



CITY COUNCIL REGULAR MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Tuesday, August 23, 2022 at 6:00 PM

All materials presented at public meetings become property of the City of Meridian. Anyone desiring accommodation for disabilities should contact the City Clerk's Office at 208-888-4433 at least 48 hours prior to the public meeting.

Agenda

VIRTUAL MEETING INSTRUCTIONS

To join the meeting online: <https://us02web.zoom.us/j/88029902800>

Or join by phone: 1-669-900-6833

Webinar ID: 880 2990 2800

ROLL CALL ATTENDANCE

___ Jessica Perreault

___ Joe Borton

___ Brad Hoaglund

___ Treg Bernt

___ Liz Strader

___ Luke Cavener

___ Mayor Robert E. Simison

PLEDGE OF ALLEGIANCE

COMMUNITY INVOCATION

ADOPTION OF AGENDA

PUBLIC FORUM – Future Meeting Topics

The public are invited to sign up in advance of the meeting at www.meridiancity.org/forum to address elected officials regarding topics of general interest or concern of public matters. Comments specific to active land use/development applications are not permitted during this time. By law, no decisions can be made on topics presented at Public Forum. However, City Council may request the topic be added to a future meeting agenda for further discussion or action. The Mayor may also direct staff to provide followup assistance regarding the matter.

ACTION ITEMS

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 their project. Members of the public are then allowed up to 3 minutes each to address City Council regarding the application. Citizens acting as a representative of a Homeowner's Association may be allowed up to 10 minutes to speak on behalf of represented homeowners who have consented to yielding their time. After all public testimony, the applicant

is allowed up to 10 minutes to respond to questions and comments. City Council members may ask questions throughout the public hearing process. The public hearing is then closed, and no further public comment is heard. City Council may move to continue the application to a future meeting or approve or deny the application. The Mayor is not a member of the City Council and pursuant to Idaho Code does not vote on public hearing items unless to break a tie vote.

1. **Public Hearing** for Shops at Victory (H-2022-0060) by WL Victory Crossings, LLC, located at 3300 S. Eagle Rd.

Application Requires a Continuance

A. Request: Development Agreement Modification to change opening hours of operation for a drive-through coffee establishment from 6am to 5am.

2. **Public Hearing** for Meridian Academy Play Field (H-2022-0031) by The Land Group, Inc., located at 2311 E. Lanark St.

Application Materials: <https://bit.ly/H-2022-0031>

A. Request: Rezone of 13.8 acres of land from the I-L to the C-G zoning district to allow a sports field expansion.

3. **Public Hearing** for Ten Mile Public Storage (H-2022-0016) by Kimley-Horn and Associates, Inc., located at 4065 N. Ten Mile Rd.

Application Materials: <https://bit.ly/H-2022-0016>

A. Request: Annexation of 5.797 acres of land with the I-L zone district, and request for elimination of required 25 ft. residential landscape buffer, to allow two self-storage buildings, by Kimley-Horn.

EXECUTIVE SESSION

4. Per Idaho Code 74-206(1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

FUTURE MEETING TOPICS

ADJOURNMENT



AGENDA ITEM

ITEM TOPIC: Public Hearing for Meridian Academy Play Field (H-2022-0031) by The Land Group, Inc., located at 2311 E. Lanark St.

Application Materials: <https://bit.ly/H-2022-0031>

A. Request: Rezone of 13.8 acres of land from the I-L to the C-G zoning district to allow a sports field expansion.

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



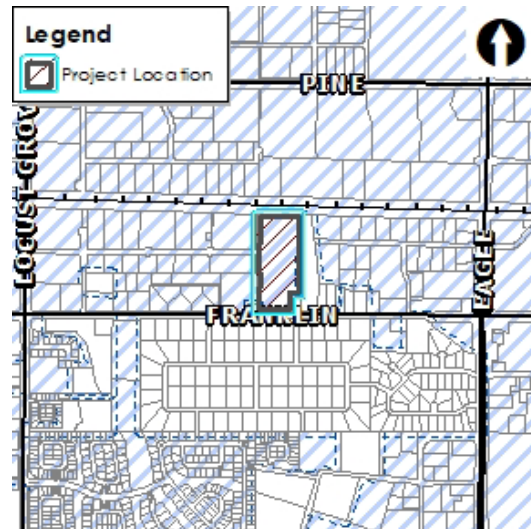
HEARING DATE: 8/23/2022

TO: Mayor & City Council

FROM: Alan Tiefenbach, Associate Planner
208-884-5533

SUBJECT: H-2022-0031
Meridian Academy Rezone

LOCATION: 2311 E. Lanark St.



I. PROJECT DESCRIPTION

This is a request to rezone 6.18 acres of land from I-L to C-G to allow a sports field expansion.

