Andrew Seal, Chairperson

ADOPTION OF AGENDA

CONSENT AGENDA [Action Item]

1. [Approve Minutes of the April 18, 2024 Meeting of the Planning and Zoning Commission Meeting](#)
2. [Findings of Fact, Conclusions of Law for Ultra Clean Carwash \(H-2023-0073\) by KM Engineering, LLP, located at 715 E. Fairview Ave.](#)

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

3. **Public Hearing** for Idaho Pup and Ales (H-2024-0006) by Aviva Childress, Studio H Architects, Located at 70 S. Outpost Ln.

Application Materials: <https://bit.ly/H-2024-0006>

A. Request: Conditional Use Permit for a 6,595 square foot building on 1.098 acres of land in the C-G zoning district for a drinking establishment which includes a dog park club.

ADJOURNMENT

To view upcoming Public Hearing Notices, visit <https://apps.meridiancity.org/phnotices>



AGENDA ITEM

ITEM TOPIC: Approve Minutes of the April 18, 2024 Meeting of the Planning and Zoning Commission Meeting

Meeting of the Meridian Planning and Zoning Commission of April 18, 2024, was called to order at 6:12 p.m. by Chairman Andrew Seal.

Members Present: Commissioner Andrew Seal, Commissioner Maria Lorcher, Commissioner Jared Smith, and Commissioner Matthew Sandoval.

Members Absent: Commissioner Patrick Grace, Commissioner Enrique Rivera and Commissioner Brian Garrett.

Others Present: Tina Lomeli, Kurt Starman, Bill Parsons, Sonya Allen and Dean Willis.

ROLL-CALL ATTENDANCE

<u> </u> Brian Garrett	<u> X </u> Maria Lorcher
<u> X </u> Matthew Sandoval	<u> </u> Patrick Grace
<u> </u> Enrique Rivera	<u> X </u> Jared Smith
<u> X </u> Andrew Seal - Chairman	

Seal: All right. Good evening. Welcome to the Planning and Zoning Commission meeting for April 18th, 2024. At this time I will call the meeting to order. The Commissioners who are present for this evening's meeting are at City Hall. We also have staff from the city attorney and clerk's office, as well as the City Planning Department. If you are joining us on Zoom this evening we can see that you are here. You may observe the meeting. However, your ability to be seen on screen and talk will be muted. During the public testimony portion of the meeting you will be unmuted and, then, be able to comment. Please note that we cannot take questions until the public testimony portion. If you have any question -- process questions during the meeting, please, e-mail cityclerk@meridiacity.org and they will reply as quickly as possible. With that we will begin with roll call. Madam Clerk.

Seal: All right. First item on the agenda is the adoption of the agenda and there are no changes to it. Could I get a motion to adopt the agenda as presented?

Lorcher: So moved.

Smith: Second.

Seal: It's been moved and seconded to adopt the agenda. All in favor, please, say aye. Opposed nay? Motion carries.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

Seal: Next item on the agenda is the Consent Agenda. We have one item on the Consent Agenda, which so to approve the minutes of the April 4th, 2024, meeting of the

Planning and Zoning Commission. All in favor -- sorry. Can I get a motion to accept the Consent Agenda as presented?

Smith: So moved.

Lorcher: Second.

Seal: It's been moved and seconded to adopt the Consent Agenda. All in favor say aye. Opposed nay? Motion carries.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

Seal: All right. At this time I would like to briefly explain the public hearing process. We will open each item individually and begin with the staff report. Staff will report their findings on how the item adheres to our Comprehensive Plan and Unified Development Code. After staff has made their presentation the applicant will come forward and present their case and respond to staff comments. They will have 15 minutes to do so. After the applicant is finished we will open the floor to public testimony. Each person will be called on only once during the public testimony portion. The Clerk will call the names individually of those who have signed up in advance to testify. We will need to have you -- we will need to have you -- sorry. We will need to have you state your name and address for the record and you will have three minutes to address the Commission. If you have previously sent pictures or a presentation for the meeting it will be displayed on the screen and you will be able to run the presentation with assistance if needed. If you have established that you are speaking on behalf of a larger group, like an HOA, where others from the -- that group will allow you to speak on their behalf you will have up to ten minutes. After all those who have signed up in advance have spoken we will invite any others who may wish to testify. When you are finished if the Commission does not have any questions for you you will return to your seat in Chambers or be muted on Zoom and no longer have the ability to speak. And please remember we generally do not call people back up. After all testimony has been heard the applicant will be given another ten minutes to come back and respond. When the applicant is finished responding to questions and concerns we will close the public hearing and the Commissioners will have the opportunity to discuss and hopefully be able to make final decisions or recommendations to City Council as needed.

Seal: So, at this time I would like to open File No. H-2023-0073 for Ultra Clean Carwash and we will begin with the staff report. It appears we lost Sonya.

Parsons: Apologies, Chair. We are getting some feedback down here at the station, so we are seeing if we get it corrected. Mr. Chair, we have someone from IT on the line. Can we just take a quick technical break and, then, get things -- he is asking us to log out of Zoom and then --

Seal: Okay. We will go ahead and take a five minute break and fix our IT issues and let everybody else in the back get signed in.

Parsons: All right. Thank you.

Seal: Thank you.

(Recess: 6:05 p.m. to 6:08 p.m.)

Seal: All right. We will go ahead and call the meeting back to order. I will not read back through everything that I do to call the meeting to order and we will go ahead and open up File No. H-2023-0073 for Ultra Clean Carwash and we will begin with the staff report.

Allen: Thank you, Mr. Chair, Members of the Commission. The first application before you tonight is a request for a conditional use permit. This site consists of 3.13 acres of land. It's zoned C-C. It's located at 715 East Fairview Avenue. The history on this property. It was rezoned to C-C back in 2001. The rezone ordinance requires conditional use permit approval of all future uses on the site. The Comprehensive Plan Future Land Use Map designation is commercial. The applicant is proposing a conditional use permit for a vehicle washing facility on 3.13 acres of land in the C-C zoning district per requirement of the rezone ordinance. A conditional use is not required by the UDC for a vehicle washing facility in the C-C district typically. The rezone ordinance also included several other provisions, all of which have either been previously addressed or are being addressed with this application. Vehicle washing facilities are subject to specific use standards for such in the UDC. Staff finds the proposed site design is in compliance with these standards as noted in the staff report. Vehicle washing facilities are subject to specific use standards for such in the UDC staff finds. The proposed site design is in compliance with these standards as noted in the staff report. Access to the site is proposed by one right-in, right-out driveway access at the northern boundary of the site from Fairview Avenue, an existing arterial street. The driveway location depicted on the site plan complies with ACHD's requirements. Because access is only available from an arterial street, the UDC and ACHD requires a driveway to be constructed and an associated easement to be granted to the adjacent property to the east for future access and interconnectivity and access to the west is not required because of the Five Mile Creek that's located along the west property boundary. Off-street parking is provided in excess of UDC standards. A minimum of 11 spaces are required. A total of 24 spaces are proposed, exceeding the minimum standard by 13 spaces. Due to the nature of the proposed use, the proposed parking will mostly provide parking for use of the vacuums, but will also provide parking for employees. A minimum 25 foot wide landscape street buffer is required along Fairview Avenue. A 40 foot buffer is proposed. The UDC requires a minimum 25 foot wide landscape buffer to be provided to residential land uses. Residential uses exist to the southwest of this site in Creekside Arbor Subdivision. A 50 foot wide Irrigation district easement exists along this boundary for the Five Mile Creek. The easement may count toward a portion of the required buffer as it provides a spatial separation between the uses. However, an additional buffer should be provided outside of this easement along the entire southern boundary of the site at a width necessary to accommodate a berm

and/or wall and fence -- wall or fence with dense landscaping that includes a mix of materials consisting of evergreen and deciduous trees, shrubs, lawn or other vegetative ground cover, allowing trees to touch within five years of planting. The application -- the landscape plan has been revised to reflect this requirement. Staff feels this is necessary due to the orientation of the carwash with the entry facing the residential neighborhood, which will likely funnel noise from the carwash directly to the residences. The applicant submitted a revised plan, as I noted, that's here on the right. It does include a two foot tall berm and also depicts the existing wrought iron fence, along with the added landscaping. An attached ten foot wide sidewalk exists along Fairview Avenue at the northern boundary of the site and a ten foot wide multi-use pathway exists along the western and southern boundaries of the site along the Five Mile Creek within a 20 foot wide recreational easement in accordance with Pathways Master Plan. The creek lies within a 90 foot wide irrigation easement, 50 feet of which lies on this property. As I mentioned, a wrought iron fence exists along the east side of the pathway. No other fencing is proposed. The proposed hours of operation are from 7:00 a.m. to 9:00 p.m. Because the entry to the carwash directly faces the existing residences to the south, which could be negatively impacted by the noise from the carwash, staff recommends a condition of approval that prohibits the carwash from operating before 7:00 a.m. and after 10:00 p.m. Conceptual building elevations were submitted as shown for the proposed carwash that depict modulation and articulation on all facades with belly bands, awnings, metal cladding designed to look like cedar. Glazing and other architectural features. A mix of materials are proposed consisting of burnished CMU, natural stone, cedar rendition metal cladding and other natural materials with metal roofing and canopies. The color scheme will include various browns, tans and other warm earth tones. The final design is required to be consistent with the design standards listed in the Architectural Standards Manual. Written testimony has been received from Connor Lindstrom, KM Engineering, the applicant's representative. They are in agreement with the conditions in the staff report and no public testimony has been received. The applicant is here tonight to present. Thank you.

Seal: Thank you very much. Would the applicant like to come forward? Good evening, sir. We will need your name and address for the record, please.

Lindstrom: Good evening. Connor Lindstrom with KM Engineering. 5725 North Discovery Way, Boise. And I am representing Ultra Clean here for this -- this project. Thank you, Sonya, for your presentation. Like Sonya said, we don't have any concerns with the -- you know, the staff report. We agree with the conditions of approval. I have just a brief slideshow here. I will probably just fast forward here to the -- the landscaping plan. As Sonya mentioned, we did update this and revise it to include that dense landscaping there on the -- the southwest boundary to make sure we are screening from the apartments there that are across the pathway. There is also a berm that was added, you know, alongside that landscaping and there is a wrought iron fence there. We do have some other landscaping that was added, additional trees that were required by the staff report on the western boundary there. We did choose to group them together just to give a little more visibility to the -- to the structure that's going to be

there and we will work with staff further as we go into CZC design review for the -- for the structure. So, that's really all I have. If you have any other questions feel free to fire away.

Seal: Just a quick question, just more for an education on -- for me. The -- the water reclamation that happens here, does that involve the reclaiming the water that's there and, then, you use regular sewer for disposal?

Lindstrom: Chairman Seal, you know, I am -- I am not certain on that one. Yes. That -- you are -- you got it right.

Seal: Okay.

Lindstrom: That's correct.

Seal: Just wanted to make -- I wasn't sure. There is -- there is a lot of different things in the LEEDS buildings where they do water reclamation differently. So, I just wanted to make sure that was the way it was being done there. So, Commissioners, do we have any questions for the applicant? None? Madam Clerk, do we have anybody signed up?

Lomeli: Mr. Chair, nobody has signed up to testify.

Seal: That's -- that's what all these people are here for I'm sure. The car wash. I will ask the audience is anybody here that would like to testify on this? Please raise your hand or indicate so. No? That's kind of what I thought. Unless you have any final comments, we will go ahead and thank you for your testimony and I will take a motion to close the public hearing for File No. H-2023-0073.

Smith: So moved.

Seal: Thank you.

Lorcher: Second.

Seal: It's been moved and seconded to close the public hearing for File No. H-2023-0073 for Ultra Clean Car Wash. All in favor, please, say aye. Any opposed? Okay. Motion passes. The public hearing is closed.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

Seal: Any comments? Okay. I was going to say if -- if there is no comments -- I mean this seems pretty straightforward to me, so -- it's kind of an interesting lot with the path next to it, so it's nice that that will be uninterrupted and kind of like that. So, other than that, there is a little bit of history on this. So, the CUP is where we are at and it will be --

the motion needs to be to approve or deny, since we are the approving body on it. For whoever wants to make the motion.

Lorcher: Mr. Chair?

Seal: Go right ahead.

Lorcher: After considering all staff, applicant and public testimony, I move to approve File No. H-2023-003 as presented in the staff report on the hearing date of April 18th, 2024, with no modifications.

Sandoval: Second.

Seal: Got the file number wrong.

Lorcher: Oh, I did?

Seal: Yep. It's H-2023-0073.

Lorcher: Okay.

Seal: Does the second --

Lorcher: H-2023-0073.

Seal: Second still stand.

Sandoval: Yes.

Seal: Okay. It's been moved and seconded to approve File No. H-2023-0073 for Ultra Clean Car Wash. All in favor, please say aye. Opposed nay? All right. Motion passes. Thank you very much.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

Seal: All right. And with that we will open File No. H-2024-0005 for PebbleBrook Subdivision and we will begin with the staff report.

Allen: Thank you, Mr. Chair, Members of the Commission. The next application before you is a request for annexation and zoning and a preliminary plat. This site consists of 13.94 acres of land. It's zoned RUT in Ada county and it's located at 5725 North Meridian Road. The Comprehensive Plan future land use map designation is medium density residential, which calls for three to eight dwelling units per acre gross and it also has a park designation on this property, which the Parks Department has determined that a park isn't feasible in this location. The applicant is requesting annexation of 13.94 acres of land with an R-8 zone to develop 54 building lots and six common lots.

Proposed lots range in size from 5,420 square feet to 15,482 square feet, which will accommodate the variety of dwelling sizes proposed ranging from 1,574 square feet to 3,195 square feet. The subdivision is proposed to develop in one phase. The existing structures will be removed upon development of the property. A revised plat has been provided by the applicant after the print date of the report to address staff's comments pertaining to the lot transition along a portion of the southern boundary. And that is -- let's see here. These lots right here. ACHD is requiring Meridian Road to be improved with 17 feet of pavement from center line with a three foot gravel shoulder and a ten foot wide detached sidewalk. Only six feet of pavement and a three foot wide gravel -- excuse me -- three foot wide shoulder is required at this time. Curb and gutter will be added later when Meridian Road is fully improved. Access is proposed from the extension of existing North Garbo Avenue at standard street sections at the north and south boundary of the property. Local public streets are proposed for internal access. No access is proposed or allowed from Meridian Road. A stub street is proposed to the county parcel at the northeast corner of the property for future extension. That is this piece right here. Bulb outs are provided along Gleason Street as traffic calming in response to ACHD's comments requiring Gleason to be redesigned to reduce the length or include passive design elements. A 35 foot wide street buffer is required along Meridian Road, which is an entryway corridor, measured from the ultimate back of curb. All fencing is required to comply with the UDC standards. A minimum of 15 percent or 2.09 acres of qualified open space is required to be provided within the development. An open space exhibit was submitted that depicts 16.16 percent or 2.25 acres of open space that meets the required quality and qualified open space standards and exceeds UDC standards. A minimum of two points of site amenities are required to be provided. The applicant is proposing two sports courts, pickleball, which are eight points and two dog waste stations, which is another point, which total nine points exceeding UDC standards. Per the UDC dog waste stations must be installed in the ground and include waste disposal bags and trash receptacles and sports courts are required to have markings and include benches for seating. Five conceptual building elevations were submitted as shown for the proposed one and two story homes, with two and three car garages. The homes are Craftsman style with building materials consisting of a mix of board and batten siding, lap siding and optional masonry accents. The applicant clarified that optional masonry accents depicted on the elevations is incorrect, that all homes will have masonry accents consistent with the Paramount architectural guidelines. To ensure that -- this is -- to ensure this for a higher quality of development staff is recommending masonry accents are required on all structures in the development agreement. Written testimony was received from Ben Semple, the applicant's representative, in agreement with the conditions in the staff report and a voicemail was received from June -- I'm going to slaughter this last name Apology-Goveya. Concerns with school overcrowding and density. Staff is recommending approval with the conditions in the staff report. Thank you.

Seal: Thank you very much. Would the applicant like to come forward. Good evening, sir.

Semple: Good evening. Ben Semple with Rodney Evans and Partners representing the developer. My address is 1450 West Bannock Street, Boise, Idaho. 83702. Thanks to Sonya for the staff report and all the help we have been getting up to this point. I want to reiterate we are in agreement with the conditions of approval, all the agency letters within the staff report. I just want to touch on a couple of things. So, as you are aware we are requesting annexation and zoning of the 13.94 acres. Does this move this forward? Oh, there we go. At 5725 North Meridian Road for a preliminary plat with 60 total lots, 54 buildable and six common, for the construction of 54 single family homes all detached. There we go. The current zoning of the parcel is RUT in Ada county, hence the annexation request and the -- the properties proposed to be annexed with an R-8 zoning designation to accommodate the overall density of the development. The R-8 zoning designation meets all surrounding Paramount zoning, other than one out-parcel or enclave parcel that's still RUT in the county. That's at the northeast corner of the property. The existing homes and the outbuildings on the site will be removed as part of the project, along with some of the existing trees and shrubs primarily located along the Meridian Road frontage. Those will be -- a full arborist report was provided with the application that identified 158 caliper inches for removal that would require mitigation. We will be fully mitigating for that tree removal. There will be 101 trees planted on the site, 181 caliper inches of deciduous trees and 198 vertical feet of conifer. So, six feet per conifer. Two hundred and forty-five shrubs are added to the common area spaces of the proposed project and additional landscaping will be installed with every home that gets built here, further increasing the number of trees and shrubs on this site. Currently it is a farm field with a couple of farm houses -- old farmer -- farm houses there. We feel that the requested annexation and zoning and preliminary plat consistent with the staff report is appropriate, as the land use and the zoning designation is appropriate for the future land use map within Meridian. All future construction will comply with the density lot size setbacks and other applicable provisions of Meridian's UDC. Our density is three point -- 3.97 units per acre, so we are at the bottom end of that R-8 -- with the R-8 would allow for density. Additionally, care was taken with the site design, lot sizes and open space to ensure compatibility with the adjacent Paramount Subdivision. The architecture and materials will conform with the Paramount architectural design standards, which include specific provisions regarding the exterior elevations, colors, accent materials, lighting, masonry, fencing and landscaping. All existing perimeter fencing will be retained and protected or replaced and our fencing will match that of Paramount. Actually, the -- the developer, who is here tonight to answer some questions, too, if necessary, has taken Paramount CC&Rs and their architectural standards and is incorporating those into the CC&Rs and architectural standards of Pebblebrook Subdivision. So, for all intents and purposes we are matching exactly what Paramount would allow with all their -- their structures within their subdivision. Public roads are proposed to access the homes with 33 foot back-to-back road section and five foot attached sidewalk. Trees will be installed behind the sidewalk within a 47 foot right of way that conforms with ACHD standards for local roadways in this area. The roads were stubbed to the site, always anticipated to be extended through this site with a development. Sorry. Let's see. We will stub to the northern property boundary at the northeast as is a standard of zoning code and ACHD standards for potential future redevelopment of that site. It is currently privately owned

so not sure if anything will happen there, but potential is there if possible. We are not proposing any connection to Meridian Road. That was not allowed per ACHD standards. Anytime you redevelop a piece of property your access comes off the lesser classified roadways or a roadway stub to the site, which this has. So, we are closing any accesses off of Meridian Road and installing the buffer along their roadside drainage swale, slight pavement widening and, then, a ten foot wide detached multi-use pathway. Sidewalk will be installed at Long Meridian Road and are measured from the back of curb. Our buffer is 47 and a half feet wide and contains class one, two and three trees, along with shrubs and perennials and lawn designed to be drought tolerant. Open lawn areas will be included within the interior common spaces, which will provide active and passive recreation. The total qualified open space is 98,188 square feet or 2.25 acres. That will be memorialized in the development agreement, ensuring that 2.25 acres of qualified open space remains with this development upon completion. And as Sonya mentioned, that is in excess of the UDC standards for open space. Two full size pickleball courts will be provided. This is that open space exhibit that's shown. You can see kind of in the central area there two pickleball courts. They will be striped -- you know, painted, striped. We will provide some benches next door to them -- or next to them for seating and, then, the dog waste stations will be installed with in-ground installation. That is a detail that's included in the landscape plans that were submitted in the packet. Additional open space and micropath amenities provide additional amenity points that we didn't call out here. There is a connection from the ten foot wide pathway into the subdivision through the buffer and, then, multiple micro paths through the subdivision for passive or active recreation. Walking of dogs. The Paramount HOA has agreed to allow the project irrigation system to connect to the Paramount Subdivision irrigation system and this project will transfer their water right to Paramount, so that they can have -- it's actually -- we -- we did an evaluation of the irrigation and we have about just over one gallon per minute in excess of a water right for this to be able to effectively irrigate this site and so that excess would be usable by Paramount. Basically the entire water right will go into their system and, then, we would utilize that as part of the project to irrigate the common area spaces within this project, as well as the home sites. During the neighborhood meeting we had approximately 30 attendees. The discussion including concerns about traffic during construction and after build out. We had parking. Privacy. Property values was a big one. And, then, cohesiveness with existing homes from a size standpoint and aesthetic standpoint. One of the reasons that we adopted the Paramount architectural guidelines for this project was to increase the cohesiveness with that -- with the existing Paramount to -- surrounds it on three sides basically. Let's see. We -- although we are restricted -- you know, one of the issues came up of construction traffic. We are really going to apply with ACHD to have a temporary construction access off of Meridian Road for the overall subdivision improvements, so that large truck traffic isn't going through on the local roads through Paramount to get to the site. Obviously upon completion of all of the landscaping and subdivision installation improvements there would be no access for Meridian Road, so home building would occur through traffic through the local roadways as occurs in Paramount when any other new homes are built there. The surrounding Paramount Subdivision has a range of home sizes that are one and two story. They vary, depending on how far you get from this site, anywhere from 1,500 square feet to over 5,000 square feet for

homes. Originally the proposed plan for Pebblebrook was to do one and two story homes with a range for 1,574 to 2,968 square feet. After the neighborhood meeting the developer and home builder went back and looked at their models and increased the maximum size by a couple hundred square feet, so that we have a range of 1,574 to 3,195. It feels a little bit more cohesive in terms of home sizes there. It really reinforces what this commission has had a desire of for a variety of home sizes within subdivisions in order to appeal to a wide range of home buyers. It also allows for generational living within this subdivision. So, if someone moves in as a young family to a smaller home, as their family grows they may need a larger home. They can move it into a larger home and, then, when their kids grow and leave they can have another home. So, they can continue to live throughout their years within the Paramount Subdivision, which is a very positive place to live. Or Pebblebrook Subdivision. During the planning process and the lead up to the application we had multiple conversations with the Paramount HOA board. All the feedback that we received was very positive. The desire of this developer, excuse me, is actually to have Pebblebrook Subdivision brought into the Paramount HOA. The board has indicated that they have some support of that, although it does require a full HOA vote to allow Pebblebrook to be annexed, if you will, into Paramount HOA. The HOA board has indicated they don't to make a decision on that until after we get through the city process to see how this all shakes out. But ultimately we feel very positive about what this could do and be another addition to Paramount. If that happened HOA dues go to the overall Paramount Subdivision that would help maintain their existing amenities and facilities, as well as maintain the proposed amenities. It would also allow for Paramount Subdivision residents to use the amenities within Pebblebrook and vice-versa. One of the reasons we picked the amenities that we did on this project was because during our meetings with the HOA board they voiced a desire to have pickleball courts and stuff that they don't have in Paramount right now. So, we pivoted away from some of the other typical ones you see in -- in subdivisions and decided to fulfill that desire with the proposed amenities here. We really feel that that will provide a really good enhancement of their current facilities. So, residents -- I talked about the construction access and -- and traffic. You know, the developer will be required to implement a traffic control plan during construction, as well as during construction of homes and erosion control measures during construction to minimize dirt and dust that blows around to -- to the surrounding homes there. We did have positive feedback during the neighborhood meeting, as well as some, you know, concerns and I received multiple phone calls and e-mails from residents in this general area that were supportive of this, because it was a single family residential home development and wasn't looking at townhomes or -- or higher density here. I think that there had been some maybe preliminary conversations about this being a higher density type of project in the past, so they were happy to see that -- that that's the direction that this was going. I know that that's not everybody, but some of what we got was positive, too. You know, ultimately we do feel that the proposed single family residential homes will provide a positive addition to this area, whether or not it's brought into the Paramount HOA. The developer has committed to utilizing the CC&Rs and architectural standards that they have worked to develop while using Paramount's direction and that will remain whether or not it goes into Paramount. So, this will be the same project whether it becomes part of Paramount or remains Pebblebrook as an

independent subdivision and we think it's a very thoughtful in-fill redevelopment of this area that's a very desirable area of Meridian. I would stand for any questions you may have.

Seal: Thank you very much. Commissioners, do we have questions for the applicant?

Smith: Mr. Chair?

Seal: Go ahead.

Smith: I do have one question, either for the applicant or for staff, just kind of in terms of integrating with Paramount. Do you have an idea what the units per acre -- or the density is for Paramount? That -- for that HOA for the surrounding subdivisions.

Allen: I do not have an exact calculation, but it's in the same future land use map designation, medium density residential. So, it would have been three to eight units per acre. So, it -- it could be just a tad less than this, but this is -- this is low as -- as proposed. So, it's very similar.

Smith: Great. Thank you.

Seal: Quick -- quick question on the -- the lots that have the paths in there. Is this a stipulation that there will be visibility fencing provided where the paths are? The walking paths?

Seale: Mr. Chair?

Seal: Go ahead.

Seale: I can answer that. Yes, every common area space will have an open vision five foot fencing incorporated along the boundaries of them.

Seal: Okay.

Seale: That was a slide. I skipped over it too fast, though. We have addressed a couple of different conditions of approval, including the -- the fencing, as well as the two-to-one lot ratio that Sonya had mentioned, too. We brought that into conformance with the UDC standards there.

Seal: Okay. Other questions? All right. Thank you very much.

Seale: Thank you.

Seal: Madam Clerk, do we have -- do we have anybody signed up to testify?

Lomeli: Mr. Chair, the first person on the list is Andrew Pietala.

Seal: Good evening, sir.

Pietala: Good evening. My name is Andrew Pietala. I live at 417 West Broderick Drive, Meridian, Idaho. That is immediately south of the proposed Pebblebrook development in the Paramount neighborhood. As has been noted here by the applicant and others, this is not simply a neighboring development of Paramount, it's -- it's quite integrated into Paramount. It's surrounded on three sides with no access for Meridian Road. So, the only access to the development will be through Paramount streets and I don't need to revisit what was said about the intent to become part of the Paramount neighborhood and -- and do their best to match the Paramount standards. However, what I would like to testify to is that last Wednesday the 10th there was an HOA meeting in the Paramount neighborhood to -- on -- and on that agenda for that meeting was to approve or disapprove the addition of this development into the Paramount HOA. Due to the kind of overwhelming response from the owners with concerns regarding the density of the housing, lot sizes, designs of the houses, common areas, that vote did not go -- did not take place, but suffice it to say there was somewhat overwhelming opinions that the plat or the development as proposed was not compatible with the Paramount neighborhood. Aside from that, I think we need to consider the -- the broader area concerns here. In addition to being compatible with Paramount, which the applicant has indicated they desire to be part of, there are other open areas around the Paramount neighborhood currently, such as the Orchard -- Orchard Park or Orchard Hill that's just to the north there where there will be some other high density housing projects possible. So, others may testify to concerns regarding traffic and school capacity and things of that nature, but my main concern tonight is that there seems to be a disconnect between the applicant's position in having this development part of Paramount and the Paramount owners who are not satisfied with the plat as proposed. So, my recommendation is that the plat not be approved until such time that the Paramount HOA has accepted the plat.

Seal: Thank you very much.

Pietala: That's all I have.

Seal: Appreciate it.

Pietala: Thank you.

Seal: Uh-huh.

Lomeli: Mr. Chair?

Seal: Go ahead.

Lomeli: Next on the list is Patrick Murphy.

Murphy: Patrick Murphy. 513 West Broderick Avenue in Meridian. And, again, like the other gentleman stated, I live in that vicinity and this seems to be more of -- they mentioned all these amenities that they were going to include and this and that and that's great, but this -- what gets down to me is a quality of life. What is the quality of life going to be like with this development in there with no access to Meridian. To access Meridian they are going to have to come through my neighborhood, which is already crowded. It took me -- to drive three miles here from my home it took me an extraordinary amount of time. Meridian is way too crowded. Widening it is -- may improve some, but it's just -- you have got two schools there, two churches, some businesses at the other end. Traffic there is horrendous. I noticed this gentleman he said he lives in in Boise. I don't know if he has ever taken the time or anyone's taken the time to drive Meridian at any time during the day to see what traffic is like on Meridian. It's horrible. It's -- my main concern is the additional traffic in my neighborhood, not to -- and I would like to voice my opposition to this. I -- thank you.

Seal: Thank you very much. Madam Clerk.

Lomeli: Mr. Chair, Zachary Tanis.

Seal: Good evening, sir. Need your name and address for the record, please.

Tanis: My name is Zachary Tanis. I live at 493 West Broderick Drive. I was there since August of 2021, so I'm relatively new. Not necessarily opposed to development of that area. In fact, we will probably welcome it. I have a view into that area from the second story of my house through the east facing windows. That said, I disagree that the plat as it's laid out complements the current neighborhood. If you look in particular at the 500 foot vicinity map and the homes in the immediate surrounding area, they are not closer to that higher end density, they are, in fact, closer to the lower end of -- of three homes per acre. All the homes on my block in Broderick are a quarter of an acre or larger and most of the homes in the area are quarter acre and if they are not they are more than 9,000 square feet -- or about a fifth of an acre or more and I believe that if there is to be development in that area they should be consistent with that and not the higher density as proposed. Gentleman mentioned homes in the 1,500 square foot range on those smaller lots and that's not consistent with that area of Paramount bordered by Director Street to the north, Producer Drive to the south and Fox Run to the west and so I don't think it's consistent enough with that current area to be approved as it is. I think as it it will negatively impact the traffic flow as mentioned, both in the neighborhood and onto Meridian Drive. I believe it will negatively impact enrollment at Paramount Elementary, which is inside the neighborhood and I believe it will also negatively impact the existing amenities that the neighborhood enjoys, namely, the pools and other open space and I think lastly as the other gentleman mentioned, this does not take into account the other proposed development to the north end of that neighborhood in Paramount and Orchard Park and so this cannot be viewed in isolation. So, I will summarize by saying I'm in opposition to the zoning as it currently stands with the plat density of 54 homes. It's excessive for the area and will negatively impact the rest of the residents in Paramount. Thank you.

Seal: Thank you very much.

Lomeli: Mr. Chair --

Seal: Uh-huh.

Lomeli: Lee Cooper.

Seal: Good evening, sir. Need your name and address for the record, please.

Cooper; Good evening. Lee Cooper. 150 West Broderick, Meridian. I would like to tell you just a little bit about the Paramount neighborhood. I thought it was interesting in the staff report the reference to an enclave and at first I thought that didn't give it justice, but as I looked at the definition it might be close, defining that as something -- a place that's different, separated from the surrounding and character. We moved to -- to Paramount specifically for the feel. It's -- it's a neighborhood that really does care about each other. It goes above and beyond for each other. Friends are all based near to each other in -- in the Paramount neighborhood and so Paramount is -- is just something that's quite different and quite special to the City of Meridian and when I think of -- kind of the situation we have got, I -- I think -- I think of just friendships and -- and kind of how this is feeling a little bit like a forced friendship with -- with something that maybe we don't want. The -- the neighborhood is known for shoveling sidewalks for each other, kids riding bikes, kids playing in the front yard, playing in the street. Kids walking to school. We have got three of them in walking distance. It's -- it's unique. I -- I don't know that you can compare any other neighborhood in Meridian that offers a high school and middle school and an elementary school and a neighborhood surrounding like what Paramount offers to us. It really is an enclave or something different. It's -- it's -- it's a family friendly place and so in the spirit of friendship I just want to point out that. The elimination of a requirement for a traffic study I think doesn't give the residents of the Paramount neighborhood a good enough understanding for how many trips 54 homes may create. My rough math, because I don't have a manual that I can access easily, is somewhere between 6.6 and just over seven trips per home, which would be in the ballpark of 400 trips if you approve 454 homes. Looking at the route that they may take to get to Meridian Road, most of them are going to come down Broderick where my kids are playing, walking to school, riding their bikes. It doesn't feel family friendly to offer 300 plus trips a day in front of a house that does that. I think kids are at risk. I think walking the neighborhood becomes questionable. Back when Chinden was having work done our street became a thoroughfare for people cutting through, because they didn't want to deal with the backup on Chinden. Feel like it's going to get about the same. So, I think -- I think at least us residents who will have to deal with this forever are owed some sort of additional thought process on -- on how many trips will our neighborhood be impacted by an addition? Existing homes, existing kids playing in the street. Four hundred trips seems like a lot to ask of us and the -- the elimination of access to Meridian Road was entirely beyond our control. We didn't have that opportunity. Long ago Brighton looked to acquire the land, but it wasn't given as an

opportunity and that's why it's not even in the City of Meridian; right? There was an opposition to development and once the landowner passed and his land changed twice, we end up with 54 homes being proposed on the land that nobody ever wanted developed. If I -- I think I understand the city map well enough there is an indication that a park was planned there and I think even today that map still shows a city park. I can understand the city not wanting to take it on, but if we have a city document that indicates that -- I'm guessing that's my time limit. All right. So, my ask is in the spirit of friendliness and friendship and a forced friendship from a group that's getting paid to be a friend, I think that, one, the landscape strip between the sidewalk and the street needs to be adhered to just like the rest of Meridian has. I think the set back from every house that's new needs to be equal to the set back of the house on the other side of the fence. I think the lot size needs to be equal to the house on the other side of the fence. I think the landscaping needs to be completed at the time of construction both front and rear yards to accommodate those of us that live adjacent. I think that we have understood that the construction methods and facades will match that of the neighborhood and I think that's a requirement that should be nonnegotiable and I think that we were misled a little bit in the city meeting -- or the developer meeting. We were -- if you went through to the meeting notes you will see that they from a majority of the homes.

Seal: Have you wrap it up here.

Cooper: -- majority of the homes were indicated to be single story and I think what we just saw was not that. So, the ask is that if -- if we want to insert something in the middle of the neighborhood it becomes really similar to what Paramount already is a family friendly place. Thank you.

Seal: Thank you.

Lomeli: Mr. Chair, Kyle Loveland.

Seal: Good evening, sir.

Loveland: Good evening. Kyle Loveland. 390 West Heston Court, Meridian. And I guess I just have a couple of questions or points of clarification that hopefully the applicant can answer this evening. So, one question I have is it sounds like they were willing to make the commitment to adopt the Paramount CC&Rs and architectural guidelines and regulations, regardless of whether they are annexed or not, which I agree that they should match that to maintain consistency with the neighborhood. I was at the same neighborhood meeting that someone spoke about earlier where the majority of the people there did not seem to be in favor of joining our HOA and the vote was delayed until some of these approvals are worked through and, then, I guess the other question I have is they have indicated that they have an agreement to join our irrigation and I guess it was my understanding that there had been discussions, but there -- as far as I know there hasn't been any agreement inked or executed, so I guess has -- is this development able to stand on their own irrigation wise, pumping wise or whatever pressure they need if they do not join the Paramount irrigation system. So,

those are the two questions I have that I would be interested in getting a response to. Thank you.

Seal: Thank you, sir. Madam Clerk.

Lomeli: Mr. Chair, the next person is Christine Huber Arnold.

Seal: Good evening. Need your name and address, please.

Huber-Arnold: Christine Huber-Arnold. 928 West Deer Crest Drive, Meridian, Idaho. Okay. So, I just have a couple questions or statements. I do oppose this annexation, because we have been in Paramount since 2009, we have seen a lot of development. We started on Producer Drive. We downsized to a smaller house from a 5,000 square foot home to 2,700 square foot home. In these years that we have been there we have seen a lot of changes and, obviously, our home prices have gone up quite a bit in the last five, six years and there is -- you can't get a home in Paramount right now. If it -- if you do get one -- and there was one that went on the market yesterday. It's already pending. It -- they are 800,000 dollars. From what I understand with Hayden Homes is that their prices are around the 450 mark, maybe 500,000, but if they say they are with Paramount it's going to go up more, but their quality is not more. Just because the outside facade is our standards doesn't make the inside a home a quality home and I don't mean to any disrespect, there is a lot of people who like Hayden Homes and that's great, but they are not in the Paramount standards. We -- we have been there, obviously, for a long time and we have -- we are not going to leave, but we do not want our neighbors having 54 homes going into this neighborhood and bringing down the value of our home and I think that's something that we all need to really discuss. Is there a way that they could -- at the meeting -- at their Paramount owners meeting last week they said they could not put in a pool on their property in their neighborhood and my thought was is why don't they take out a couple homes and, then, they would have the space for a pool. Pickleball is not going to be a loved sport if you are living next to it. It's loud. It's very loud. So, people that are going to end up moving next to a pickleball court are not going to be very happy, just -- I mean you go listen to pickleball all day and you will know that it's just -- it's pretty loud. So, that's all I have to say. Hopefully you will take this in advisement. We appreciate your time.

Seal: Thank you. Madam Clerk.

Lomeli: Mr. Chair, Audra Quinlan. Lori Billaud.

Seal: Good evening, ma'am. I need your name and address, please.

Billaud: Okay. Well, good evening, Mr. Commissioner and thank you very much to everybody on the Planning and Zoning. I appreciate your time. I know this is a voluntary position and you are one of us and I appreciate the time. I'm going for the Parks and Rec Commission next week. So, I understand and -- and I will be understanding what it's like to be on your side as a regular citizen and not a politician. I

am here representing Cheryl Heard, who is our precinct committee person for our district. Unfortunately, Cheryl slipped and has a fractured ankle right now, so she was not able to come and speak herself. Three things that I would like to delve into. Oh, I'm sorry. Lori Billaud. I should say that. Lori Billaud. And it's really French. It really should be B.O., but I was a retired teacher. Can you imagine? Mrs. B.O? Anyway, thought maybe I would get a smile. Got a smile. Thank you. Yeah. Kindergarten teacher being Mrs. B.O. was probably not a good thing. So, he said I could go by the American Billaud. Anyway. The first thing I would like to bring up is when the Hayden Homes bought the property they knew what they were buying. They purchased into an area that was more of a Brighton Homes type of area, which is a higher level of building. So, I'm not exactly sure why they bought this property, knowing that they are moving into an area that is not really conducive to the houses that they build. So, part of the buy back that they have done is well deserved, because they bought in some area that is not really suited for their houses. I appreciate how they are changing the front of the houses, but, then, again, when I was in my 20s, saving up for my first house. 1,200 square feet, I did not expect to move into Beverly Hills. Now, I know that Paramount is not Beverly Hills and I'm not trying to say that at all, but it's a middle upper class area. I had no presumption that I was going to be able to buy a house equivalent to back in California a Canoga Park house versus middle upper class. So, they seem to be out of their place in purchasing these homes and the second thing is people have talked about the traffic. I have been going to the council meetings, either in person or watching them on Zoom, so I'm well aware of what's been happening with the City Council. The traffic is horrendous. Two weeks ago I was at the council meeting for the school board that they had on a Monday. A joint meeting for the school board and the City Council. Unfortunately, here they do not do school board planning first before the houses. So -- and I have a picture if you would like to see it. Up on that screen right there it showed that Heritage Middle School is already 70 students over. So, right now they have no room for 70 students and they want to put more students in. At the -- I mean I know they are going to build, but to the degree that they are building I'm not -- I'm not trying to say don't, but it's already 70 students over. Paramount is at the brink. They have little less -- maybe a classroom left to go. Rocky Mountain has already had to put in and bring in bungalows. So, what's happening is we are putting in houses where we don't have the infrastructure and I guess -- I know that was my thing. So, my -- my last hurrah would be how can a plat be approved without a place for the school children? Do we really want more busing, because that's what they are having to do with some of the kids now when they are overbuilding in developed areas. They are already -- West Ada School District is already busing kids out of their local schools because of developments like this. So, we just appreciate your time and consideration and thank you very much.