II. SUMMARY OF REPORT

A. Project Summary

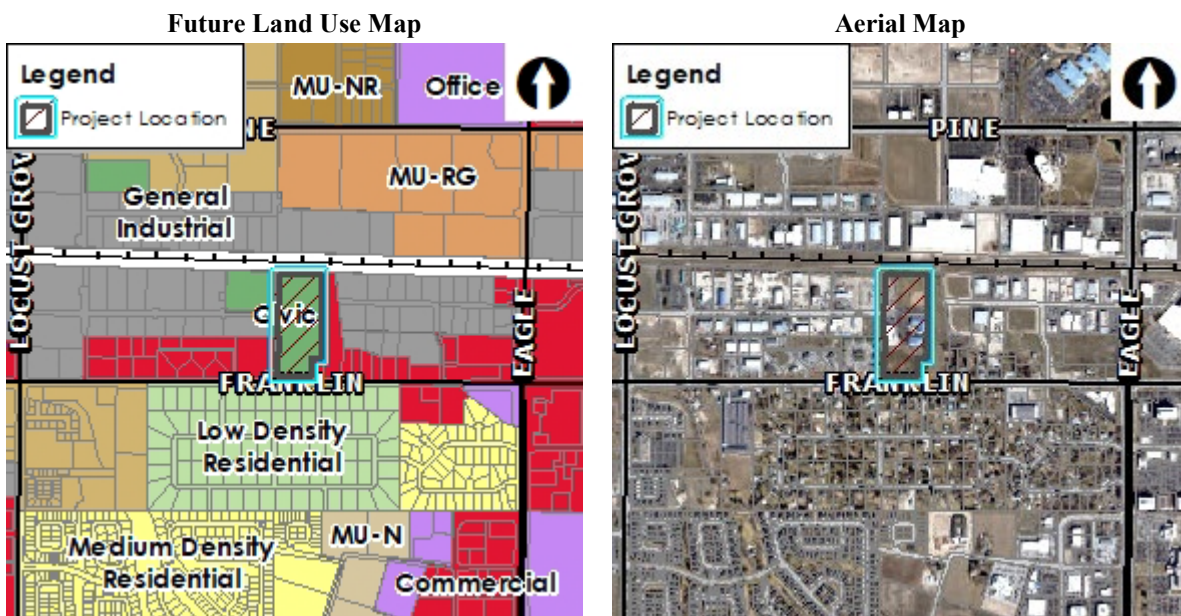
Description	Details	Page
Acreage	13.8 (6.18 being rezoned)	
Future Land Use Designation	Civic	
Existing Land Use(s)	School and School District Maintenance Facility	
Proposed Land Use(s)	School and sports field expansion	
Lots (# and type; bldg./common)	1 lot	
Phasing Plan (# of phases)	NA	
Physical Features (waterways, hazards, flood plain, hillside)	No unique physical features	
Neighborhood meeting date; # of attendees:	April 21, 2022, no attendees	
History (previous approvals)	Joint School District No. 2 CUP 1992	