Seal: Thank you much.

Lomeli Mr. Chair, no one else has signed up.

Seal: Would anybody else like to come up and testify? If you would like -- yeah. Go ahead. Come on up. Good evening, sir. Need your name and --

Dela Noche: Good evening. How are you? My name is Fernando Dela Noche and I live at 5757 North Arliss Avenue in Paramount community. So, thank you very much for allowing me to speak tonight. I'm going to be very blunt about how I feel about it. I'm a pretty simple guy and, honestly, I don't like it. I come from California as well as Lori and I didn't come all this way to see what's happening to the community. It's something that I came from and I don't particularly like what's happening, because this is how neighbors get destroyed in California. I lived in northern California, the San Francisco Bay area. They are expensive, high retail, very dense community wherever you go and you have the nice neighbor -- a neighborhood that's been there for a long time. A lot of character, a lot of people that have lived there, generations of people; right? Businesses. And, then, developers will come in -- what they will do is they will piggyback off a community and they will build, you know, very dense housing up against, you know, neighborhoods that they are just not designed to take that kind of impact and so what ends up happening is more traffic, more problems, more headaches. People get upset. It interrupts with the flow of the community. And, yeah, I -- I strongly oppose this development and I realized that these gentlemen over here, you know, they would represent their company and they are -- they are trying to build -- they are trying to progress. I -- I understand that. But it's -- it's a lot. It's a lot of living units all at once; right? I would like to humbly suggest either they take into account what the people are, you know, talking about tonight, what's going on with the neighborhood and find a way to make it more of a lower density project that could involve going back to the drawing board. I understand that, but I was at the HOA meeting and I can tell you that overwhelmingly most of the homeowners are not happy about it. They are very upset about it, including myself, and, like I said, I just wanted to be able to share that with you folks tonight so you can make a determination based on how we feel as a community. So, thank you very much.

Seal: Thank you. Appreciate it. Would anybody else like to come up? Sir, go ahead.

Gillen: Hi. My name is William Gillen. I live at 319 West Lockhart Lane. That's in Cadence at Paramount, which is on the border with the Paramount -- Paramount community. Two things I had a question -- or wanted to bring up. One gentleman already did -- is the irrigation issue. I think that if they cannot -- the proposed development cannot be part of the Paramount plan, can they -- can they do this on their own? Do they have enough water to do it on their own? And, secondly, if they don't have enough on their own, do they actually -- is it one more straw into the pool that we have for us basically between McMillan, Chinden, Linder and Meridian Road. The second concern I have is the traffic on -- and traffic in general, but also traffic during construction. I look at last year -- maybe the last four or five months of 2023 -- the Catholic church there built a new rectory on the west side of Meridian and there was a lot of construction traffic and that was just building one house. Often from -- next to La Mirada there were trucks and cars parked all up and down the street and that was just bringing enough construction workers and equipment in to build one house. I can't imagine that it's possible to build 54 and get all that stuff -- I can't imagine the problems that would come up if you brought that much traffic in, that much equipment, that much lumber, concrete, everything else and that is a -- a sensitive issue to me, because in my

home I have the picture of a child who was killed. He would be my brother-in-law, but when he was a child he was killed by a construction -- a truck that was going through a neighborhood to get supplies to do construction. So, it's not a -- you know, I'm not saying that happens all the time, but it's -- it's -- it's enough that it's a sensitivity and I saw the issues with the construction of that rectory and I think this would be that rectory on steroids, on steroids, on steroids and I think that has to be addressed that -- a proper way to get that -- if the development goes through to make that happen in a way that's safe for the neighbors, minimizes the impact on noise and things like that and, then, also just -- I don't think it's an option to bring it in the to Garbo Street at all. So, I -- I don't know how that can all happen. So, I appreciate -- I appreciate you listening to my comments and thank you. Thank you.

Seal: Thank you very much. Anybody else like to come up and testify? Sorry, ma'am, we have already called you. Thank you. Hold on a second. Is this stuff we can put on the public record?

Starman: Yeah. Ma'am, if you want to just give those to the city clerk and she can put them in the record. Thank you.

Seal: Would anybody else like testify? Sir, come on up.

Beckman: I'm Bob Beckman. 324 West Broderick Drive. I would just like to reiterate what folks are saying here. I agree wholeheartedly with things that have been said. This is not an apples-to-apples comparison of development. The homes adjacent to the Pebblebrook are a much higher quality and I would say a much larger -- larger. Size that 1,500 foot -- square foot home size that they stated, I don't know where you find that in Paramount. Maybe at the front end where the elderly housing area is, but beyond that in that horseshoe area I would mention to guess all those homes are 3,000 feet plus. So, again, not an apples-to-apples comparison of development. The only benefit I see is to the developer. There is really no benefit to the Paramount community with this development. One gentleman did ask about traffic. I am a traffic engineer by profession. Fifty-four lots will generate about 540 trips a day. So --

Seal: Okay. Thank you very much.

Beckman: I oppose -- I oppose it like everybody else here. Thank you.

Seal: Thank you. Anybody else? Good evening, ma'am. Need your name and address, please. And please speak into the microphone there. Thank you.

Lajoie: Hi. Good evening. My name is Jamie Lajoie. I live at 5757 North Arliss Avenue in Paramount. I'm coming up here -- she has started a petition and she hasn't had very much time to collect signatures within our neighborhood. I concur with -- I think it was the first gentleman who said that we were all kind of left out of the loop and blindsided. I was also at the HOA meeting last week and I just also feel that there is a real disconnect in what their representative is saying, that our HOA board has told them that

we wanted and what we actually want. So, I guess if there is any way to connect this to where the community can be built in a way that's more suitable and agreeable with the people that already live there and the children that already go to school there, I think that that would be good if we could have more time to collect more signatures. I just wanted to say that I concur with those statements. There is a disconnect. And I don't approve of the high density housing. It doesn't match up. If you drive by the lot and look I can't picture 54 homes there. It's not going to look like the rest of the neighborhood. So, that is it. Thank you.

Seal: Thank you. Sir, go ahead. Come on up.

Doss: My name is Don Doss. I live at 381 West Dreyfus, Meridian. 83646. I am the president of the HOA for the Paramount Homeowners Association. There is some misrepresentation going on this evening as to what the board of directors actually said to the developer and I would like to clarify it. The board gave its recommendation to the developer. We did not approve the development. We did not concur with any type of consent as to density, zoning, traffic or anything else. That recommendation was predicated upon two things. One, the development --

Seal: Sir, if you could address the Commission.

Doss: I'm sorry?

Seal: If you could address the Commission by speaking into the microphone I would appreciate it. Thank you.

Doss: I'm not sure if they can hear me or not.

Seal: Yes, I can.

Doss: Thank you. I have got to calm down a little bit here. The developer gave a presentation to the board of directors approximately a month ago. Based upon that presentation the board in a subsequent meeting gave its approval to recommend to the association that the development precede predicated upon the CC&Rs, the ACC, and other types of regulations within the community be adhered to. It was our understanding that since they owned the property they could pretty much do what they wanted to do with it. We had concerns as to density. We had concerns regarding traffic and we felt that those concerns were going to be addressed by the planning and eventually by the City Council. If, in fact, the homeowners do not want to proceed with an approval, it's our understanding that the Planning Commission most likely is going to approve this particular development within the Paramount community. If that's the case the reason we gave our recommendation was so that subsequent homeowners after the initial purchase had to adhere to the CC&Rs and all of our other rules and regulations that we have adopted over the past seven years and I just want to clarify and just make it perfectly clear that the board's recommendation was not a recommendation to proceed with a vote at the annual meeting and the annual meeting -- we were never

given an opportunity to clarify what the board's position was and if there is any questions on that this evening I would be more than happy to take questions and respond as best I can and I thank you for your time and I thank the other attendees here for their time as well. Thank you.

Seal: Thank you, sir. Is there anybody else who would like to testify? All right. Going once. Going twice. All right. would the applicant might come back to respond?

Semple: Mr. Chair, Members of the Commission, again, Ben Semple with Rodney Evans and Partners, 1450 Bannock, Boise, Idaho. Yeah. A lot to kind of breakdown here. So, I want to I guess start with the last commenter. We were not trying to represent that the HOA had approved this project for us, we had multiple meetings with their HOA board. During those meetings we discussed some changes that could be made to help comply a little bit more with the Paramount HOA CC&Rs and architectural standards and after multiple meetings, not only with the board but their representative or the -- the management of their HOA, we came away from that with the feeling that they appreciated the changes we had made and that they were supportive of us to pursue, as a private land developer, something that they could eventually take to their HOA full membership for a vote. That being said, some of the other points -- the main one -- this project does not need to be a part of Paramount. We were trying to comply with their standards and thought, you know, this is kind of in Paramount, so if it could be another addition to Paramount and provide some additional amenities to those residents there that's a great thing. These are other neighbors. These are going to be homeowners that move in here. They may or may not have children. They could be retirees that are looking for a smaller home that currently live in a 3,000 or 4,000 square foot home in Paramount. The irrigation we -- as I stated during my presentation we have one gallon per minute more than we need to irrigate this property common area and homes completely independent of Paramount. If we need to install a pump station off of our water right it's absolutely doable and it will be done. Again looking for a way to consolidate infrastructure, a way to actually provide a benefit to Paramount, because I know that there is some issues with irrigation water in Paramount at certain times of year. So, we thought, well, if we put our entire water right in there that is more than we need that should probably help Paramount, but it doesn't -- again doesn't need to be there. Not very far from this site -- actually, just south of -- or south and east of Paramount Elementary there are patio homes within the Paramount Subdivision that range anywhere from 1,400 square feet up to 2,500 square feet. I don't know if the residents of Paramount came out in opposition of when that phase of Paramount was developed, but those are comps within this neighborhood that are maybe a quarter mile from this site and we definitely feel like the proposal of Pebblebrook Subdivision is in conformance with not only Paramount and the overall density within their subdivision, but per the UDC we are at 3.97 dwelling units per acre. That is less than one unit per acre above the lowest range of the R-8 zone, three to eight units per acre. We are at 3.97. This is not a high density project. I do a lot of projects around Idaho, outside the state. I live in Boise. I have lived in Meridian. I have lived in Eagle. I have lived here since 1991 and high density looks like a project I did in Boise that's 36 townhomes on three acres, not 54 units on almost 14 acres. They are all detached single family

homes. ACHD did a full staff report. They indicated we do not need to do a traffic study on this project, because it's 54 homes. Typically their threshold is a hundred living units. Every road in Paramount, other than some common drives here or there are public roadways and to allow the public to circulate throughout these subdivisions or get from one subdivision to another or from one collector to another collector or to an arterial -- this developer, my client, is very sensitive to construction traffic. Again, I stated in my presentation we are going to be doing a traffic control plan to ensure as great of safety as possible during construction, not only of the subdivision improvements, which is why we are talking to ACHD about a construction entrance off of Meridian Road to keep all large grading excavators, all the larger equipment that's associated with pipe installation, everything else to not be on local roadways within Paramount Subdivision. Once all of those improvements are installed, which includes all of the common area landscaping we can't drive across that landscaping from Meridian Road to build homes. Fifty-four homes aren't going to start getting built at the same time, so it will be staged slightly. They are still trying to figure out which pods they are building first, but are definitely going to be noticing all around this property and doing traffic control plans and having very high standards for their contractors that are building these homes. Hayden Homes I know has some I guess reputation in Idaho. They have done some entry level homes. They also build communities in Oregon and Washington and other states in the Pacific Northwest. They specifically designed this project and this architectural design to comply with Paramount. That includes interior and exterior finishes. That includes the materials they are using to ensure high quality standards. They have developed this luxury product. This is not what they would do at another higher density project that is geared towards first time home buyers. This is something that's geared toward the type of resident that lives in Paramount. Again, I want to state the development agreement will ensure that those architectural standards are with -- are upheld. The CC&Rs -- whether or not this goes into Paramount Subdivision it will be the same. They will comply with Paramount CC&Rs for fence type, color, materials on the homes, architectural design and those will be incorporated into the CC&Rs, as well as their development agreement and if it's in Paramount that's great and if it's not that's great, too, because it's going to look the same. The amenities that we are proposing exceed the standards of UDC. I know that there is concerns about pool use and people that don't like pickleball, but everything that we heard during the lead up to this was that they wanted amenities that were different. We were trying to respond to what the Paramount HOA was telling us. Hayden Homes and the develop of the -- overarching development company here is looking at providing some amenities that are appealing to the people who are moving into this community, as well as existing residents if they want to use it. If they don't want to use the pickleball they don't have to. Not everybody that lives in here again is going to have kids. They are not all going to go to the pool every day. Let's see. I want to touch on -- there was a statement on an enclave. I think that's actually in reference to this piece of property. An enclave is a piece of property within the county that exists within the city's area of impact. Yeah. It wasn't developed by Brighton Homes because the previous owner did not like Brighton Homes. She didn't want them to develop her property. So, that's why we are here today and that's why Hayden Homes has the property and Brighton doesn't. I think I

have touched on everything that I wrote down here. I would stand for any additional questions.

Seal: Yeah. Honestly, the question that I have is on the -- the four parcels that are in the -- so, then, the bottom -- what would it be, the southeast corner. Have you put any thought into, you know -- and I understand this is a hard -- it's a hard ask. You are -- you are trying to match up with something that's acres with something that's, you know, sub. Have you put any thought into how to address that differently and -- everybody up here will probably laugh when I say this, because I hate shared driveways, but have you thought of a concept with shared driveways that would help with that or something along those lines? I mean that's -- that's one of the concerns I have about this. Or at a minimum keep those properties to, you know, one story.

Seample: Mr. Chair, actually we did have our initial pre-plat had to shared drive in that corner for lots -- ACHD and the City of Meridian, planning staff said they didn't want a shared driveway there and they would rather have a knuckle --

Seal: That's because as they listen to me sometimes, so I -- I'm -- the irony of this is not lost on me.

Seample: Oh. I -- I will state that we did revise the preliminary plat to meet the two-to-one standard. The properties immediately in that corner there were divided -- -- I think through a short plat process. They have access from Producer to the south I think. Right there. And so we are trying to be as sensitive to those lots as possible with this development, but, ultimately, yeah, we looked for a shared drive and it wasn't like --

Seal: Okay. Understood. Would you be willing to submit to having single story on those -- on those --

Seample: I can't commit to that for my client at this point.

Seal: Okay.

Seample: I know that those lots are very large. They have some larger setbacks. They are all two-story -- at least from what I have seen being built there right now. So, yeah, I can't commit to one story there.

Seal: Okay. Commissioners, any other questions, concerns?

Lorcher: Mr. Chair?

Seal: Commissioner Lorcher, go ahead.

Lorcher: So, the -- the comments I'm hearing tonight about traffic is in order to approach your subdivision of Pebblebrook the only access is through Paramount; Is that correct?

Semple: Mr. Chair, Commissioner Lorcher, that's correct. We have two public roadways, one that stubs to the north and one that stubs to the south. Always intended to be extended into this property for access and ACHD will not allow us an access to Meridian Road.

Lorcher: So, regardless of the Hayden Homes or Brighton Homes or whomever homes decides to go in here, it ultimately will always go through the exiting subdivision so they are all connected; correct?

Semple: Mr. Chair, commissioner Lorcher, that's correct.

Lorcher: And you said the majority of the streets that impact your area are all public roadways anyway. There is no private drives, is that what you are saying?

Semple: Mr. Chair, Commissioner Lorcher, my understanding is every road in Paramount is public. There may be a couple little common drives or some private accesses here or there, but -- it's public ACHD property.

Lorcher: Okay. Thank you.

Semple: Thank you.

Seal: Commissioner Smith, go ahead.

Smith: Mr. Chair. One, this shared drive -- yeah. I hardly recognize you --

Seal: I know.

Smith: No. But one question just to just to clarify and I only ask this because I know it was a question that was brought up, but just to make sure we are on the same page, if you are not part of Paramount or connected to their water system this -- this subdivision can stand entirely on its own; is that correct?

Semple: Mr. Chair, Commissioner Smith, correct.

Smith: Thank you. That's all I have.

Seal: Okay. Anybody else? No? All right. Thank you very much, sir. Appreciate your time. With that I will take a motion to close the public hearing for File No. H-2024-0005 for Pebblebrook Subdivision.

Smith: So moved.

Lorcher: Second.

Seal: It's been moved and seconded to close the public hearing for File No. H-2024-0005. All in favor, please, say aye. Opposed nay? The public hearing is closed.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

Seal: Who would like to go first? Commissioner Lorcher.

Lorcher: I will start.

Seal: Okay.

Lorcher: In-fill projects are always challenging and because as homeowners from the Paramount Subdivision, whether it's Brighton or Hayden, you know, you don't own that space and sometimes you need to be careful of what you wish for. If it doesn't go -- if Hayden Homes doesn't build these 54 houses it could be another developer building townhouses because -- or some other product that is allowed in the R-8 zoning district. R-8 is the exact same measurement of density that currently is in Paramount Subdivision. So, I'm actually a little bit surprised on the hesitancy from the neighbors about this particular proposal. Even though the houses are a little bit smaller, the developer is suggesting that they follow exactly the same codes of materials as currently available in Paramount, except that the lots are a little bit smaller. In regard to the schools, you have got not only the public schools, but you also have St. Ignatius, Challenger and Ambrose all within your area over there as well. Seventy students above capacity at Heritage is something that's going to happen every year anyway. My kids went to Chaparral. They went to Meridian Middle. They went to Meridian High. I live near Owyhee High School. Unfortunately, in our community people are first and schools are second and since the city does not have any authority over the school district and how schools are built, we really can't change their methodology as far as that is concerned. As far as a layout of this subdivision and the comments made by the developer, I feel that they are -- they are trying to listen to you as much as they can. within being able to develop this property. I'm actually kind of surprised that there is so much objection to it, because it is thoughtfully laid out and I think they will continue to work with the HOA and if the HOA doesn't want to work with them, then, it sounds like that will be a standalone project anyway. So, I hear what you are saying. There is going to be traffic and it looks like they hopefully will apply and be approved for a construction, so that you won't have those big trucks coming through your neighborhood, but your homes were built the same way and I could only assume back in the time that your homes were built the same objections had come up. There is over 700 homes in the Paramount Subdivision and, you know, this adds a small number and, you know, I'm -- I guess I'm just really trying to be sympathetic to what you are saying, but I'm also struggling, because out of a lot of applications that we get here in the City of Meridian this one's actually halfway decent and I would have a hard time not making a recommendation to City Council for annexation.

Smith: Mr. Chair?

Seal: Thank you for saying what I'm thinking much more eloquently. So, I'm, frankly, kind of surprised, though. I mean I -- I don't know. I mean -- I -- yeah, I'm a little surprised by the -- the resistance or the hesitation to allow this to come in here. I mean this is a piece of property who's -- you know, ironically it's -- I don't think that the last owner didn't like a specific builder. They didn't like you. They didn't want you in there. They didn't want homes in there. They didn't want growth in there. That's what they didn't want. And now you don't want homes in there and growth in there. You know, love thy neighbor. That's -- that's kind of as simple as it gets to me. Don't look down your nose as somebody that can't afford something that's bigger fancy as you, especially when somebody's trying to make it to that standard. I mean we have had a lot of applications in here that come in where they try and cram everything they can on every square foot possible and they don't care about the surrounding area. They don't care about integration. They try to hit the minimums and nothing else and you can tell that. That's -- that's kind of as simple as it gets to me. Don't look down your nose at somebody that can't afford something that's bigger fancy as you especially when somebody's trying to make it to that standard. I mean we have had a lot of applications in here that come in where they try and cram everything they can on every square foot possible and they don't care about the surrounding area. They don't care about integration. They try to hit the minimums and nothing else and you can tell that. That's not what this is. I mean this -- this is a -- you know, to me this is a good application. It's laid out thoughtfully. The walkability is nice. The open area is way beyond what they need to provide. I mean they could -- they could put more houses on this very easily and they are not. So, this -- you know, I mean they have been thoughtful about the layout of the property, so that they have a two to one. There is one -- it's very hard to get that when you are going up against a multi-acre site, you know, in that bottom corner, so -- I'm just -- you know, again, I'm a little taken back by the comments in here. So, I mean we -- we all need to be good neighbors. You know, property like this is going to continue to be develop. That probably includes everything around it, so hopefully you are as lucky to get something like this to go in here, because, again, if you -- you know, careful what you ask for, so -- you know, my mother-in-law was part of a -- a whole bunch of people that absolutely positively didn't want some stuff going in by their house and they got their way and what went in was much worse. So, you know, this is part of what will blend into the -- into your community and hopefully the people that live in there are, you know, just as passionate about their homeownership and, you know, their need to keep their community, you know, a good community where they take care of their kids, where they watch out for their neighbors. So, I would look at that as an opportunity to welcome them in, not to be bad neighbors, so -- sorry, a little bit on the soapbox tonight, but, again, kind of taken aback by that. Commissioner Smith, go ahead.

Smith: Mr. Chair, I want to thank you and Commissioner Lorcher for stepping on the soapbox. So, I -- I -- I don't have to. So, I know their -- I want to -- I'm trying to be sensitive to the idea that we are sitting up here on a dais and the -- I have actually lived a very similar experience to this. I come from southern California originally and I kind of laughed at the idea of Canoga Hills home or Beverly Hills home. My wife and I were starting out, we couldn't afford to purchase a home in my hometown of La Habra or

Downey or any of the other areas that are, you know, affordable in southern California and that was part of the reason why we moved to Idaho is -- is great people and in a life we could afford, so I -- I have lived in the shoes of people who would potentially be living in these houses. Honestly, starting out we probably couldn't afford these houses. These are -- I think -- I agree really nice houses. I think they are really nice product. I have a lot written down here and I'm just going to try to keep it -- keep it short. But one of the things -- one of the reasons -- you know, I worked in housing policy a little bit in California and one of the comments about the San Francisco area -- that area is one of the lowest start -- housing start rates in the country. There are plenty of reasons -- plenty things you could say about the Bay area, but I think that they build too much housing currently and this is probably not one of them and so when I come from this -- this background of living in an area that has immense sprawl and still no -- no affordability and I look at other areas that have no housing starts really, no -- no new housing and the affordability crisis that I think some of my fellow California -- former Californians -- don't worry, our secret is safe inside of this room, but I think that that affordability crisis -- I don't want that spreading to Idaho. I -- you know, I'm thinking about -- I don't have children yet, but I'm thinking about their future. I'm thinking about my nieces and nephews and they are thinking about other people and I get there is a concern about housing prices and how this will affect housing prices. We -- we had a house down the street in our neighborhood that went up for sale and I commented, hey, that my drive our price up -- our housing price up, because it was a -- it was listed for a nice amount. My dad, who used to be a realtor, said, no, their house is a lot nicer than you. It's not going to touch your comp at all. And I think that's another thing to consider is that these are different houses. There are -- I understand the intention to build something very similar, but there are different matrix that go into housing prices and -- and comps and things like that, so I think there are a lot of concerns here that maybe through discussion -- continued discussion and continued conversation with the developer, with the HOA, with -- with the community -- I think a lot of them are -- are things that maybe are perceived inconsistencies or perceived disagreements that are actually really just small marginal things. I agree, I think this is a really good project. I think this is a really good -- I think it's a really decent project for this and I think there are three things that you will probably hear the most common if you -- if you -- most frequently if you come to these meetings. One is Chairman Seal opposing common drives. Two is that in-fill is hard. And three is that be careful what you wish for and I think those latter two are really important here. I think you have a developer who is trying really hard to be a good neighbor. They don't have to do those things. They don't have to have CC&Rs that comply with yours and so I think this is -- you know, I -- I would be hesitant to look a gift horse in the mouth and so for the -- the same reason that Commission Lorcher and Commissioner Seal -- that you have expressed, I'm fully in support of this.

Seal: Okay. Commissioner Mr. Zandoval, do you have anything to add? Unless anybody has anything further, I would take a motion. I do want to say I would -- and -- and I mean we can let City Council figure it out, but if anything in here I would like to see those larger lots that are more than a two-to-one held to a single story. That's -- and -- and we have asked that of -- of other applicants for the exact same reason. So, just --

that way at least, you know, how -- you know -- and I -- you know, I understand there might be a two-story on the other side of it just in the -- you know, the premise of trying to continue to be a good neighbor. That's the only thing that I would say. Yes.

Allen: Excuse me. The revised plan showed everything being a two to one at a maximum. There are no higher than that now.

Seal: Okay. So, the -- oh. Got you. Sorry. I thought the -- I thought there were four on the bottom, but with the -- I see the line now, so --

Allen: Yeah.

Seal: Got it.

Allen: Right. This -- this area they -- they changed that, so it's two to one here, one to one, one a half.

Seal: Okay.

Allen: A little bit over, so --

Seal: Okay.

Allen: Does that change your -- your comment?

Seal: That changes my comment.

Allen: Thank you.

Seal: But I am sometimes ignored anyway, so --

Allen: Just wanted to clarify.

Seal: Thank you very much. I appreciate that. Okay.

Lorcher: Mr. Chair?

Seal: Go ahead.

Lorcher: After considering all staff, applicant and public testimony, I do recommend approval to City Council for File No. H-2024-0005 as presented in the staff report for the hearing date of April 18th, 2024, with no modification.

Smith: Second.

Seal: It's been moved and seconded to approve File No. H-2024-0005 for Pebblebrook Subdivision. All in favor, please, say aye. Opposed nay? The application is approved. Or recommended for approval.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

Lorcher: Move we adjourn.

Smith: Second.

Seal: It's been moved and seconded to adjourn. All in favor, please, say aye. We are adjourned. Thank you much.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

MEETING ADJOURNED AT 7:42 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS.)

APPROVED

ANDREW SEAL - CHAIRMAN

_____|_____|_____
DATE APPROVED

ATTEST:

CHRIS JOHNSON - CITY CLERK



AGENDA ITEM

ITEM TOPIC: Findings of Fact, Conclusions of Law for Ultra Clean Carwash (H-2023-0073)
by KM Engineering, LLP, located at 715 E. Fairview Ave.

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND
DECISION & ORDER**



In the Matter of the Request for a Conditional Use Permit (CUP) for a Vehicle Washing Facility on 3.13-Acres of Land in the C-C Zoning District for Ultra Clean Carwash per Requirement of the Rezone Ordinance (#02-940), Located at 715 E. Fairview Ave., by KM Engineering, LLP.

Case No(s). H-2023-0073

For the Planning & Zoning Commission Hearing Date of: April 18, 2024 (Findings on May 2, 2024)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of April 18, 2024, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of April 18, 2024, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of April 18, 2024, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of April 18, 2024, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the “Local Land Use Planning Act of 1975,” codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian Planning & Zoning Commission takes judicial notice of its Unified Development Code codified at Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Amended Comprehensive Plan of the City of Meridian, which was adopted April 19, 2011, Resolution No. 11-784 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this decision, which shall be signed by the Chairman of the Commission and City Clerk and then a copy served by the Clerk upon the applicant, the Planning Department, the Public Works Department and any affected party requesting notice.

CITY OF MERIDIAN FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION & ORDER
CASE NO(S). ULTRA CLEAN CARWASH – CUP H-2023-0073

7. That this approval is subject to the conditions of approval in the attached staff report for the hearing date of April 18, 2024, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the Planning & Zoning Commission's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for a conditional use permit is hereby approved in accord with the conditions of approval in the staff report for the hearing date of April 18, 2024, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Two (2) Year Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City in accord with UDC 11-5B-6F.1. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period in accord with UDC 11-5B-6F.2.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.F.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as determined and approved by the Commission may be granted. With all extensions, the Director or Commission may require the conditional use comply with the current provisions of Meridian City Code Title 11.

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of April 18, 2024

By action of the Planning & Zoning Commission at its regular meeting held on the _____ day of _____, 2024

COMMISSIONER ANDREW SEAL, CHAIRMAN VOTED_____

COMMISSIONER MARIA LORCHER, VICE CHAIRMAN VOTED_____

COMMISSIONER BRIAN GARRETT VOTED_____

COMMISSIONER JARED SMITH VOTED_____

COMMISSIONER PATRICK GRACE VOTED_____

COMMISSIONER MATTHEW SANDOVAL VOTED_____

COMMISSIONER ENRIQUE RIVERA VOTED_____

Andrew Seal, Chairman

Attest:

Chris Johnson, City Clerk

Copy served upon the Applicant, the Planning and Development Services divisions of the Community Development Department, the Public Works Department and the City Attorney.

By: _____ Dated: _____
City Clerk's Office

EXHIBIT A



STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

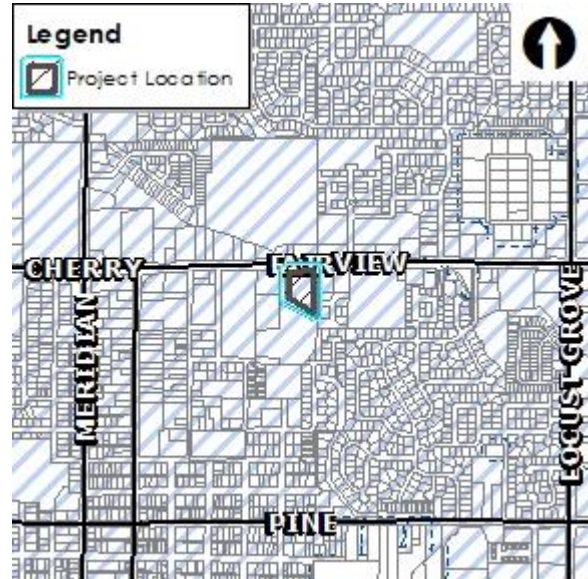
HEARING DATE: 4/18/2024

TO: Planning & Zoning Commission

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: Ultra Clean Carwash – CUP
[H-2023-0073](#)

LOCATION: 715 E. Fairview Ave., in the NW 1/4 of Section 7, T.3N., R.1E.



I. PROJECT DESCRIPTION

A Conditional Use Permit (CUP) is requested for a vehicle washing facility on 3.13 acres of land in the C-C zoning district per requirement of the rezone ordinance (#02-940).

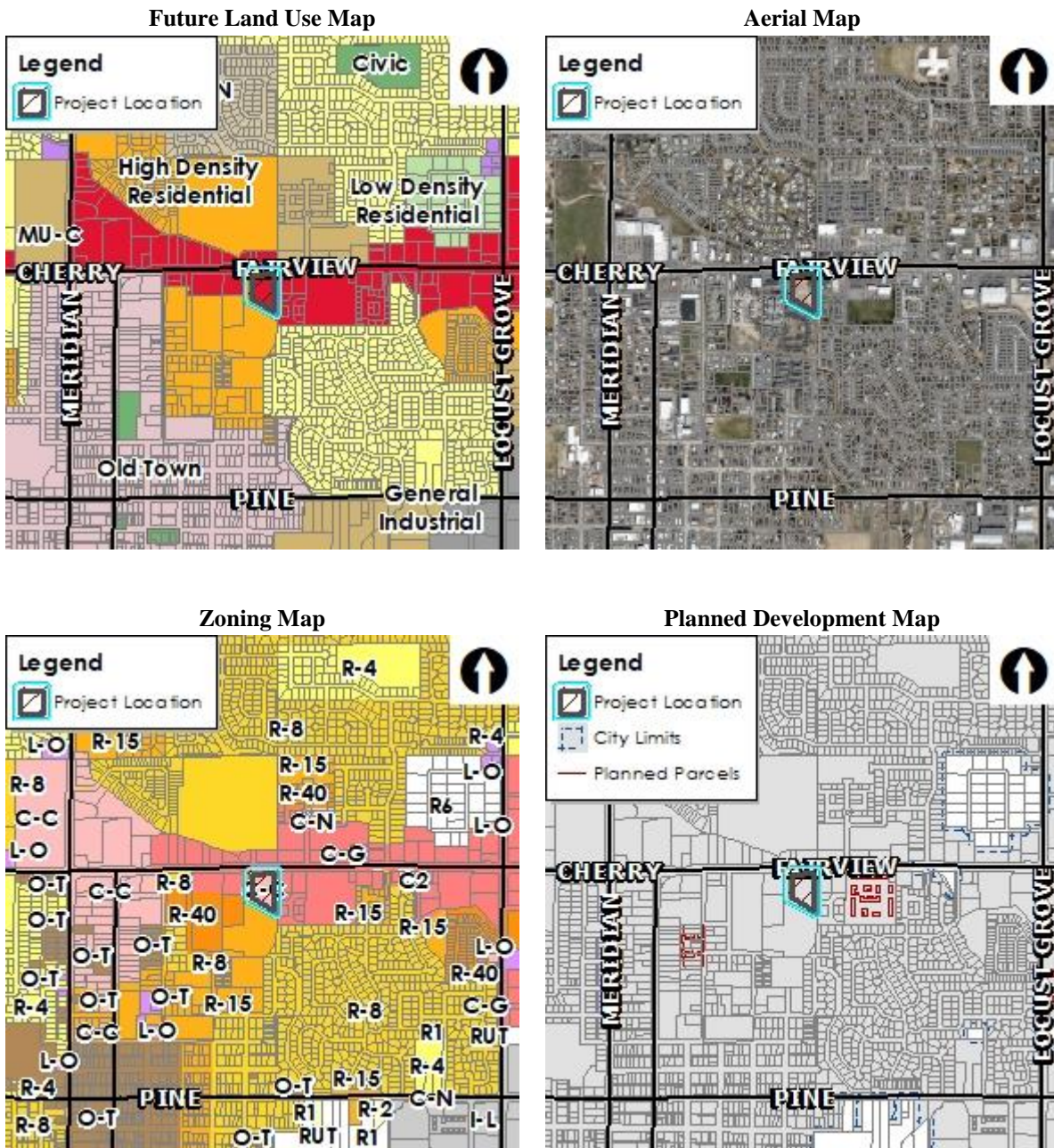
II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	3.13-acres	
Future Land Use Designation	Commercial	
Existing Land Use	Vacant/undeveloped land	
Proposed Land Use(s)	Vehicle washing facility	
Current Zoning	Community Business District (C-C)	
Physical Features (waterways, hazards, flood plain, hillside)	The Fivemile Creek runs along the western and southern boundaries of the site.	
Neighborhood meeting date; # of attendees:	12/18/23	
History (previous approvals)	RZ-01-007 Sol C. Yuan; Ord. #02-940	

EXHIBIT A

A. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Connor Lindstrom, KM Engineering, LLP – 5725 N. Discovery Way, Boise, ID 83713

B. Owner:

Jasper & Arlene Yuan – 12851 S. Sorrel Ln., Scottsdale, AZ 85259

EXHIBIT A

C. Representative:
Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date
Newspaper Notification	4/2/2024
Radius notification mailed to properties within 300 feet	3/29/2024
Site Posting Date	3/27/2024
Next Door posting	3/29/2024

V. COMPREHENSIVE PLAN ([HTTPS://WWW.MERIDIANCITY.ORG/COMPPLAN](https://www.meridiancity.org/compplan)):

LAND USE:

This property is designated Commercial on the Future Land Use Map (FLUM).

This designation will provide a full range of commercial uses to serve area residents and visitors. Desired uses may include retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses. Multi-family residential may be allowed in some cases, but should be careful to promote a high quality of life through thoughtful site design, connectivity, and amenities. Sample zoning include: C-N, C-C, and C-G.

PROPOSED USE: The Applicant proposes to develop a vehicle washing facility on the site, which will serve area residents and visitors. The use is allowed as a conditional use in the C-C district per UDC Table 11-2B-2.

COMPREHENSIVE PLAN POLICIES (<https://www.meridiancity.org/compplan>):

Goals, Objectives, & Action Items: Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in *italics*):

- “Require all new and reconstructed parking lots to provide landscaping in internal islands and along streets.” (2.01.04B)

All parking lot landscaping is required to comply with the standards listed in UDC 11-3B-8C.

- “Permit new development only where urban services can be reasonably provided at the time of final approval and development is contiguous to the City.” (3.01.01F)

City water and sewer service is available to be extended to this property with development.

- “Plan for a variety of commercial and retail opportunities within the Area of City Impact.” (3.05.01J)

The proposed vehicle washing facility will contribute to the variety of uses and services in

EXHIBIT A

this area.

- “Integrate the Meridian Pathways Master Plan into the site development review process to ensure planned paths are built out as adjacent land develops.” (3.07.02H)

A multi-use pathway was previously constructed on this property along the Fivemile Creek in accord with the Pathways Master Plan.

- “Improve and protect creeks and other natural waterways throughout commercial, industrial, and residential areas.” (4.05.01D)

The Fivemile Creek, which runs along the western and southern boundaries of the site, should be protected during development of the site.

- “Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.” (3.07.01A)

In accord with this guideline, Staff has recommended conditions of approval, as noted below in Section VI, to buffer the proposed use from the residential uses to the southwest in Creekside Arbour to reduce noise and visual impacts from the proposed use.

- “Minimize noise, lighting, and odor disturbances from commercial developments to residential dwellings by enforcing city code.” (5.01.01F)

Operation of the proposed use should comply with City ordinances pertaining to noise and lighting.

VI. STAFF ANALYSIS

The Applicant proposes a Conditional Use Permit (CUP) for a vehicle washing facility on 3.13 acres of land in the C-C zoning district per requirement of the rezone ordinance (#02-940). *Note: The UDC (Table 11-2B-2) lists vehicle washing facilities as a principal permitted use in the C-C district.*

Picture of subject property from Google maps:



The rezone ordinance approved with the annexation in 2002, requires compliance with several conditions, some of which have already been satisfied or have changed since that time. A list of these conditions is included below along with Staff’s comments in *italic* text.

- 1) Applicant shall work with the Public Works Department on dedication of an easement paralleling the Five Mile Creek for a future sanitary sewer relief main.

An easement was previously granted as required (see Public Works comments in Section IX.B of this report for additional requirements).

EXHIBIT A

- 2) Dedicate 60-feet of right-of-way from the centerline of Fairview Avenue abutting the parcel by means of recordation of a final subdivision plat or execution of a warranty deed prior to issuance of a building permit (or other required permits), whichever occurs first.

ACHD is requiring an additional 62' of right-of-way to be dedicated from centerline of Fairview Ave. abutting the site as proposed.

- 3) Construct a 5-foot wide concrete sidewalk on Fairview Avenue abutting the parcel. Coordinate the location and elevation of the sidewalk with District staff.

A 10' wide attached sidewalk exists along Fairview Ave.

- 4) Construct a 24 to 30-foot wide driveway at the west property line to align with Barbara Street on the north side of Fairview Avenue.

ACHD is requiring a 30' wide right-in/right-out only driveway onto Fairview Ave. located 152' east of Barbara Dr. (see the ACHD report in Section IX.C of this report for more information).

- 5) Required by District policy, restrictions on the width, number and locations of driveways, shall be placed on future development of this parcel.

Only one (1) access via Fairview Ave., as detailed above, is allowed.

- 6) Upon review of a specific development application, ACHD may have additional requirements not addressed in their report.

See ACHD report in Section IX.C of this report.

- 7) Comply with all Standard Requirements of the February 21, 2001 ACHD Commissioner's letter, which they acted on MRZ-01-001, and which conditions and requirements also apply to this application (RZ-01-007).

See ACHD report in Section IX.C of this report for updated requirements applicable to development of this site.

- 8) That all uses on this property shall require a conditional use permit.

This condition is satisfied with the subject CUP application.

- 9) That a significant portion of the property is within the flood plain, which Five Mile Creek runs along; that Five Mile Creek is designated as a multiple use pathway and in the future open discussion on how to accommodate a pathway through the area shall be required, which shall be included as part of the conditional use permit process in the future.