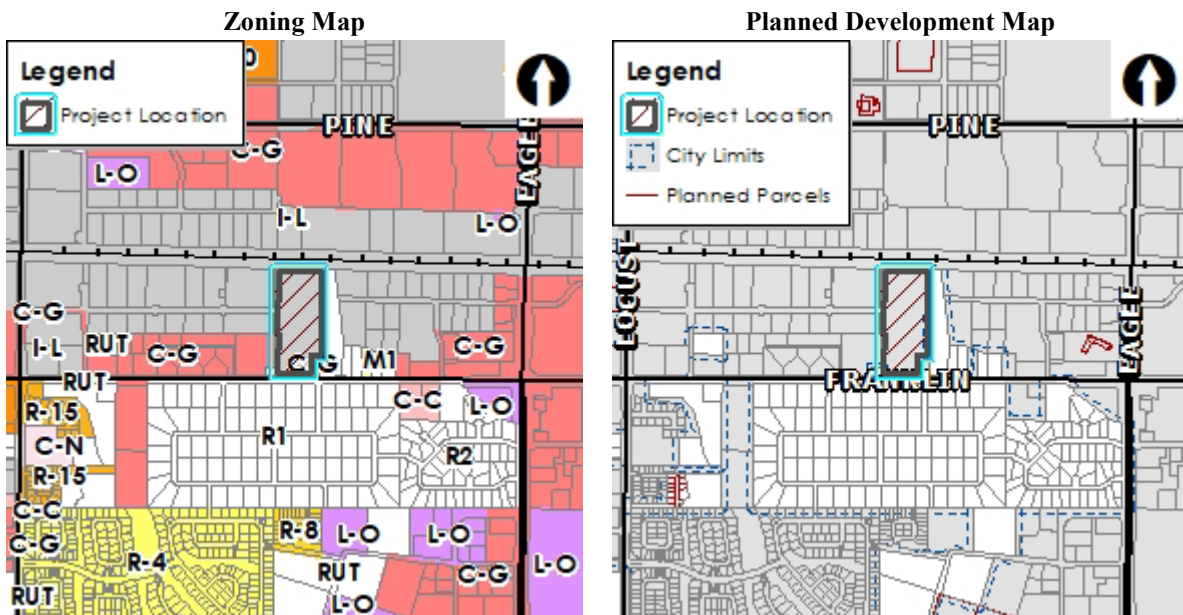
B. Community Metrics

Description	Details	Page
Ada County Highway District	No traffic impact study required	
• Staff report (yes/no)	No	
• Requires ACHD Commission Action (yes/no)	No	

Description	Details	Page
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access occurs from E. Lanark St. a collector street that ends on this property	
Stub Street/Interconnectivity/Cross Access	The right-of-way for E. Lanark St. is stubbed to the subject property	
Existing Road Network	E. Lanark St	
Existing Arterial Sidewalks / Buffers	7 ft wide sidewalk exists along E. Franklin Rd and south side of E. Lanark St. No existing landscape buffering exists along E. Franklin Rd property frontage.	
Proposed Road Improvements	No road improvements required. E. Lanark St will eventually be extended through the site, construction date unknown. (See Access analysis below.)	
Fire Service	No comments	
Police Service	No comments	
Wastewater		
• Comments	• No changes to public sewer infrastructure shown in records. Any changes need to be approved by public works.	
Water		
Distance to Water Services	• No changes to public water infrastructure shown in records. Any changes need to be approved by public works.	

C. Project Area Maps





III. APPLICANT INFORMATION

A. Applicant:

Macy Lui, The Land Group – 462 E Shore Dr. Ste 100, Eagle, ID 83616

B. Owner:

West Ada School District - 1303 E. Central Dr., Meridian, ID, 83642

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	7/5/2022	8/5/2022
Radius notification mailed to properties within 300 feet	6/30/2022	8/5/2022
Sign Posting	7/7/2022	8/12/2022
Nextdoor posting	7/5/2022	8/5/2022

V. STAFF ANALYSIS

This is a proposal to rezone from I-L to C-G to allow expansion (construction of a playfield) of an existing educational facility.

The subject property is 13.8 acres in area and was annexed with the I-L zoning district in 1988 (Ord #497). In 1992, a conditional use permit was approved to allow an educational facility. An alternative high school (Meridian Academy) with playfield and district maintenance facility have been subsequently constructed on the property. Directly adjacent and northwest of the property is a 4.58-acre lot, also owned by the District (not part of this application), which contains an additional maintenance facility on I-L zoned property.

Since the time of the original annexation and conditional use permit, the I-L zoning district has been changed to no longer allow educational institutions. Staff notes that because the school was already approved through a conditional use permit, an expansion to the conditional use to allow the new sports field would be allowed per UDC 11-1B-2. However, the applicant has requested to move forward with rezoning a portion of the property to C-G instead. This is because a district maintenance facility is also on the property which is not solely ancillary to the Meridian Academy. The applicant has stated school district-related light industrial uses such as equipment repair, fabrication and manufacturing may occur in this facility. Accordingly, the applicant chooses to keep this portion of the site retained as I-L.

A. Rezoning

The applicant proposes to rezone 6.18 acres of the 13.80-acre property from I-L to C-G to allow the addition of a sports field to an existing educational facility. The sports field would be located at the southern portion of the site (along the E. Franklin Rd frontage). The applicant intends to retain the I-L zoning on the remaining 7.62 acres.

This rezoning will result in a property which is split-zoned. Staff does not prefer split-zoning and will usually recommend a subdivision or parcel boundary adjustment as a condition of approval. However, the Master Street Map reflects E. Lanark St (a collector) to eventually extend across the property at a slight angle west to east. At this point, the exact alignment or construction timeline is unknown. Also, as already mentioned, the applicant needed to adjust the zoning line to contain the existing district maintenance facility directly west of the existing school within the I-L zoning district. This is because occasional light industrial activities occur in this facility which are not an allowed use in the C-G zoning district.

B. Future Land Use Map Designation (<https://www.meridiancity.org/compplan>)

The FLUM recommends the property for Civic Uses. The purpose of this designation is to preserve and protect existing and planned municipal, state, and federal lands for area residents and visitors. This category includes public lands, law enforcement facilities, post offices, fire stations, cemeteries, public utility sites, public parks, public schools, and other government owned sites within the Area of City Impact.