A 10' wide multi-use pathway has been constructed on the site along the Fivemile Creek as required.

Specific Use Standards: There are specific use standards in the UDC that apply to the proposed use, as follows:

11-4-3-39 Vehicle Washing Facility :

- A. A site plan shall be submitted that demonstrates safe pedestrian and vehicular access and circulation on the site and between adjacent properties. At a minimum, the plan shall demonstrate compliance with the following standards: *Staff's analysis in italic text.*

1. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right-of-way by patrons. *The site plan demonstrates compliance with this requirement.*

EXHIBIT A

2. The stacking lane shall be a separate lane from the circulation lanes needed for access and parking. *The site plan demonstrates compliance with this requirement.*
 3. The stacking lane shall not be located within ten (10) feet of any residential district or existing residence. *The stacking lanes are not within 10' of any residential district or residence.*
 4. A letter from the transportation authority indicating the site plan is in compliance with the highway district standards and policies shall be required. *The ACHD report is included in Section IX.C of this report.*
- B. Within the industrial districts, a vehicle washing facility shall be allowed only as an accessory use to a gasoline or diesel fuel sales facility for use by non-passenger vehicles. The vehicle washing facility shall be limited in capacity to a single vehicle. The intent is to discourage facilities that cater to passenger vehicles. *Not applicable (this site is in a commercial district).*
- C. Any use that is not fully enclosed shall be located a minimum of one hundred (100) feet from any abutting residential district, and shall be limited in operating hours from 6:00 a.m. to 10:00 p.m. *The proposed carwash will be fully enclosed except for the entry and exit doors, which typically remain open during operating hours. The proposed hours of operation are from 7:00 am to 9:00 pm, seven days a week.*
- D. If the use is unattended, the standards set forth in section [11-3A-16](#) of this title shall also apply. *The proposed use will not be unattended.*

Dimensional Standards: Future development should be consistent with the dimensional standards listed in UDC Table [11-2B-3](#) for the C-C zoning district.

Access: One (1) right-in/right-out driveway access is proposed at the northern boundary of the site via E. Fairview Ave., an existing arterial street. The driveway location depicted on the site plan complies with ACHD's requirements.

The UDC ([11-3A-3A.2](#)) limits access points to arterial streets in an effort to improve safety and requires a cross-access ingress/egress easement to be granted to adjoining properties where access to a local street isn't available. In this case, access is only available via an arterial street (i.e. Fairview Ave.). The ACHD report also recommends the City require cross-access to the parcel to the east (#S11071280807) to help reduce conflicts on Fairview Ave. **For these reasons, Staff recommends a cross-access ingress/egress easement and driveway is provided to the adjacent property to the east (Parcel #S11071280807) for future access and interconnectivity; the plans should be revised to include this driveway and an access easement should be submitted with the Certificate of Zoning Compliance application.**

Parking: Off-street parking is required in accord with the standards listed in UDC [11-3C-6B.1](#), which requires one (1) space for every 500 square feet of gross floor area. Based on 5,600 s.f., a minimum of 11 spaces are required; a total of 24 spaces are proposed, exceeding the minimum standards by 13 spaces. Due to the nature of the proposed use, the proposed parking will mostly provide parking for use of the vacuums but will also provide parking for employees.

A bicycle rack capable of holding at least one (1) bicycle is required per UDC [11-3C-6G](#); bicycle parking facilities are required to comply with the location and design standards listed in UDC [11-3C-5C](#). A bike rack is depicted on the site plan that will hold two (2) bicycles in accord with this standard. **A detail should be included on the site plan submitted with the Certificate of Zoning Compliance application that complies with the aforementioned design standards.**

Landscaping: A 25' wide street buffer is required along E. Fairview Ave., landscaped per the standards listed in UDC [11-3B-7C](#). A 40'+ buffer is proposed. The landscape plan depicts a 15' wide overhead power line easement along the frontage of this site along Fairview Ave., which prohibits Class II trees within 25' of the easement; therefore, the requirement for 25% of qualifying street

EXHIBIT A

buffer trees to be Class II does not apply. **Lawn or other grasses aren't allowed to comprise more than 65% of the vegetated coverage of the buffer; the remainder of the area should be mulched and treated as planting area for shrubs or other vegetative groundcover in accord with UDC 11-3B-7C.3e; the landscape plan should be revised to comply.**

Parking lot landscaping is required to be provided in accord with the standards listed in UDC [11-3B-8C](#). **Staff recommends additional trees are provided within the buffer along the west boundary of the site (1 tree per 35'); and shrubs are included in the buffer along the east boundary to meet the perimeter buffer requirements.**

The UDC ([Table 11-2B-3](#)) requires a 25' wide buffer to be provided to residential uses, landscaped per the standards in UDC [11-3B-9C](#). Residential uses exist to the southwest of this site in Creekside Arbour. A 50' wide irrigation district easement exists along this boundary for the Fivemile Creek. The easement may count toward a portion of the required buffer as it provides a spatial separation between the uses; however, **an additional buffer should be provided outside of this easement along the entire southern boundary of the site at a width necessary to accommodate a berm and/or wall/fence with dense landscaping that includes a mix of materials (i.e. evergreen and deciduous trees, shrubs, lawn, or other vegetative groundcover) allowing trees to touch within 5-years of planting.** Staff feels this is necessary due to the orientation of the carwash with the entry facing the residential neighborhood, which will likely funnel noise from the carwash directly to the residences.

Landscaping is required along all pathways per the standards listed in UDC [11-3B-12C](#). A minimum 5' wide landscape strip is typically required on each side of all pathways; however, when the pathway was constructed on this vacant/undeveloped site by the City, landscaping wasn't installed as there wasn't an irrigation system on the site to provide water for landscaping. A wrought-iron fence exists along the pathway (3' east of the pathway) – none of the area between the fence and the creek is landscaped and Staff isn't recommending provision of any landscaping within that area with this application as there isn't adequate area between the pathway and the top of bank and the fence for such. On the east side of the fence adjacent to the pathway, a 35+ foot wide perimeter landscape buffer is proposed with landscaping that complies with UDC standards for pathways.

Mitigation is required for existing trees removed from the site as set forth in UDC [11-3B-10C.5](#). The black locust trees on the site were deemed to be dying and not salvageable by the City Arborist; therefore, no mitigation is required for removal of these trees (see [letter](#) in Section IX.D).

Sidewalks: An attached 10-foot wide sidewalk exists along the northern perimeter boundary of the site along E. Fairview Ave. The UDC ([11-3A-17C](#)) requires a minimum 5-foot wide detached sidewalk to be provided along arterial streets such as Fairview Ave.; however, because the sidewalk is in good condition and is wider than required, Staff is not recommending it's reconstructed as a detached sidewalk.

A 5-foot wide concrete pedestrian walkway is proposed from the perimeter sidewalk to the building in accord with the standards listed in UDC [11-3A-19.B.4](#).

Pathway: A 10' wide multi-use pathway exists along the Fivemile Creek on this site in accord with the Pathways Master Plan. A 20' wide recreational pathway easement (Inst. #2016-109496) for the pathway is depicted on the landscape plan.

Fencing: A wrought iron fence exists along the east side of the multi-use pathway along the Fivemile Creek. No new fencing is depicted on the landscape plan. Any fencing constructed on the site should comply with the standards for such in UDC [11-3A-6C](#) and [11-3A-7](#).

Waterways: The Fivemile Creek runs along the western and southern boundaries of this site within a 90' wide irrigation easement (45' each side from centerline) – 50' of which lies on this property as

EXHIBIT A

depicted on the landscape plan.

A portion of this site where the Fivemile Creek is located along the west and south boundaries of the site is in the floodway. The majority of this site is located within the floodplain (flood zones AE and X). **A floodplain development permit will be required to be submitted to the Public Works Dept. for approval prior to development of the property.**

Hours of Operation: As noted above, the proposed hours of operation are 7:00 am to 9:00 pm. **Because the entry to the carwash directly faces the existing residences to the south, which could be negatively impacted by the noise from the carwash, Staff recommends a condition of approval that prohibits the proposed use from operating before 7:00 am and after 10:00 pm.**

Mechanical Equipment: All mechanical equipment on the back of the building or on the rooftop and all outdoor service and equipment should be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets as set forth in UDC [11-3A-12](#).

Noise: The proposed use is required to comply with the City's noise ordinance (MCC [6-3-6](#) – Noises Creating Public Disturbance). The Applicant states each vacuum will be powered by a larger turbine that will have an exhaust silencer/muffler to mitigate any noise concerns. A sound intensity exhibit for the turbines was submitted, included in Section VIII.D of this report, that shows the sound decibel (DB) readings at different intervals up to 30' away (which measures 38 DB at 30') with a comparison of typical vehicular traffic at 60-75 DB on most City streets.

Trash Enclosure: The trash enclosure is located along the southern boundary of the parking area. **A receptacle for recycling should be provided within the trash enclosure; a detail should be submitted with the Certificate of Zoning Compliance application that demonstrates compliance.**

Building Elevations: Conceptual building elevations were submitted as shown in Section VIII.C for the proposed vehicle washing facility that depict modulation and articulation on all facades with belly bands, awnings, metal cladding designed to look like cedar, glazing and other architectural features. A mix of materials are proposed consisting of burnished CMU, natural stone, cedar rendition metal cladding and other natural materials with metal roofing and canopies. The color scheme will include various browns, tans, and other warm earth tones. **The final design is required to be consistent with the design standards listed in the [Architectural Standards Manual](#).**

Certificate of Zoning Compliance & Design Review: A Certificate of Zoning Compliance and Design Review application is required to be submitted for the proposed use prior to submittal of a building permit application to ensure consistency with the conditions in Section IX, UDC standards and design standards.

VII. DECISION

A. Staff:

Staff recommends approval of the proposed conditional use permit with the conditions included in Section IX per the Findings in Section X.

B. The Meridian Planning & Zoning Commission heard this item on April 18, 2024. At the public hearing, the Commission moved to approve the subject CUP request.

1. Summary of Commission public hearing:

- a. In favor: Connor Lindstrom, KM Engineering (Applicant's Representative)
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: Connor Lindstrom, KM Engineering (Applicant's Representative) – in agreement with staff report conditions.

EXHIBIT A

- e. Staff presenting application: Sonya Allen
- f. Other Staff commenting on application: None
- 2. Key issue(s) of public testimony:
 - a. None
- 3. Key issue(s) of discussion by Commission:
 - a. None
- 4. Commission change(s) to Staff recommendation:
 - a. None

EXHIBIT A

B. Proposed Landscape Plan (dated: 3/6/24)

LANDSCAPE PLAN
MERRIDIAN, IDAHO
ULTRA CLEAN - 725 E. FAIRVIEW AVENUE

81 N. WATKINS BLVD.
 BOISE, IDAHO 83725
 (208) 333-3333
 WWW.KANDMCONSULTANTS.COM

GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE DELIVERED TO THE PROJECT SITE WITH PROPER CONTAINMENT AND TAGGING. ALL PLANT MATERIAL SHALL BE PLANTED WITHIN THE DESIGNATED PLANTING AREAS AND SHALL BE PROTECTED FROM CONSTRUCTION EQUIPMENT AND TRAFFIC.
- ALL PLANT MATERIAL SHALL BE PLANTED WITHIN THE DESIGNATED PLANTING AREAS AND SHALL BE PROTECTED FROM CONSTRUCTION EQUIPMENT AND TRAFFIC.
- ALL PLANT MATERIAL SHALL BE PLANTED WITHIN THE DESIGNATED PLANTING AREAS AND SHALL BE PROTECTED FROM CONSTRUCTION EQUIPMENT AND TRAFFIC.

GENERAL IRRIGATION NOTES

- ALL IRRIGATION SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO MAINTAIN THE HEALTH OF ALL PLANT MATERIAL.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO MAINTAIN THE HEALTH OF ALL PLANT MATERIAL.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO MAINTAIN THE HEALTH OF ALL PLANT MATERIAL.

ASPHALT LANDSCAPE NOTES

- ALL ASPHALT SHALL BE PLACED WITHIN THE DESIGNATED PLANTING AREAS AND SHALL BE PROTECTED FROM CONSTRUCTION EQUIPMENT AND TRAFFIC.
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SYMBOL	DESCRIPTION	DATE	APPROVED
1	ASPHALT (5" MIN. THICK)	2/20/24	
2	CONCRETE (4" MIN. THICK)	2/20/24	
3	GRASS (5" MIN. DEEP)	2/20/24	
4	BIKEWAY (4" MIN. DEEP)	2/20/24	
5	PARKWAY (4" MIN. DEEP)	2/20/24	
6	BIKEWAY (4" MIN. DEEP)	2/20/24	
7	PARKWAY (4" MIN. DEEP)	2/20/24	
8	BIKEWAY (4" MIN. DEEP)	2/20/24	
9	PARKWAY (4" MIN. DEEP)	2/20/24	
10	BIKEWAY (4" MIN. DEEP)	2/20/24	
11	PARKWAY (4" MIN. DEEP)	2/20/24	
12	BIKEWAY (4" MIN. DEEP)	2/20/24	
13	PARKWAY (4" MIN. DEEP)	2/20/24	
14	BIKEWAY (4" MIN. DEEP)	2/20/24	
15	PARKWAY (4" MIN. DEEP)	2/20/24	
16	BIKEWAY (4" MIN. DEEP)	2/20/24	
17	PARKWAY (4" MIN. DEEP)	2/20/24	
18	BIKEWAY (4" MIN. DEEP)	2/20/24	
19	PARKWAY (4" MIN. DEEP)	2/20/24	
20	BIKEWAY (4" MIN. DEEP)	2/20/24	

STREET TREE CALCULATIONS (TREE/DOLLAR)

STREET NAME	WIDTH (FT)	DOLLAR VALUE	TREE SPECIES	QUANTITY
FAIRVIEW AVE	60	\$120,000	100	8
FIVE MILE PATHWAY	40	\$80,000	100	6
TOTAL				14

TOTAL LANDSCAPE PROVIDED

MITIGATION REQUIREMENTS	DESIGNATED	PROVIDED	STATUS
100 TREE SPECIES MIX	100	100	✓
MITIGATION REQUIREMENTS	100	100	✓
BIKEWAY PARKING CALCULATIONS	100	100	✓
TOTAL LANDSCAPE PROVIDED	100	100	✓

SHOVEL CUT EDGE

BIKE BACK DETAIL

CONTACT INFORMATION

OWNER
ULTRA CLEAN
725 E FAIRVIEW AVENUE
MERRIDIAN, IDAHO 83725
(208) 333-3333
WWW.KANDMCONSULTANTS.COM

LANDSCAPE CONSULTANT
K&M CONSULTANTS
81 N. WATKINS BLVD.
BOISE, IDAHO 83725
(208) 333-3333
WWW.KANDMCONSULTANTS.COM

EXHIBIT A

C. Building Elevations (dated: 10/26/23)



PRELIMINARY
NOT FOR CONSTRUCTION
THIS DRAWING AND ANY INFORMATION CONTAINED HEREIN ARE NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

A NEW CAR WASH FOR:
ULTRA CLEAN
715 E FAIRVIEW AVE
MERCIDIAN, ID 83642

REVISIONS	DATE	NOTE

Project No. 23-0055
Date: 10-26-23
EXTERIOR ELEVATIONS

A3.1

EXTERIOR FINISH SELECTIONS

PAINT EXTERIOR	SP-1	100% MICROPORE GORE-TEX BLENDED METAL FLAKE
PAINT COMPONENTS	MP-1	LUMBER-LIKE FINISH PAINT (KASBOUT BROWN GLAZED)
MP-2	PANGLUM-LIKE FINISH PAINT (KASBOUT BROWN GLAZED)	
MP-3	PANGLUM-LIKE FINISH PAINT (KASBOUT BROWN GLAZED)	
MASONRY	CMU-1	BLENDED CHALK ULTRA COUNTY MATERIALS CORP. B&B SLAT
STONE	ST-1	NATURAL LIMESTONE
DOORFRAME SYSTEM	DF-1	STONE IMPACT RES. 100% ANTI-ZINC WHITE
WALL SYSTEM	WS-1	CLEAR ANODIZED ALUMINUM EXTERIOR SYSTEM
WALL SYSTEM	WS-2	ADVANCED JANT STONE, CUSTOM RUFF
PREPARED CANOPY	CP-1	PRE-ENGINEERED CANOPY, LUMBER SUPPLEMENTED, CLEAR ANODIZED, PLAT FORM, 2000 LB. F. LOADS

- EXTERIOR FINISH SELECTIONS NOTES:**
- ALL EXTERIOR FINISHES, MATERIALS AND SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ANY OTHER AFFECTING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ANY OTHER AFFECTING AGENCIES.
 - ALL EXTERIOR FINISHES, MATERIALS AND SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ANY OTHER AFFECTING AGENCIES.
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 - ALL EXTERIOR FINISHES, MATERIALS AND SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ANY OTHER AFFECTING AGENCIES.

- EXTERIOR CHALK FINISH**
FINISH MATERIALS SHOULD BE APPLIED TO A PROPERLY PREPARED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ANY OTHER AFFECTING AGENCIES.
- EXPOSED EXTERIOR CONCRETE**
ALL EXPOSED EXTERIOR CONCRETE SHOULD BE PROTECTED FROM WEATHER AND DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ANY OTHER AFFECTING AGENCIES.
- EXTERIOR MASONRY WALL**
CONTRACTOR TO PROVIDE ALL EXTERIOR MASONRY WALLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ANY OTHER AFFECTING AGENCIES.

PERMISSION CALCULATIONS

NORTH WALL	148 SF
EAST WALL	188 SF
WEST WALL	188 SF
TOTAL WALLS	524 SF
NORTH OPENINGS	213 SF
EAST OPENINGS	288 SF
WEST OPENINGS	288 SF
TOTAL OPENINGS	789 SF
NET WALL AREA	235 SF

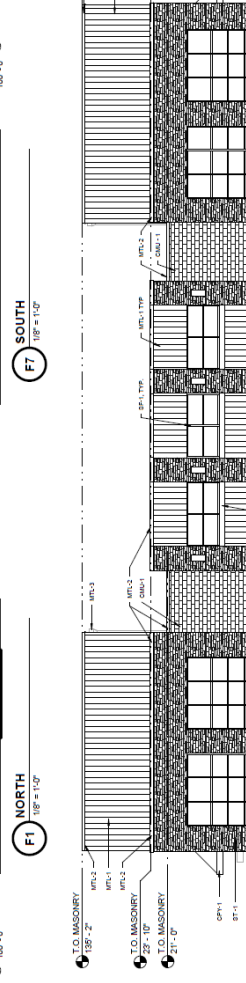
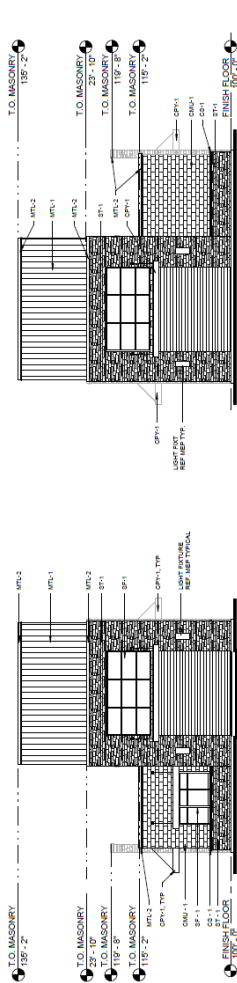


EXHIBIT A

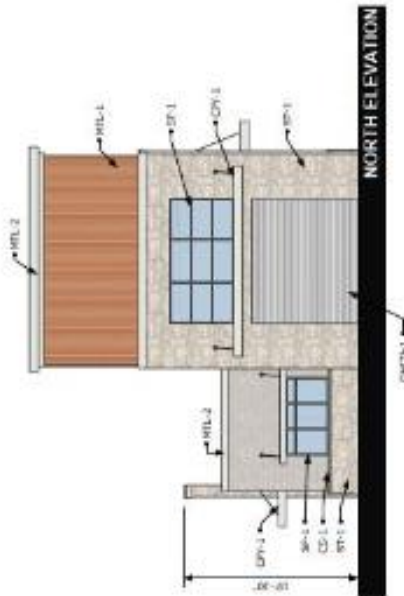
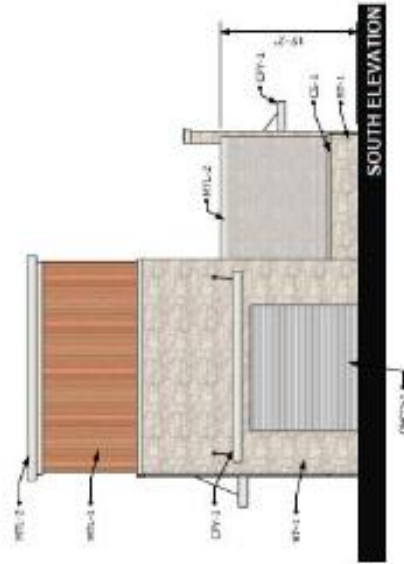
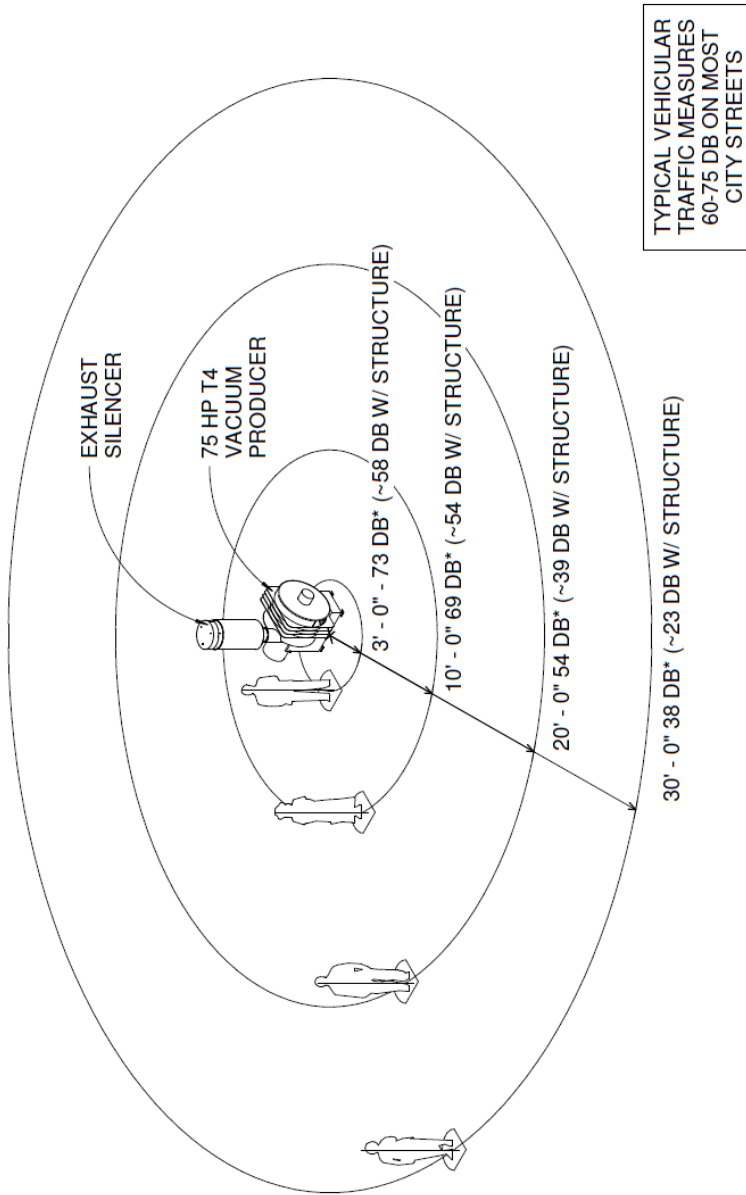


EXHIBIT A

D. Turbine Sound Intensity Exhibit



*BASED ON READINGS TAKEN OUTDOORS, UNOBSTRUCTED, ON A CONCRETE SURFACE



TURBINE SOUND INTENSITY - 75 HP

EXHIBIT A

IX. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

1. The site plan and landscape plan submitted with the Certificate of Zoning Compliance application shall be revised as follows:
 - a. Include a detail for the trash enclosure that includes a recycling receptacle in the enclosure.
 - b. Depict all mechanical equipment on the plans. *All mechanical equipment on the back of the building or on the rooftop and all outdoor service and equipment should be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets as set forth in UDC [11-3A-12](#).*
 - c. Revise the landscaping within the street buffer along E. Fairview Ave. to comply with the standards listed in UDC [11-3B-7C.3e](#). Lawn or other grasses aren't allowed to comprise more than 65% of the vegetated coverage of the street buffer; the remainder of the area should be mulched and treated as planting area for shrubs or other vegetative groundcover. *Class II trees aren't required to be provided due to the overhead power line easement along Fairview Ave.*
 - d. Depict an additional buffer outside of the irrigation district easement along the entire southern boundary of the site adjacent to residential uses at a width necessary to accommodate a berm and/or wall/fence with dense landscaping that includes a mix of materials (i.e. evergreen and deciduous trees, shrubs, lawn, or other vegetative groundcover) allowing trees to touch within 5-years of planting in accord with the standards listed in UDC [11-3B-9C](#) and [Table 11-2B-3](#).
 - e. Include a detail of the bicycle rack that demonstrates compliance with the standards listed in UDC [11-3C-5C](#).
 - f. Depict a minimum 20' wide driveway within a cross-access ingress/egress easement to the adjacent property to the east (Parcel #S1107120807).
 - g. Depict additional trees within the perimeter buffer along the west boundary of the site (i.e. 1 tree per 35 linear feet); and shrubs within the perimeter buffer along the east boundary of the site in accord with the standards listed in UDC [11-3B-8C](#).
2. Compliance with the standards listed in UDC [11-4-3-39](#) – Vehicle Washing Facility is required.
3. The access via E. Fairview Ave. shall be restricted to right-in/right-out only as required by ACHD. All other access via E. Fairview Ave. is prohibited.
4. The hours of operation of the proposed use shall be limited to the hours between 7:00 am and 10:00 pm in accord with UDC [11-4-3-39C](#).
5. Any fencing constructed on the site shall comply with the standards for such in UDC [11-3A-6C](#) and [11-3A-7](#).
6. A cross-access ingress/egress easement for a minimum 20' wide driveway shall be recorded that grants access from E. Fairview Ave. through the subject property to the adjacent property 715 to the east (Parcel #S11071280807) for future access and interconnectivity. A copy of the recorded easement shall be submitted with the Certificate of Zoning Compliance application.
7. Each vacuum turbine shall have an exhaust silencer/muffler to mitigate noise impacts to

EXHIBIT A

adjacent neighbors as proposed.

8. A floodplain development permit shall be submitted to the Public Works Dept. for approval prior to development of the property.
9. The applicant shall submit revised plans that demonstrate compliance with the above conditions of approval for the Certificate of Zoning Compliance and Design Review application (A-2023-0156) that is currently in process.
10. The conditional use permit is valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground as set forth in UDC 11-5B-6. A time extension may be requested as set forth in UDC 11-5B-6F.

B. PUBLIC WORKS DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=339813&dbid=0&repo=MeridianCity&cr=1>

C. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=339814&dbid=0&repo=MeridianCity>

D. PARK'S DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=339815&dbid=0&repo=MeridianCity>

E. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340357&dbid=0&repo=MeridianCity>

F. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=342123&dbid=0&repo=MeridianCity>

G. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340239&dbid=0&repo=MeridianCity>

X. FINDINGS

Conditional Use (UDC 11-5B-6)

Findings: The commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

The Commission finds the site is large enough to accommodate the proposed development and meet all dimensional and development regulations of the C-C zoning district.

EXHIBIT A

2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.

The Commission finds the proposed vehicle washing facility will be harmonious with the Comprehensive Plan and is consistent with applicable UDC standards with the conditions noted in Section IX of this report.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

The Commission finds the design, construction, operation and maintenance of the proposed use will be compatible with other uses in the general neighborhood, with the existing and intended character of the vicinity and will not adversely change the essential character of the area if the applicant complies with the conditions noted in Section IX of this report.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The Commission finds the proposed use will not adversely affect other properties in the vicinity if it complies with the conditions in Section IX of this report.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The Commission finds the proposed use will be served by essential public facilities and services as required.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

The Commission finds the proposed use will not create additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Commission finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

The Commission finds the proposed use will not result in the destruction, loss or damage of any such features.

9. Additional findings for the alteration or extension of a nonconforming use:

- a. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,

This finding is not applicable.

- b. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.

This finding is not applicable.



AGENDA ITEM

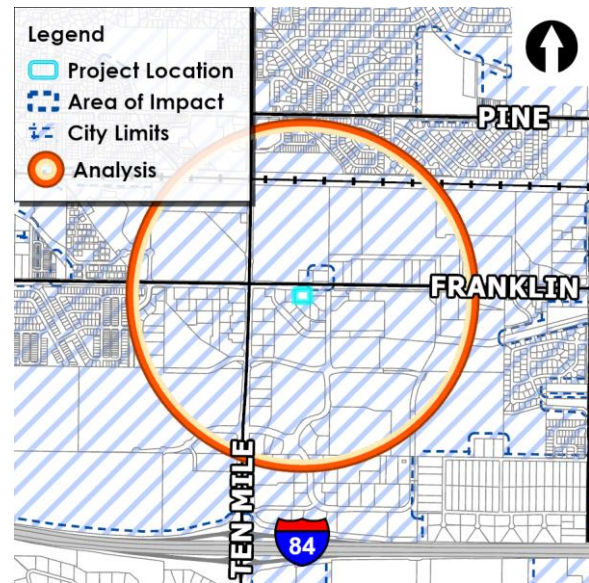
ITEM TOPIC: Public Hearing for Idaho Pup and Ales (H-2024-0006) by Aviva Childress, Studio H Architects, Located at 70 S. Outpost Ln.
Application Materials: <https://bit.ly/H-2024-0006>

A. Request: Conditional Use Permit for a 6,595 square foot building on 1.098 acres of land in the C-G zoning district for a drinking establishment which includes a dog park club.

**COMMUNITY DEVELOPMENT
DEPARTMENT REPORT**



HEARING DATE: 5/9/2024
TO: Planning & Zoning Commission
FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org
APPLICANT: Aviva Childress, Studio H Architects
SUBJECT: H-2024-0006
Idaho Pup and Ales - CUP
LOCATION: 70 S. Outpost Lane, in the NW ¼ of the NW ¼ of Section 14, Township 3N, Range 1W



I. PROJECT OVERVIEW

A. Summary

The Applicant applied for a conditional use permit (CUP) to construct a 6,595 square foot building (3,548 square foot building, 3,047 square foot covered patio) on 1.098 acres of land in the C-G zoning district for a drinking establishment which includes a dog park club. The club will be open to members and their guests and will serve as a gathering place for dog-lovers in the community to have safe, clean fun and to meet one another.

In accordance with the Ten Mile Crossing Design Guidelines, the Ten Mile Crossing Design Review Board (Board) reviewed and preliminarily approved the building elevations per the letter dated January 18, 2024.

The applicant is showing an area for a food truck on their site plan. The use of a food truck for this proposal cannot be approved under this Conditional Use Permit as it is not an allowed use through unified development code. However; the applicant can apply for a temporary use permit (TUP) through the City Clerk’s office for the use of a food truck.

B. Issues

None

C. Recommendation

Staff recommends approval of the proposed conditional use permit with the conditions in Section III per the Findings in Section IV.

D. Planning and Zoning Commission Decision

Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Commercial	-
Proposed Land Use(s)	Drinking Establishment with a	-
Existing/Proposed Zoning	C-G	V.A.2
Future Land Use Designation	Commercial	V.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	Tuesday, February 6, 2024
Neighborhood Meeting	2/15/2024; 1 attendee
Site posting date	(Click or tap to enter a date)

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		III.E
• Comments Received	Yes/Staff Report	-
• Commission Action Required	No	-
• Access	Existing Arterial (Franklin Rd)/Local Road (S. Outpost Lane)	-
ITD Comments Received	No	III.F
School District(s)	N/A	-
• Distance	N/A	-
• Capacity of Schools	N/A	-
• Number of Students Enrolled	N/A	-

See City/Agency Comments and Conditions Section for all department/agency comments received.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

Mixed-Use Commercial (MU-Com): This project is located within the Ten Mile Interchange Specific Area Plan (TMISAP) and is designated as Mixed-Use Commercial. The purpose of the Mixed-Use Commercial designation is to encourage the development of a mixture of office, retail, recreational, employment, and other miscellaneous uses, with supporting multifamily or single family attached residential uses. While the focus of these areas is on commercial and employment uses, the horizontal and vertical integration of residential uses is essential to securing entitlements. As with all mixed-use areas, this designation requires developments to integrate the three major use categories - residential, commercial, and employment. In Mixed Use Commercial areas three or more significant uses also tend to be larger scale projects. This designation is intended to provide flexibility and encourage developers to build innovative projects. General Retail and Service Commercial District (C-G): Allowed uses include largest scale and broadest mix of retail, office, service, and light industrial uses. These uses are in close proximity and/or access to interstate or arterial intersections.

The proposed use of a drinking establishment and dog park club is a community-serving commercial use that fits within the TMISAP land use designation of MU-Com as well as the C-G zoning district. The proposed use can serve both the immediate area and the nearby community at large. The proposed location is adjacent to commercial development and nearby residences. Staff finds the proposed use will provide a needed use for the nearby community and offer employment opportunities beyond typical retail jobs. Specific policies are noted and analyzed below but Staff finds the proposed use to be consistent with the future land use designation of MU-Com and C-G.

Table 4: Project Overview

Description	Details
History	AZ-12-005; PP-12-003; H-2017-0110 (FP); H-2020-0074; and DA #2021-089157
Acreage	1.098

A. Site Development and Use Analysis

The proposed development and use shall conform to the regulations for the location, design, and development as outlined below.

- Existing Structures/Site Improvements (*UDC 11-1*):
The proposed business will include the new construction of a 6,595 square foot building (building and covered patio) with fifty (50) parking spaces. This development has been reviewed through CZC A-2024-0014 and is awaiting approval of the Conditional use Permit.
- Proposed Use Analysis (*UDC 11-2B-2*):
 The proposed use will be a drinking establishment with outdoor seating and a dog park club. The club will be open to members and their guests, and will serve as a gathering place for dog-lovers in the community to have safe, clean fun and to meet one another. A drinking establishment must be approved through a Conditional Use Permit.

The drinking establishment will operate from 10AM to 10PM daily. The proposed use complies with the zoning for the site and is subject to specific use standards as listed in 11-4-3-10.

3. Dimensional Standards (UDC 11-2):

The proposed business will be within new construction of a 6,595 square foot building (building and covered patio) with fifty (50) parking spaces. This development has been reviewed through CZC A-2024-0014 and is awaiting approval of the Conditional use Permit. In accordance with the Ten Mile Crossing Design Guidelines, the Ten Mile Crossing Design Review Board (Board) reviewed and preliminarily approved the building elevations per the letter dated January 18, 2024. This site complies with the dimensional standards for the C-G zoning district.

4. Specific Use Standards (UDC 11-4-3-10):

A. The facility shall comply with all Idaho Code regulations regarding the sale, manufacturing, or distribution of alcoholic beverages.

The proposed drinking establishment shall comply with all Idaho Code regulations.

B. If a drinking establishment or expansion of such use is located within three hundred (300) feet of a property used for a church or any other place of worship, or any public or private education institution, it may be allowed with the approval of the decision-making body set forth in Chapter 5 of this title.

The proposed drinking establishment is over three hundred (300) feet away from the nearest church located at the corner of Ten Mile and Franklin Road.

C. A drinking establishment shall not be located within one thousand (1,000) feet of an adult entertainment establishment, as defined in Chapter 1, Article A, "definitions," of this title. *There are no adult entertainment establishments within one thousand (1,000) feet of the proposed drinking establishment.*

D. For properties abutting a residential district, no outside activity or event shall be allowed on the site, except in accord with Chapter 3, Article E, "temporary use requirements", of this title.

The property does not abut a residential district, however; there are residential uses nearby.

E. At a minimum, one (1) parking space shall be provided for every two hundred fifty (250) square feet of gross floor area. Upon any change of use for an existing building or tenant space, a detailed parking plan shall be submitted that identifies the available parking for the overall site that complies with the requirements of this title.

The applicant is proposing to construct a 6,595 square foot drinking establishment which includes a dog park club (3,548 square foot building, 3,047 square foot covered patio) to include a beer, wine, and coffee bar. Drinking establishments require a parking space for every two-hundred and fifty (250) square feet of gross floor area, the proposed project requires twenty-six (26) parking spaces. The applicant has proposed to provide fifty (50) parking spaces with thirty-five (35) spaces being located on their parcel.

Per the Ten Mile Creek Master Declaration of Covenants, Conditions and Restriction and Reciprocal Easement Agreement 2.1.4, there are non-exclusive easements over and across those portions of the common area which are from time to time provided for vehicular parking on each parcel (see Exhibit H).

B. Design Standards Analysis

1. Existing structure and Site Design Standards (*Comp Plan 3.07.02A, UDC 11-3A-19*):
Require pedestrian circulation plans to ensure safety and convenient access across large commercial and mixed-use developments.

Buildings shall be designed in accord with the "City of Meridian Architectural Standards Manual." In accordance with the Ten Mile Crossing Design Guidelines, the Ten Mile Crossing Design Review Board (Board) reviewed and preliminarily approved the building elevations per the letter dated January 18, 2024.

Per UDC 11-3A-19 pedestrian walkways shall provide a continuous walkway that is a minimum of five (5) feet in width from the perimeter sidewalk to the main building entrance(s) for nonresidential uses.

The applicant has provided a sidewalk in front of the building for pedestrian access from W. Peak Cloud Lane and Franklin Road. Sidewalks have been constructed with the properties within this commence vertical development. Brighton, will be responsible for the construction of sidewalks, and will included it within their future development plans for the property south of W. Peak Cloud and west of Wayfinder Avenue (see Exhibit I). The applicant will be required to provide a striped pedestrian walkway connection from the south side of W. Peak Cloud Lane to the property. Prior to construction of the sidewalk on the south side of W. Peak Cloud Lane, the applicant can install signage stating "pedestrian crossing".

2. Landscaping (*UDC 11-3B*):

- i. Landscape buffers along streets

Per UDC 11-2B-3, landscape buffers along arterial shall be twenty-five (25) feet in width. There is existing landscaping along W. Franklin Road. The applicant is not proposing additional landscaping but will be required to protect the existing landscaping during construction.

The applicant is proposing a ten (10) foot wide landscape buffer along S. Outpost Lane.

- ii. Parking lot landscaping

Per UDC 11-3B-8, the applicant shall provide perimeter and internal parking lot landscaping to soften and mitigate the visual and heat island effect of a large expanse of asphalt in parking lots, and to improve the safety and comfort of pedestrians. A five-foot wide minimum landscape buffer adjacent to parking, loading, or other paved vehicular use areas.

- iii. Landscape buffers to adjoining uses

No landscape buffer is required as the project is not adjacent to any residential uses or is separated by a street.

- iv. Storm integration

Per UDC 11-3A-18, an adequate storm drainage system shall be required in all developments in accord with the city's adopted standards, specifications and ordinances. Design and construction shall follow Best Management Practice as adopted by the city.

3. Parking (*UDC 11-3C*):

Drinking establishments requires one parking space for every two hundred and fifty (250) square feet of gross floor area. The total number of parking spaces required is twenty-six (26). The applicant has exceeded the number parking spaces required for this proposal.