The City may require a development agreement (DA) in conjunction with a rezoning pursuant to Idaho Code section 67-6511A. This property is already within the City, the infrastructure surrounding the property has already been installed, and the portion of the property proposed for rezoning to C-G is adjacent to C-G zoning at the east and west. However, although the present proposal is to develop this as an educational institution, the C-G zoning would allow a range of uses not supported by the FLUM for this property. **Staff recommends a development agreement that allows only an educational institution and related uses and would require a development agreement modification if any non-educational related uses are proposed in the future.**

C. Comprehensive Plan Policies (<https://www.meridiancity.org/compplan>):

- Support construction of multi-use facilities that can be used by both schools and the community. (2.03.01B)

This rezoning proposal is to allow construction of a new sports field at the south of an existing school. This is a multi-use facility that can be used by both schools and the community.

- Ensure the location and design of schools are compatible with existing and planned neighborhoods and land uses. (4.01.01B)

*There is already an existing school and district maintenance facility on the property and this rezoning is to allow the construction of a new sports field on the south side of the property. The applicant states the sports field would only be used for activities associated with the school during daytime hours; it is not intended to be used for after-hours activities. As the majority of the use is existing and the sports field would be directly adjacent to a commercial arterial, staff believes that generally this would be compatible with the existing residential neighborhood across E. Franklin Rd to the south. **However, to ensure compatibility, staff recommend a DA requirement that restricts outside sports activities and lighting associated with these events to between 7AM and 10PM.***

- Identify desired sports facilities or complexes and establish partnerships that foster their development. (2.03.01D)

This rezoning is to allow the development of a sports facility. However, the field will likely only be used by the school, not others in partnership.

D. Existing Structures/Site Improvements:

The property contains an existing school and district maintenance facility.

E. Proposed Use Analysis:

The applicant proposes to rezone from I-L to C-G to allow construction of a new sports field which would be associated with an existing educational institution. This is an ancillary use that would be permitted with a principally-permitted use in the proposed C-G zoning district subject to the specific use standards in UDC 11-4-3-14.

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

There are specific use standards that apply to an educational institution. This includes the types of uses commonly associated with a facility. There is an allowance for educational institutions to be within the center of neighborhoods, and at least (30) percent of the perimeter of school site should be open to streets or open space areas. Middle and high schools may take access off a designated arterial or collector street. A conditional use is required when the institution is greater than 250,000 square feet within a residential district, when there are estimated to be more than one thousand five hundred (1,500) vehicular trips per day, or the institution includes lighted fields adjoining or within a residential district.

This rezoning is to allow a sports field associated with a school, the institution is not in the center of a neighborhood, a collector street currently serves the property (E. Lanark St), the new sports field would result in at least 30% of the perimeter being open to E. Franklin Rd, the school building is not greater than 250,000 sq. ft. and the institution is within a commercial district, across an arterial road from a residential neighborhood.

G. Dimensional Standards (*UDC 11-2*):

There are no dimensional standards associated with a sports field. Any future development will be reviewed through the Certificate of Zoning Compliance.

H. Access (*UDC 11-3A-3, 11-3H-4*):

Access to the existing site occurs from E. Lanark St., an industrial collector. As already mentioned, the Master Street Map (MSM) depicts E. Lanark St extending across the property east to west eventually out to Eagle Road. Additionally, a future collector is also shown on the MSM extending along the eastern property line north to south. **ACHD has responded that the north-south collector is no longer required, but the applicant should dedicate 54 ft. of right-of-way**

for E. Lanark St. (the east-west collector) and to construct (extend) E. Lanark St as a 40-ft. wide collector street template with curb, gutter and sidewalk.

As this rezoning is to allow relocation of a sports field with no structures or new vehicle trips proposed at this point, no road improvements would be required for this proposal. However, staff recommends a requirement be added to the development agreement that prior to any future building permit, the District dedicate 54 ft of right of way for E. Lanark St. and construct it to an industrial collector template as required by ACHD. The applicant has stated they are amenable to this condition.

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

UDC 11-4-3-1 requires one (1) parking space for every four hundred (400) square feet of gross floor area. A certificate of zoning compliance will be required prior to construction of the sports field. During time of CZC, staff will request the applicant submit the total square footage of the existing school and number of parking spaces to make sure all parking requirements are satisfied.

J. Sidewalks (*UDC 11-3A-17*):

There is presently 6 ft. wide sidewalk along E. Franklin Rd. It is unknown at this time if and when E. Lanark St will be extended across the subject property.

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

At time of certificate of zoning compliance for the sports field, the applicant will be required to install a 25 ft. wide arterial buffer along E. Franklin Rd.

L. Waterways (*UDC 11-3A-6*):

The Planning Map indicates the Gruber Lateral parallels the northern property line. The applicant has noted this lateral has already been piped.