- i. Nonresidential parking analysis
Per the Ten Mile Creek Master Declaration of Covenants, Conditions and Restriction and Reciprocal Easement Agreement 2.1.4, there are non-exclusive easements over and across those portions of the common area which are from time to time provided for vehicular parking on each parcel.
 - ii. Bicycle parking analysis
Per UDC 11-3C-6.G One (1) bicycle parking space shall be provided for every twenty-five (25) proposed vehicle parking spaces or portion thereof, except for single-family residences, two-family duplexes, and townhouses. Based on twenty-six parking spaces being proposed, one (1) bicycle parking space is required.
4. Building Elevations (*Comp Plan, Architectural Standards Manual*):
In accordance with the Ten Mile Crossing Design Guidelines, the Ten Mile Crossing Design Review Board (Board) reviewed and preliminarily approved the building elevations per the letter dated January 18, 2024.
 5. Fencing (*UDC 11-3A-6, 11-3A-7*):
The applicant is proposing to place a six (6) foot wrought iron fence around the perimeter of the property and enclosed a four (4) foot fence around the outdoor drinking area.

C. Transportation Analysis

The Ada County Highway District (ACHD) reviewed the submitted application and has determined that there are no improvements required to the adjacent street(s).

1. Access (*Comp Plan, UDC 11-3A-3, UDC 11-3H-4*):
Access to the property is from S. Outpost which is a driveway via W. Franklin Road which is a commercial arterial.
2. Multiuse Pathways (*UDC 11-3A-5*):
Per the Parks Department, pathways are already constructed within this development. No pathways required with this application.
3. Pathways (*Comp Plan 4.04.01A, UDC 11-3A-8*):
Ensure that new development and subdivisions connect to the pathway system.

Per the Parks Department, pathways are already constructed within this development. No pathways required with this application.
4. Sidewalks (*UDC 11-3A-17*):
The applicant is proposing a six-foot (6) sidewalk along the S. Outpost Lane onto W. Peak Cloud Lane. The sidewalks have been constructed with these properties commence vertical development. Brighton, will be responsible for the construction of the sidewalk, and will included it within our future development plans for the property south of Peak Cloud and west of Wayfinder Avenue.
5. Private Streets (*UDC 11-3F-4*):
No new streets are being proposed with this development.

D. Services Analysis

All utilities shall meet the requirements of the Comprehensive Plan and UDC sections identified below.

1. Waterways (*Comp Plan 4.05.01C, UDC 11-3A-6*):
Limit canal tiling and piping of creeks, sloughs, laterals, and drains to man-made facilities where public safety issues cannot be mitigated or are not of concern.

N/A. There are no waterways on the existing property
2. Pressurized Irrigation (*UDC 11-3A-15*):
The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
3. Storm Drainage (*UDC 11-3A-18*):
The applicant shall design and construct an adequate storm drainage system in accordance with the city's adopted standards and shall follow Best Management Practice as adopted by the city.
4. Utilities (*Comp Plan 3.03.03A, UDC 11-3A-21*):
Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development.

All utilities are available to the site. Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

E. Food Trucks

The use of a food truck for this proposal cannot be approved under this conditional use permit as it is not an allowed use through unified development code. However; the applicant can apply for a temporary use permit (TUP) through the City Clerk's office for the use of a food truck. Staff is currently processing a code change to allow food trucks. If approved, the applicant will need to submit a certificate of zoning compliance for the use of a food truck.

III. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Future development of this site shall comply with the previous conditions of approval and terms of AZ-12-005; PP-12-003; H-2017-0110 (FP); H-2020-0074; and DA #2021-089157.
2. A Certificate of Zoning Compliance (CZC), A-2024-0014, application has been reviewed and is subject to approval pending the approval of the Conditional Use Permit.

3. Applicant shall comply with the standards as set forth in UDC 11-3A-12 for any outdoor service and equipment areas.
4. Applicant shall comply with all specific use standards required for a Drinking Establishment UDC 11-4-3-10.
5. Hours of operation for the proposed drinking establishment shall be 10AM to 10PM but may be extended to 2AM for special occasions.
6. Protect the existing landscaping on the site during construction, per UDC 11-3B-10.
7. Provide a striped pedestrian walkway connection from the south side of W. Peak Cloud Lane that connects to the proposed sidewalk at the front of the building.
8. Add a tree to the landscape planter for the parking lot on the south end of the property near the building.
9. Apply for a temporary use permit (TUP) through the City Clerk's office for the use of a food truck. Staff is currently working a modifying the UDC to regulate food trucks. If approved, the applicant will need to submit a certificate of zoning compliance for the use of a food truck.
10. The conditional use permit is valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground as set forth in UDC [11-5B-6](#). A time extension may be requested as set forth in UDC 11-5B-6F.

B. Meridian Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=342817&dbid=0&repo=MeridianCity>

C. Nampa & Meridian Irrigation District

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=344657&dbid=0&repo=MeridianCity>

D. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=343054&dbid=0&repo=MeridianCity>

E. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=345208&dbid=0&repo=MeridianCity>

F. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=343118&dbid=0&repo=MeridianCity>

IV. FINDINGS

A. Conditional Use (UDC 11-5B-6E)

The commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
Staff finds the site is large enough to accommodate the proposed development and meet all dimensional and development regulations of the C-G zoning district.
2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.
The Comprehensive Plan identifies this as an area where neighborhood-serving uses and dwellings are seamlessly integrated into the urban fabric. The proposed use of a drinking establishment is a community-serving commercial use that fits within the future land use designation of MU-N.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.
Staff finds the design, construction, operation and maintenance of the proposed use will be compatible with other uses in the general neighborhood, with the existing and intended character of the vicinity and will not adversely change the essential character of the area. The applicant is proposing to operate the drinking establishment from 10 AM to 10 PM daily.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
The hours of operation for the proposed use will be 10AM to 10PM. All outdoor seating and events associated with this use shall be limited to the fenced in beer garden area other than the outdoor play area for the dogs.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
The proposed use will be adequately served by all public facilities and services.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
Staff finds the proposed use will not create any additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
The proposed project will be located in an area recommended for neighborhood mixed use which typically includes a mix of commercial and multifamily residential at an arterial intersection. This location is well-suited for the proposed use as it adds to this lively and vibrant area.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.
Staff finds the proposed use will not result in damage of any such features.
9. Additional findings for the alteration or extension of a nonconforming use:
N/A

10. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,

N/A

11. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.

N/A

IV. ACTION

A. Staff Recommendation:

Staff: Staff recommends approval of the proposed conditional use permit with the conditions in Section III per the Findings in Section IV.

B. Commission Decision:

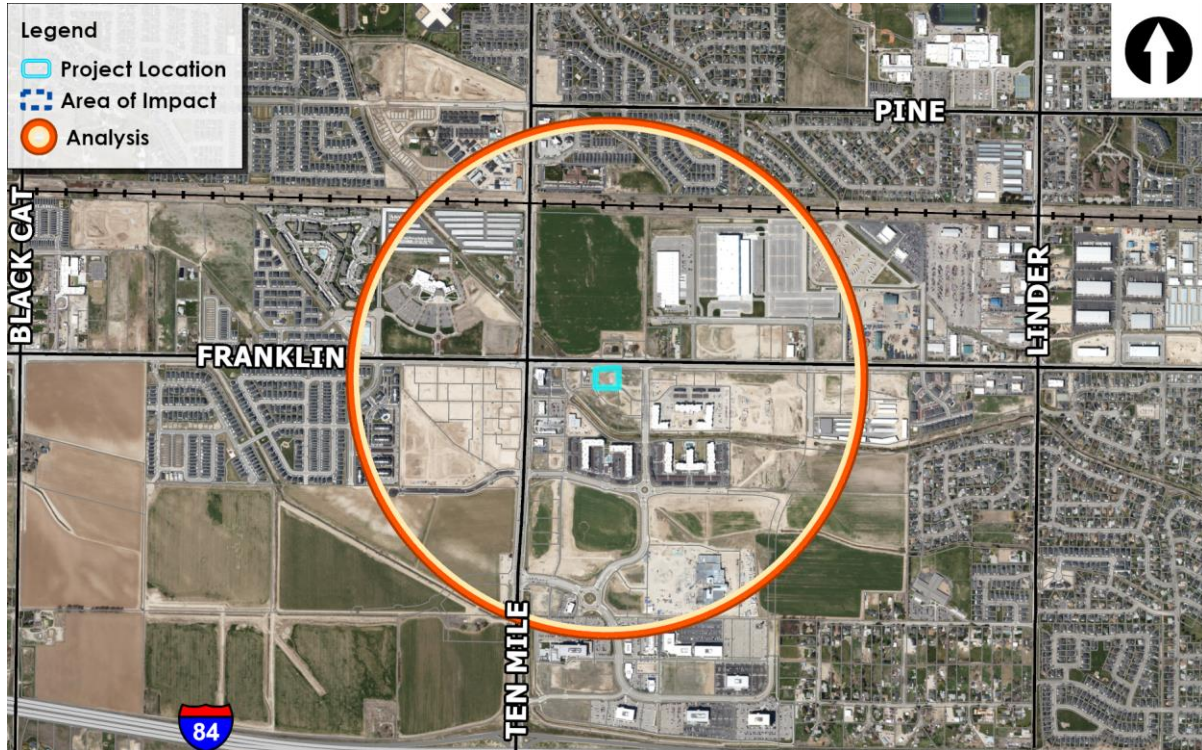
Action Pending.

V. EXHIBITS

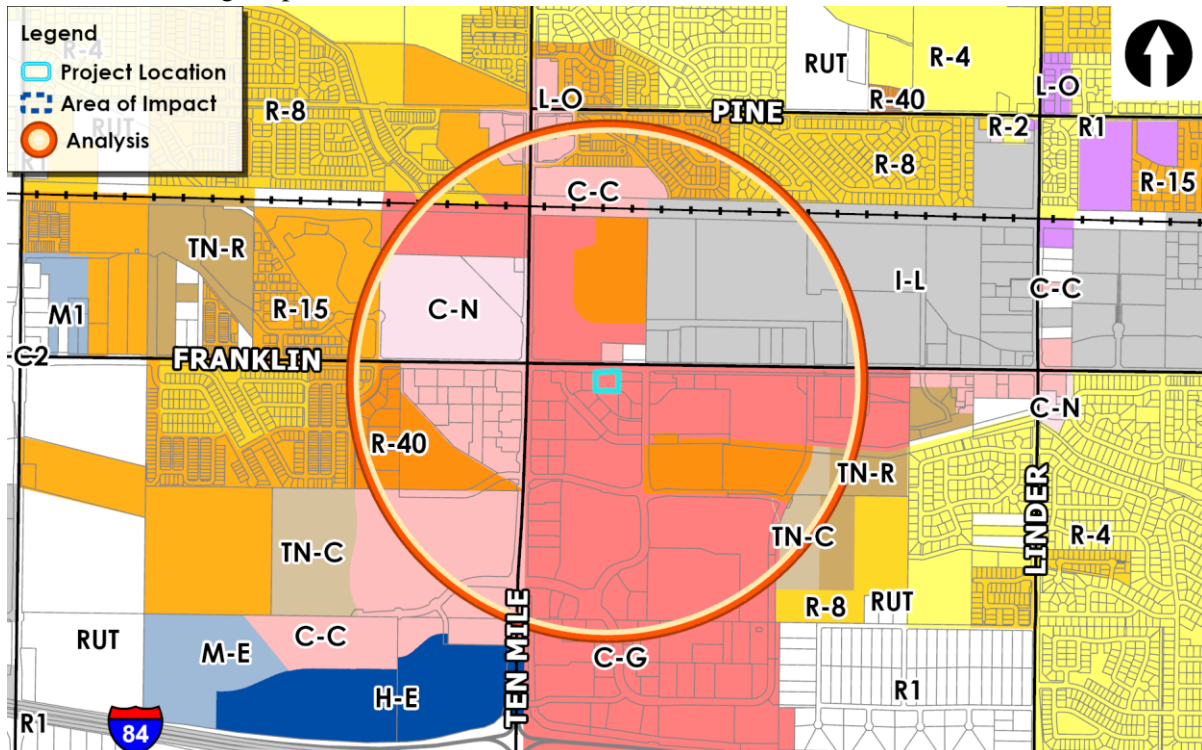
A. Project Area Maps

(link to [Project Overview](#))