M. Utilities (*UDC 11-3A-21*):

Public services are available to accommodate the proposed development.

N. Building Elevations (*UDC 11-3A-19* | *Architectural Standards Manual*):

No conceptual building elevations have been included as the impetus for this rezoning is to construct a new sports field on the southern portion of the property.

VI. DECISION

A. Staff:

Staff recommends approval of the proposed rezoning from I-L to C-G with the DA conditions noted in Section VIII of this report.

B. The Meridian Planning & Zoning Commission heard this item on July 21, 2022. At the public hearing, the Commission moved to approve the subject rezoning request.

1. Summary of the Commission public hearing:

- a. In favor: Matthew Adams
- b. In opposition: None
- c. Commenting: Matthew Adams
- d. Written testimony: None
- e. Staff presenting application: Alan Tiefenbach
- 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

VII. EXHIBITS

A. Rezoning Legal Description and Exhibit

MERIDIAN ACADEMY C-G REZONE DESCRIPTION

A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the South One Quarter Corner of Section 8 of said Township 3 North, Range 1 East, (from which point the Center One Quarter corner of said Section 8 bears North 00°31'09" East, a distance of 2649.29 feet distant), said South One Quarter Corner being the POINT OF BEGINNING;

Thence North 00° 31' 09" East, a distance of 375.99 feet on the north-south mid-section line of said Section 8;

Thence South 89° 28' 51" East, a distance of 34.88 feet;

Thence North 84° 09' 12" East, a distance of 170.93 feet;

Thence North 00° 30' 19" West, a distance of 336.14 feet;

Thence South 89° 54' 25" East, a distance of 299.36 feet;

Thence South 00° 31' 09" West, a distance of 497.57 feet;

Thence North 89° 54' 21" West, a distance of 105.00 feet;

Thence South 00° 31' 09" West, a distance of 231.98 feet to a point on the south line of said Section 8;

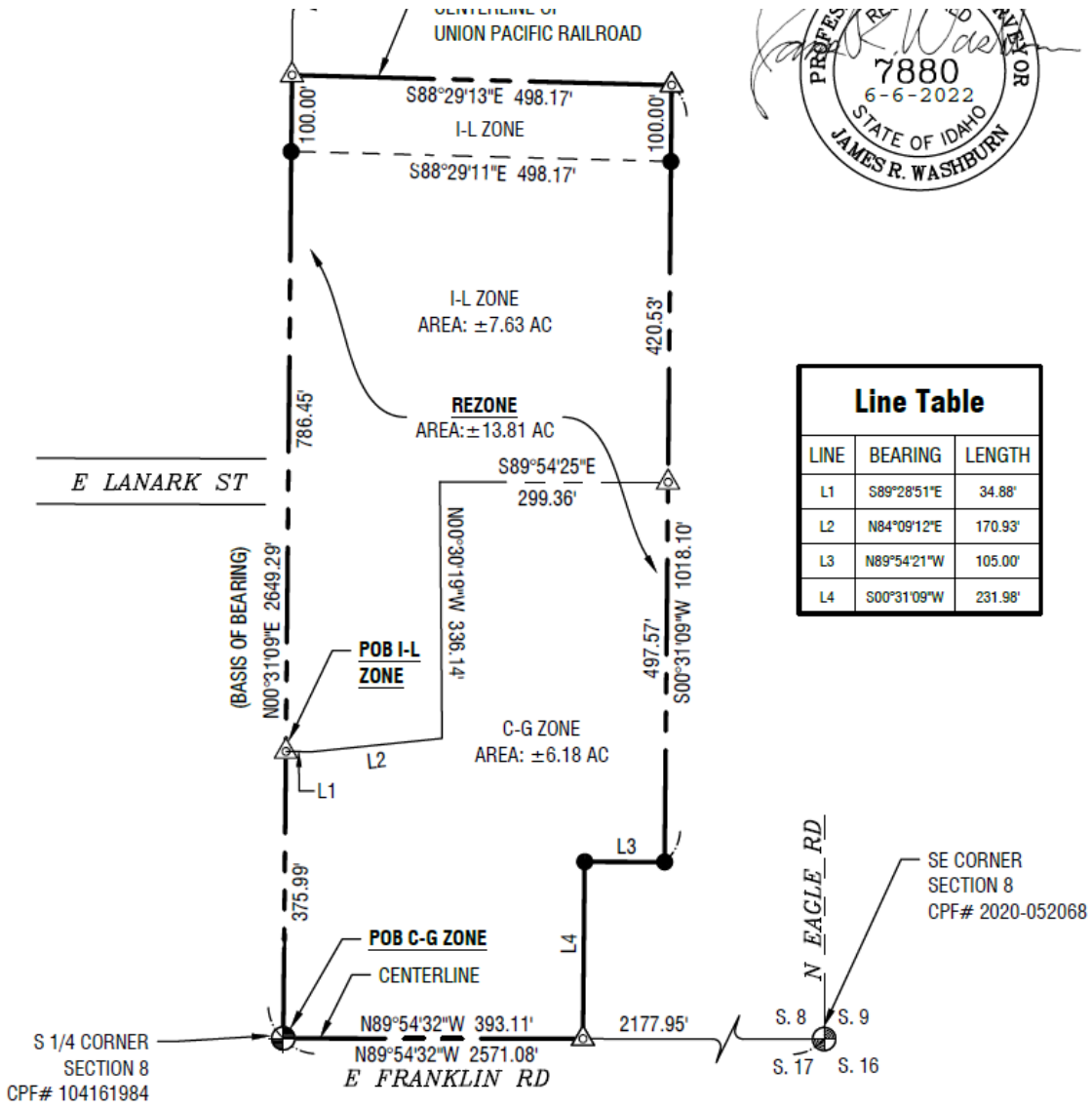
Thence North 89° 54' 32" West, a distance of 393.11 feet on said south line of Section 8 to the POINT OF BEGINNING.