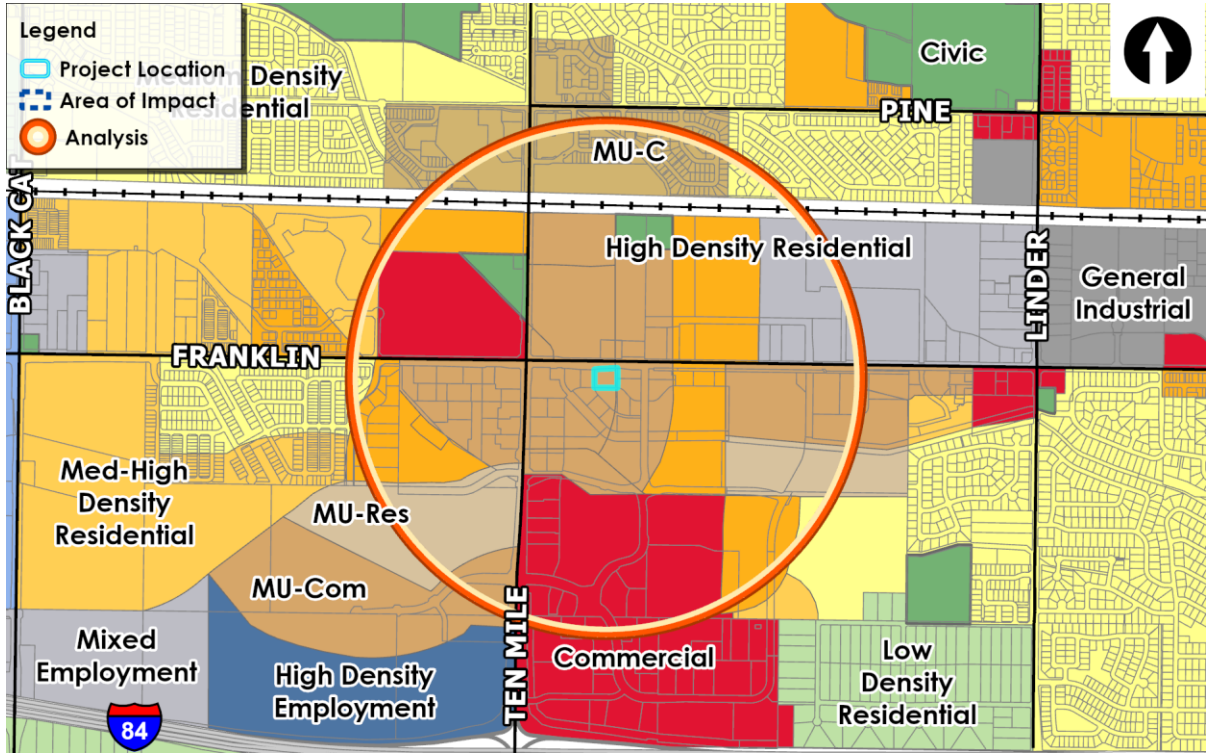
1. Aerial



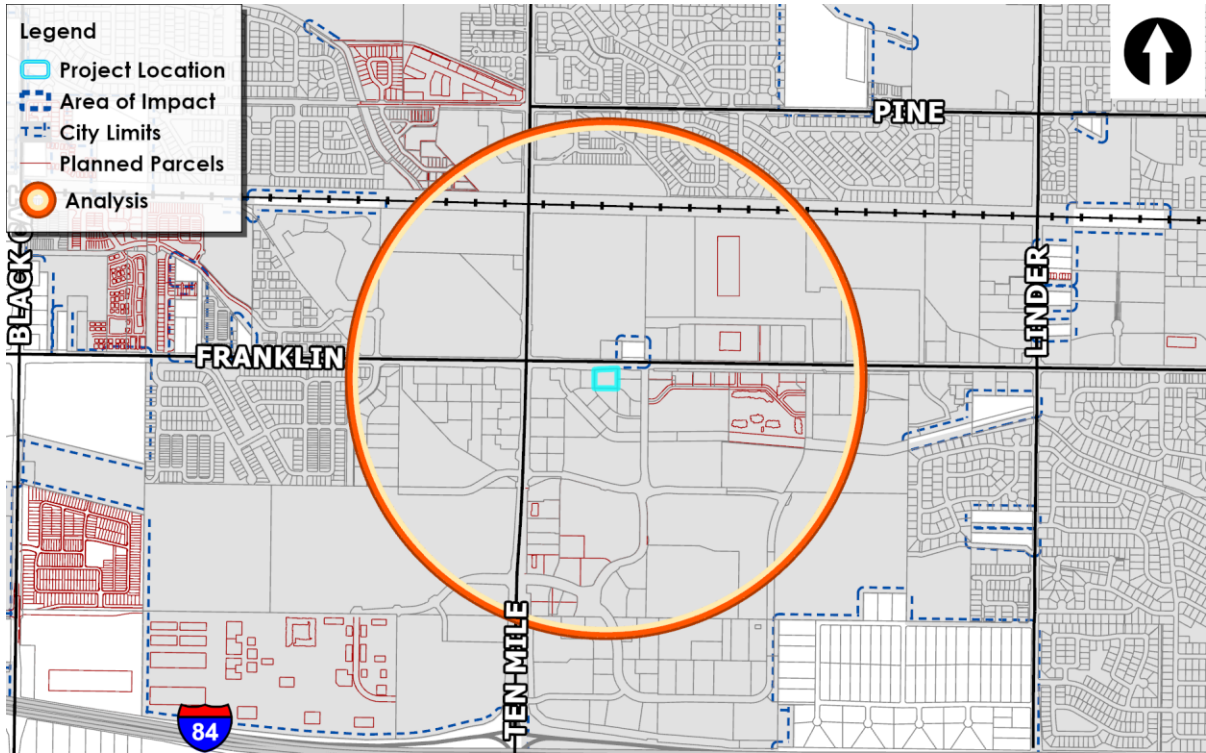
2. Zoning Map



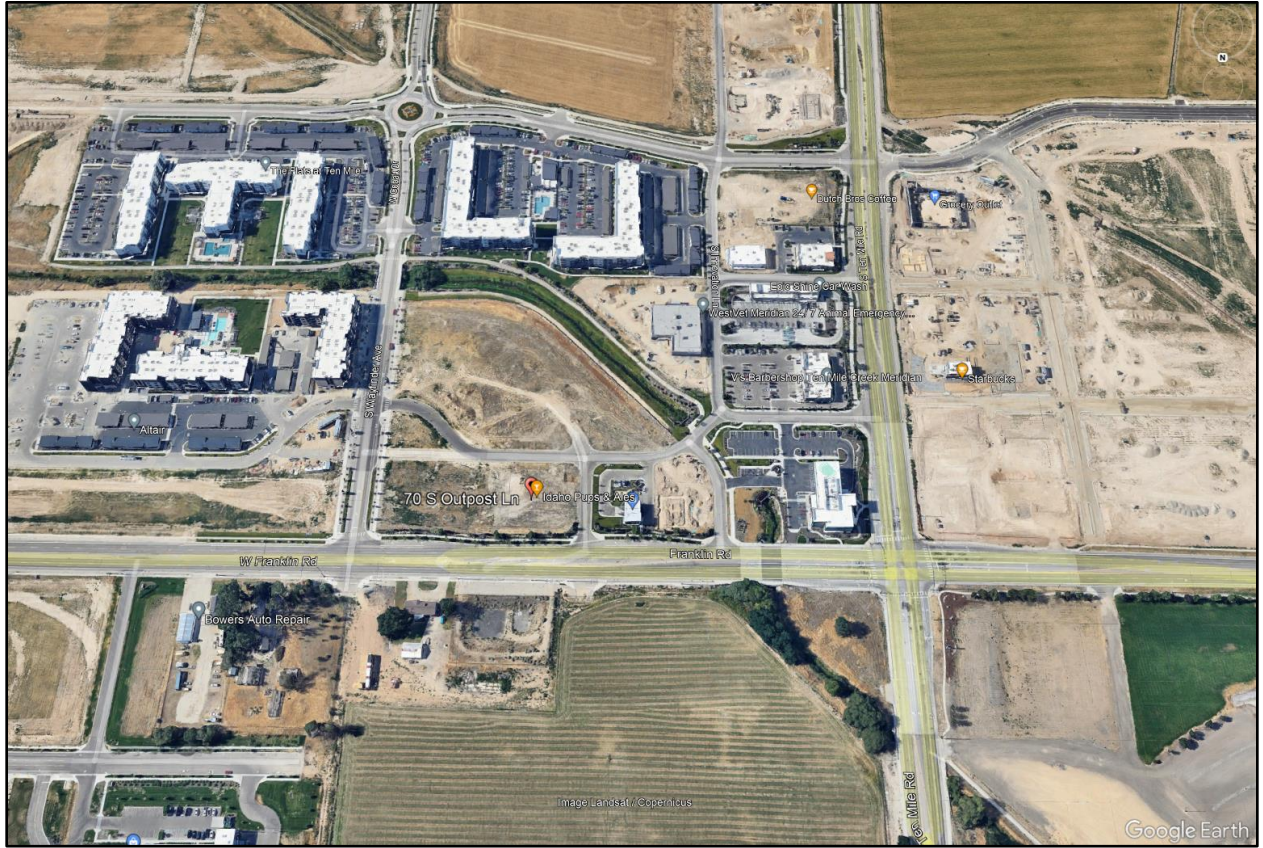
3. Future Land Use



4. Planned Development Map



B. Subject Site Photos



C. Service Accessibility Report

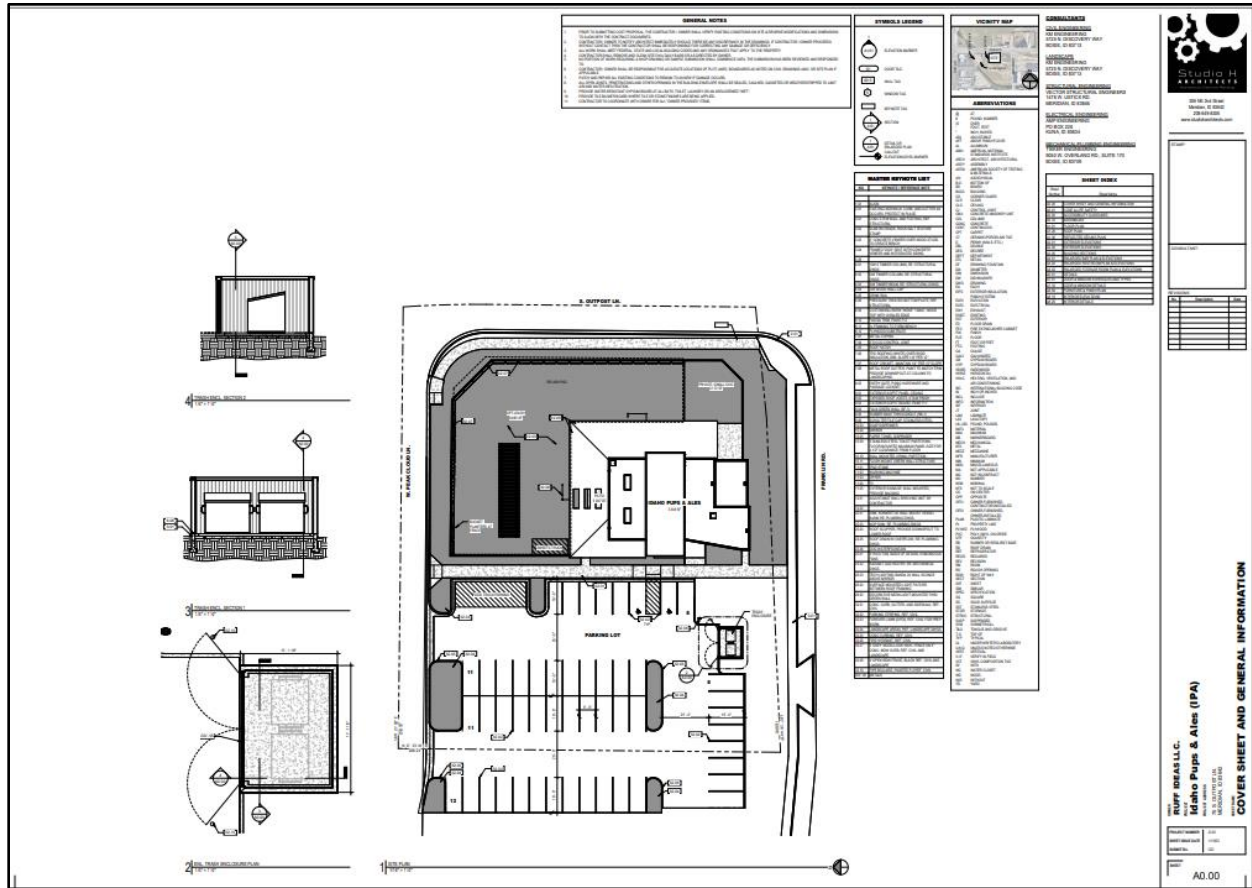
PARCEL R8483020110 SERVICE ACCESSIBILITY

Overall Score: 16	39th Percentile
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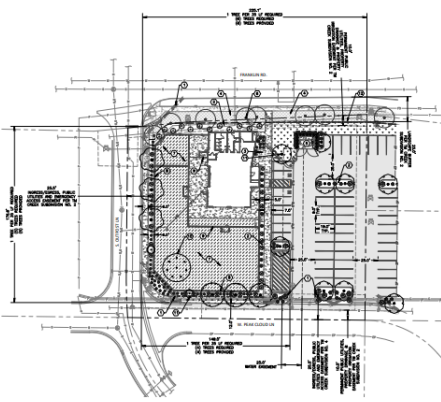
Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time > 9 min.	RED
Emergency Services Police	Not enough data to report average response time	RED
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Within 1/4 mile of future transit route	YELLOW
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	No park within walking distance by park type	RED

Report generated on 03-21-2024 by MERIDIAN\ritter

D. Site Plan (date: 11/16/2023)



E. Landscape Plan (date: 1/16/2024)



LANDSCAPE PLAN

CONTACT INFORMATION

STREET TREE CALCULATIONS (1 TREE/35 LF)

STREET NAME	TYPE	WIDTH	LENGTH	NO. OF TREES	NO. OF SPECIES
STREET A	STREET	35	100	3	3
STREET B	STREET	35	100	3	3
STREET C	STREET	35	100	3	3
TOTAL STREET TREES				9	9

PARKING CALCULATIONS

TYPE	NO. OF SPACES	NO. OF TREES
TOTAL PARKING ISLAND TREES	10	10
TOTAL PARKING TREES		10

TREE SPECIES MIX

SPECIES	NO. OF TREES
SPRING GREEN	5
REDWOOD	4
TOTAL	9

GENERAL LANDSCAPE NOTES

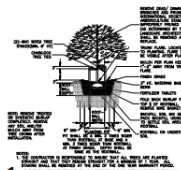
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN LANDSCAPE DESIGN MANUAL.
- ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN LANDSCAPE DESIGN MANUAL.
- ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN LANDSCAPE DESIGN MANUAL.

GENERAL IRRIGATION NOTES

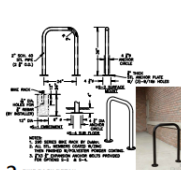
- IRRIGATION SHALL BE PROVIDED FOR ALL PLANTING.
- IRRIGATION SHALL BE PROVIDED FOR ALL PLANTING.
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PLANT SCHEDULE

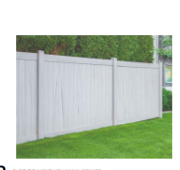
SYMBOL	PLANT NAME	SIZE	QUANTITY
1	SPRING GREEN	1.5" CAL.	9
2	REDWOOD	1.5" CAL.	4




1 4-FOOT HEIGHT CLEAR VIEW FENCE



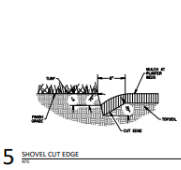
2 TREE RACK DETAIL



3 6-FOOT HEIGHT VINYL FENCE



4 4-FOOT HEIGHT CLEAR VIEW FENCE



5 SHOVEL CUT EDGE

km Studio H

LANDSCAPE PLAN

1.0

F. Building Elevations (date: 12/20/2023)

2 NORTH ELEVATION - DR
1/8" = 1'-0"

1 EAST ELEVATION - DR
1/8" = 1'-0"

Exterior Elevations
SCALE: 1/8" = 1'-0"

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DEC 20, 2023

Studio H ARCHITECTS

- WD-1: NICHHA PANEL CORBOSA SHADOW
- WD-2: AZTEK SIDING MAHOGANY
- WD-3: STAINED WOOD WEATHERED OAK
- EF-1: EIFS SW7071 GRAY SCREEN
- P2: TRIM COLOR SW7674 PEPPERCORN
- AL: ALUMINUM DOORS & WINDOWS DARK BRONZE
- M-1: PERFORATED METAL PANEL
- VINYL FENCE: GREY WOOD LOOK

2 SOUTH ELEVATION - DR
1/8" = 1'-0"

1 WEST ELEVATION - DR
1/8" = 1'-0"

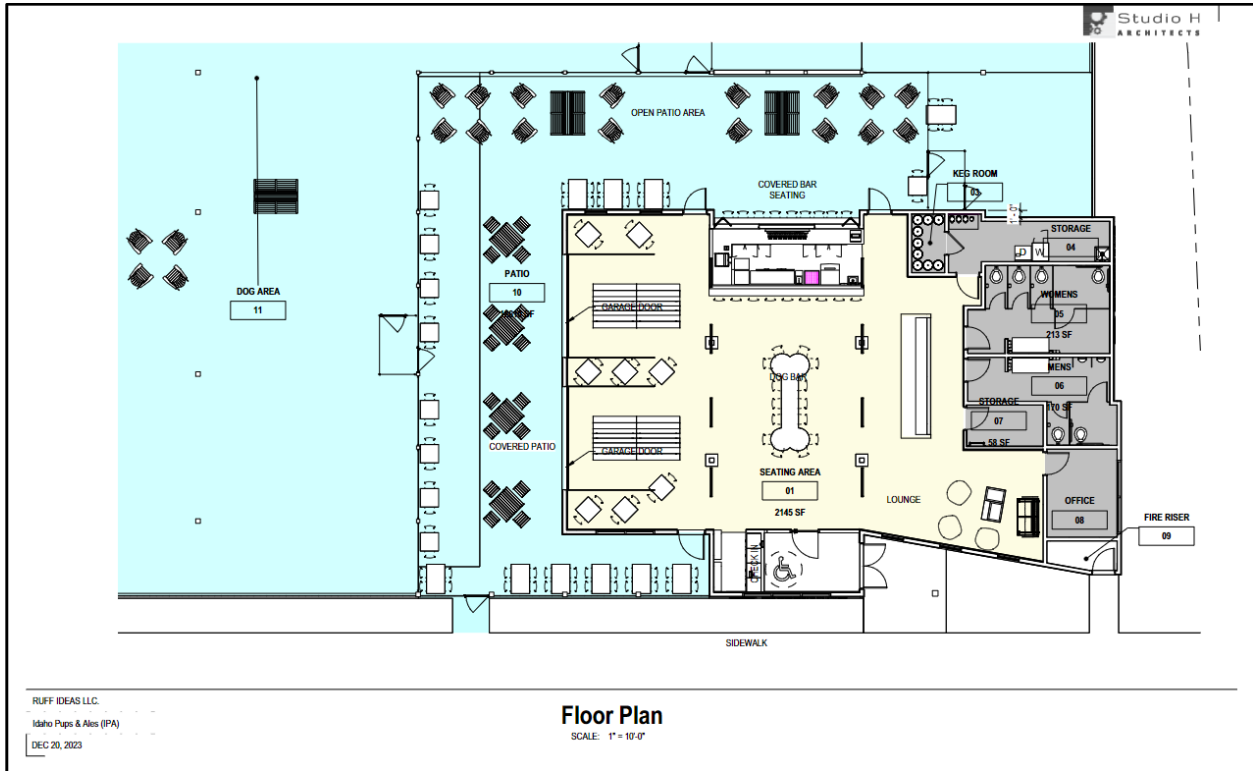
Exterior Elevations
SCALE: 1/8" = 1'-0"

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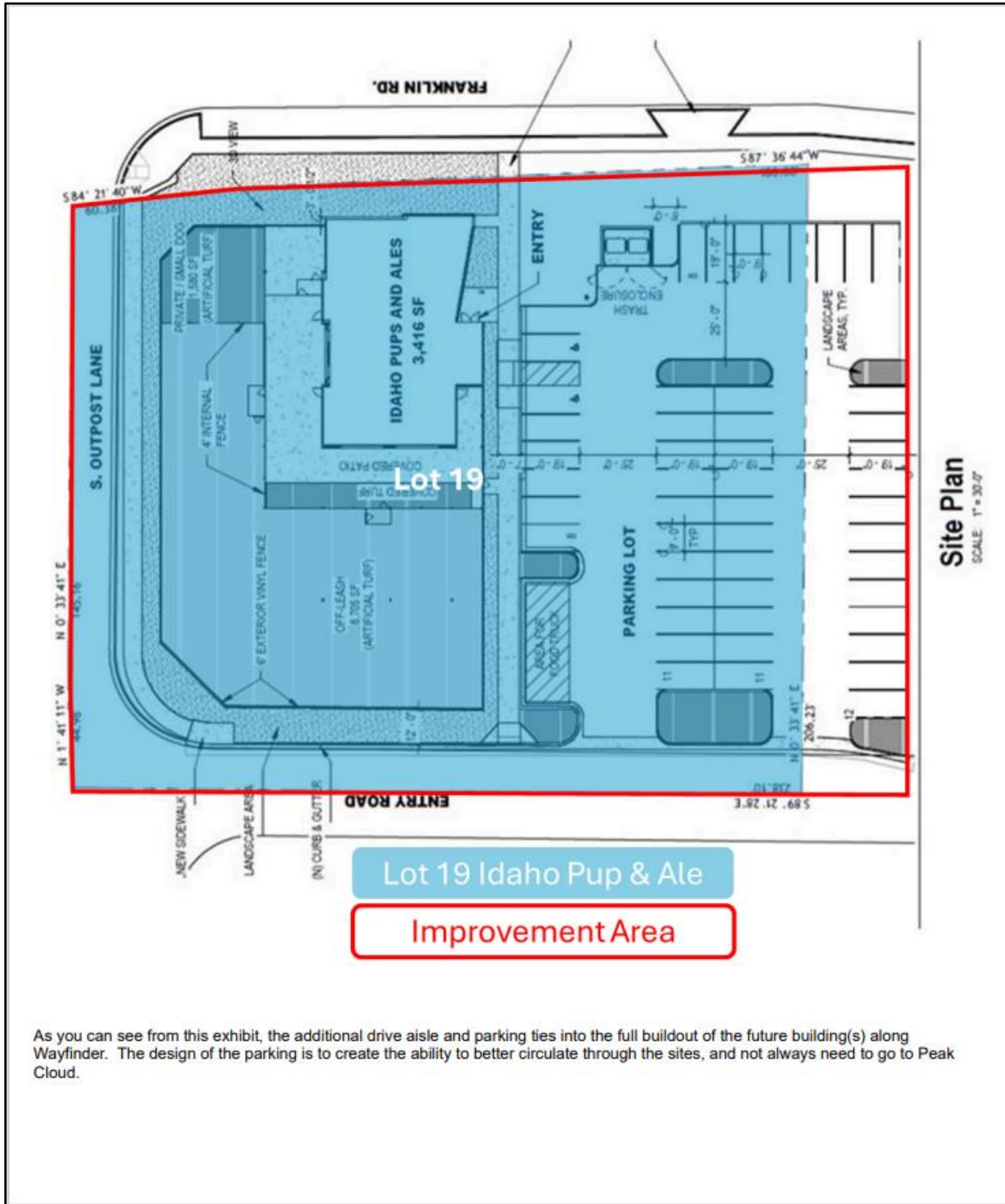
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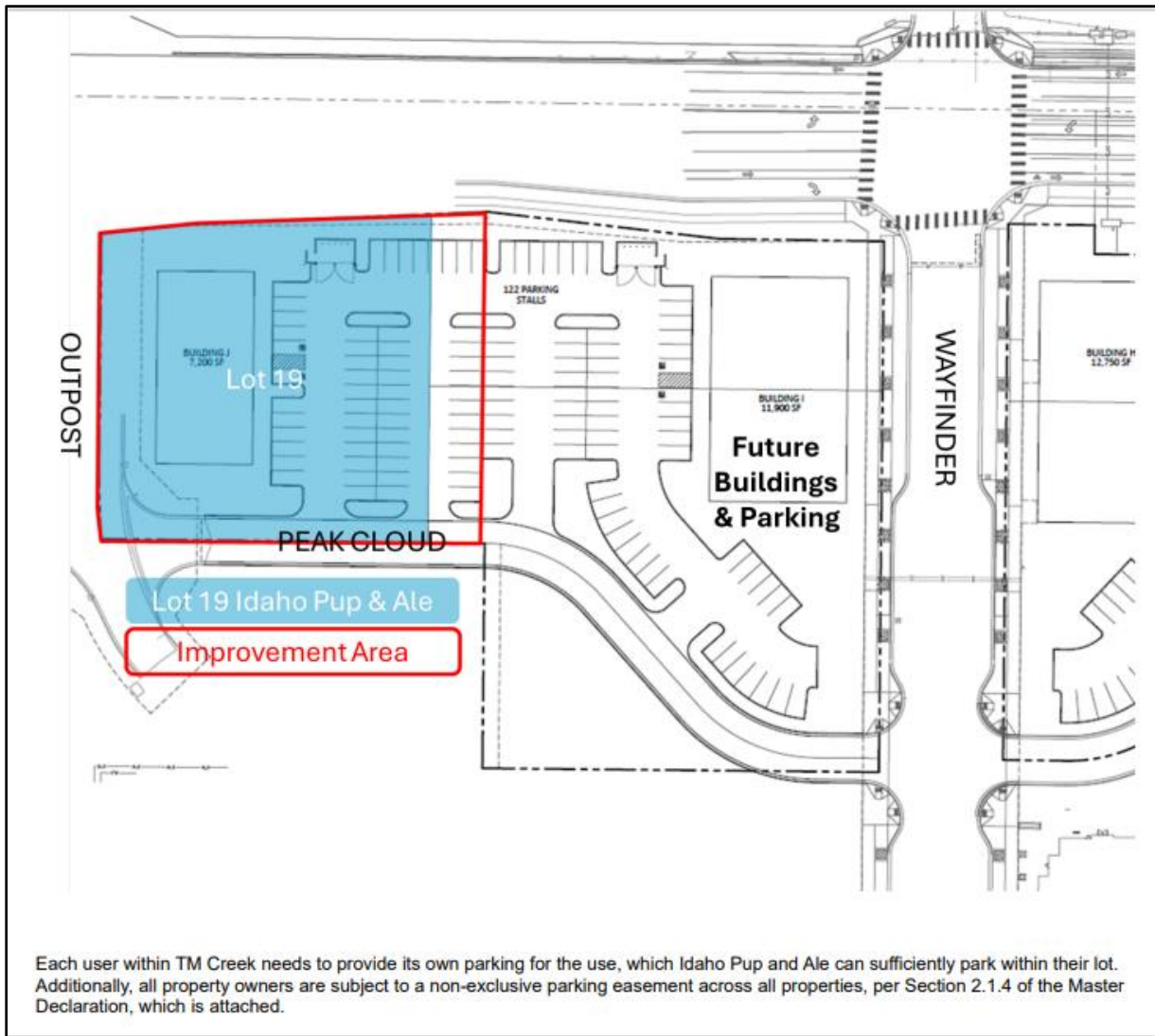
G. Floor Plan (date: 12/20/2023)



H. Parking Exhibit (date: 12/20/2023)



As you can see from this exhibit, the additional drive aisle and parking ties into the full buildout of the future building(s) along Wayfinder. The design of the parking is to create the ability to better circulate through the sites, and not always need to go to Peak Cloud.



I. Sidewalk Exhibit (date: 04/11/2024)