The above described contains 6.18 acres more or less.

PREPARED BY:
The Land Group, Inc.

James R. Washburn





West Ada School District

VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

Staff Comments:

1. A Development Agreement (DA) is required as a provision of rezoning of this property. Prior to approval of the rezoning ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer.
2. Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions:
 - a. Future development of this site shall be generally consistent with the conceptual site plan submitted with the rezoning application contained herein.
 - b. Outside sports activities and lighting associated with these events is limited to between 7AM and 10PM.
 - c. Prior to any future building permit issuance, there shall be a dedication of 54 ft of right of way for E. Lanark St. and construction of the road to an industrial collector template as required by ACHD.
3. Applicant shall comply with any ACHD conditions of approval.
4. The only use allowed to develop on the property is an education institution and would require a development agreement modification if any non-educational related uses are proposed in the future.
5. Educational institutions shall comply with the specific use standards in UDC 11-4-3-14.
6. The applicant shall comply with the ordinances in effect at the time of application submittal.

B. ACHD

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=266245&dbid=0&repo=MeridianCity&cr=1>

IX. FINDINGS

A. Rezoning

Required Findings: Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;

Commission finds the proposed zoning map amendment to rezone the property from the I-L zoning district to the C-G zoning district is consistent with the Comprehensive Plan, if all provisions of the DA are met.

2. The map amendment complies with the regulations outlined for the proposed districts, specifically the purpose statement;

Commission finds the proposed zoning map amendment complies with the regulations

outlined in the requested civic designation.

- 3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;**

If staff's conditions are followed, Commission would find the proposed zoning map amendment should not be detrimental to the public health, safety and welfare.

- 4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and**

Commission finds the proposed zoning map amendment will not result in an adverse impact on the delivery of services by any political subdivision providing public services within the City.

- 5. The annexation (as applicable) is in the best interest of city.**

Subject site is already annexed so Commission finds this finding nonapplicable.

4. Public Hearing for Meridian Academy Play Field (H-2022-0031) by The Land Group, Inc., Located at 2311 E. Lanark St.

- A. Request: Rezone of 13.8 acres of land from the I-L to the C-G zoning district to allow a sports field expansion

Seal: All right. Next we will open the file for -- file H-2022-0031 for Meridian Academy Playfield. We will begin with the staff report.

Tiefenbach: Greetings, Mr. Chair, Members of the Commission. Alan Tiefenbach, planner with the City of Meridian. So, this is a rezoning. The site consists of 13.8 acres, zoned I-L. It's located north of East Franklin Road between North Locust Grove and North Eagle Road. Quick history. In 1992 a conditional use permit was approved to allow an educational facility. An alternative high school with playfield and a district maintenance facility have been subsequently constructed on the property. Directly adjacent and northwest of the property is a four and a half acre lot also owned by the same applicant and this also contains an additional maintenance facility. This is a proposal to rezone roughly half of this property from I-L to C-G to allow expansion, which would be the construction of a playfield and an existing educational facility on the left. Fortunately, north is not up -- well, north is up here and that's why you are seeing it sideways, because I don't operate well not looking at north up. So, on the left is the site plan that they provided to me. Sorry, again, about the labels being sideways. On the right is the exhibit for the rezoning. So, again, the applicant wants to construct a new playfield. Basically a grass softball field. Since the time of the original annexation and the conditional use permit, the I-L zoning has been changed. So, originally, it allowed educational institutions by conditional use, sometime after that original approval that was written out, so that you can no longer do educational institutions by primary use or by conditional use in industrial. However, there -- there is the option -- because this was already approved through a conditional use permit, the applicant did have the option of modifying the condition. The code allows you to do that. It's already approved. You can modify it. They don't want to do that, however. And the reason why is -- if you can see my pointer, this is the existing school here. Here is an existing district maintenance facility and -- and I keep emphasizing district, because this maintenance facility is not something that's customary -- customarily incidental just to this school. This is a primary use district facility for the whole school district. The reason why that's a problem is that -- or the reason why this is different is if that was just a little shop for the school we could say it was associated with the school. It would be allowed in this -- in the C-G zone district. But in this case because it's a separate use it's actually only allowed in I-L and that is the reason why -- if you look on the right you will see this exhibit and what they want to do is they want to carve out this area right here and that's going to be C-G and, then, all the rest of it is going to remain I-L. Again, that's because they want to -- they -- they want to make it a clean break, so they are going to do their sports field on the east side and, then, they are going to keep everything as it is on the west side. Access to the existing school occurs from East Lanark Street, which is an industrial collector. There is nothing here right now. Right now there is a master street map and it shows that this will be the future alignment of an industrial collector. However, it's -- it's a little undecided about what the exact alignment of it is.

ACHD does not have the final design. I don't think they have the -- the -- the estimate about when it's going to be built. We talked to ACHD about whether or not they wanted to keep that collector and I might add that the master street map also shows a potential collector running north-south. ACHD's response is that they no longer want that north-south collector, but they do still want to be this -- see this east-west collector at sometime built. Because the applicant is only doing a sports field as part of this application, planting grass really doesn't require a building permit. Staff has talked to the applicant about this. The applicant is amenable to having a development agreement which would say that prior to building permit, whenever that occurs, that the applicant would dedicate 54 feet of right of way and to construct East Lanark Street as a 40 foot wide collector with curb, gutter, and sidewalk. This is what ACHD asked for and the applicant is amenable to that. In addition, there was a couple of additional things that staff recommended be added to the development agreement. You can require a development -- there is not one now, but you can require a development agreement as part of a rezoning. The -- the school is right across the street from existing residential. It has been there for a while, but they are bringing a sports field now directly fronting Franklin. I talked to the applicant about this and this is not really like a standalone sports arena where they are going to have organized little league or something like that. This is a sports field just associated with this school -- with the events of the school. That said, we still were a little concerned about lights or any kind of activities happening and the people that -- or the residents across street being impacted by that, so we recommended that they restrict outdoor sports activities and the lighting to between 7:00 a.m. and 10:00 p.m. and the applicant is amenable to that and the other thing is that the comprehensive -- the future land use map designates this property as civic and the applicant is actually rezoning it to C-G. So, that doesn't exactly jive with the Comprehensive Plan. However, staff has recommended that there be a development agreement restriction that says this can only be used for an institutional facility. If they want to do anything other than a school they will have to come back in and do a development agreement modification. I understand that the applicant is also amenable to that. So, really, all we are doing -- my long winded explanation is that we are clipping out a little piece of C-G, so that they can put some grass in. With that I will stand for questions.

Seal: All right. Thank you very much. Would the applicant like to come forward? Good evening. If you can state your name and address for the record and the floor is yours.

Adams: Good evening. Matthew Adams. 462 East Shore Drive, Eagle, Idaho. And I do have a presentation. Do you have a -- sorry. So, thank you, Chairman, Commissioners. Everything Alan said we agree with. We are in agreement with the staff report. We are agreeable to the development agreement conditions that he listed. What I want to show you is what this playfield -- it's not a sports field, it's a playfield. When that roadway gets constructed they don't want to take the kids across a road for PE or activities. That's their only outdoor space. So, once that's constructed they need a play field on the same side and so that's really -- we are setting ourselves up so they can continue to maintain and operate that facility without going back for a CUP every single time and I guess because of the rewrite to the I-L zone this is an important update for the school district. This is the same map that Alan showed you. All right. So, future character, just in case we don't

know what that playfield might look like, these are examples of what that could look like. So, it's open play field, seating, potentially some hardcore -- like foursquare, tetherball or basketball, for the students of the school itself. No lighting and no planned athletics. Now, West Ada does have a long history of partnering with youth leagues for practices and things like that and I would assume those would occur on this site, but with no lighting they would certainly be limited to accommodate the development agreement conditions and so, really, we are here to say we have no objections to the conditions of the development agreement. We are really pleased with the work that Alan did and the fact that any roadway construction would be dependent on a building permit application. We are in full agreement with that. Mostly because the ACHD does not know where that road needs to align, so there would be -- it would be very challenging to try to construct that and our request is a recommendation for approval of the rezone being sent to Council. Thank you.

Seal: Thank you very much. Is there any questions for the applicant or staff?

Grove: Mr. Chair?

Seal: Commissioner Grove, go ahead.

Grove: Mr. Adams, question with the grading. From the top, which would be the south side, I guess, of Franklin -- the north side of Franklin, which would be the south side of this project, down to where the school is, is -- I mean I'm not real great at elevations, but it looks like a significant amount. What does that look like and how does that impact this project?

Adams: Chairman and Commissioner Grove, great question. You are a hundred percent right. So, we show on this drawing there is a -- we would do -- so, this application is for the rezone. We are going to come in after this with a CZC and work with staff to do a play field. To do that we would need to do a street buffer. The required street buffer. We would need to do a buffer to the existing residential and there is -- there is also those high -- the -- the overhead power lines. So, we would need to stay level as we come away from Franklin and, then, we need to dive it down pretty quick. We have been talking to the district like do they want the students to have to come up some sort of a stair ramp or do we take the field way down? I'm not sure we know yet. It's -- it's greater than a 30 foot drop from Franklin down to that school, so there will -- there will be some major earth moving activity on this field. We don't have that solution determined quite yet.

Grace: Thank you.

Adams: You are welcome.

Seal: Commissioner Grace, go ahead.

Grace: Thanks. Thank you, Mr. Chairman. Mr. Adams, I noticed in the staff report there didn't appear to be any change in parking. Initially I thought it was an athletic field and

that was going to be a major concern of mine, but I guess I would just ask do you see any issue with parking? Is there -- is there adequate parking for the intended use?

Adams: Chairman, Commissioner Grace, thank you. So, right now -- so correct. Playfield intended for school use. Clearly youth sports are going to come use this for practices and things; right? Now, that is currently occurring on the baseball field, which is to the north of the property, and I think, Alan, your map probably showed that better. Well, actually, this map shows it. So, on the left side of the screen you can see the baseball field; right? That is there. The -- the turf is horrible over there. They are doing their best, but they have no irrigation. You know, they got gophers. Terrible things. So, there are some very brave coaches that do practices on that and because it's outside of school hours the parking has not been a concern to where West Ada has ever had to take any action. There is only 140 students at this facility, so there is very limited staff during the day and, then, the maintenance office is empty after hours as well and there is a significant amount of parking there as well. So, we do not anticipate under -- having unorganized type use that there be any kind of parking impact.

Seal: Any other questions? Okay. Thank you very much. Appreciate it.

Adams: Thank you. Appreciate it.

Seal: And, Mr. Clerk, do we have anybody signed up to testify?

Johnson: Mr. Chair, we did not.

Seal: Anybody in chambers like to come up and testify? Have anybody online? I don't know if we even have anybody -- I don't see anybody raising their hand. All right. With that, have nothing -- I was going to say it doesn't sound like there is anything to rebut or speak to, so we will -- we will continue on with it. If somebody would like to give me a motion to close the public hearing portion for file number H-2022-0031, Meridian Play Academy Field.

Lorcher: So moved.

Grace: Second.

Seal: It's been moved and seconded to close the public hearing for file number H-2022-0031. All -- all those in favor say aye. Any opposed?

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Seal: All right. This one seems to be pretty straightforward. If there is any -- anybody would like to discuss it or make a motion, please, feel free.

Lorcher: Mr. Chair?

Seal: Commissioner Lorcher, go ahead.

Lorcher: Anytime we can add green space to our city I think is a good thing. I'm prepared to make a motion, unless anybody else has something to say.

Seal: Feel free. Thank you.

Lorcher: Mr. Chair, after considering all staff, applicant and public testimony, I move and recommend approval to City Council of file number H-2022-0031 as presented in the staff report for the hearing date of July 21st, 2022, with no modifications.

Seal: All right. It's been moved and seconded to approve Item No. H-2022-0031. No modifications. All those in favor say aye. Any opposed? Okay. Motion carries. Thank you very much.

Johnson: Mr. Chair, sorry, I didn't catch who seconded that.

Grace: I can second it.

Johnson: Okay.

Seal: I thought Commissioner Grace did second it, so --

MOTION CARRIED: FIVE AYES. TWO ABSENT.



AGENDA ITEM

ITEM TOPIC: Public Hearing for Ten Mile Public Storage (H-2022-0016) by Kimley-Horn and Associates, Inc., located at at 4065 N. Ten Mile Rd.

Application Materials: <https://bit.ly/H-2022-0016>

A. Request: Annexation of 5.797 acres of land with the I-L zone district, and request for elimination of required 25 ft. residential landscape buffer, to allow two self-storage buildings, by Kimley-Horn.

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



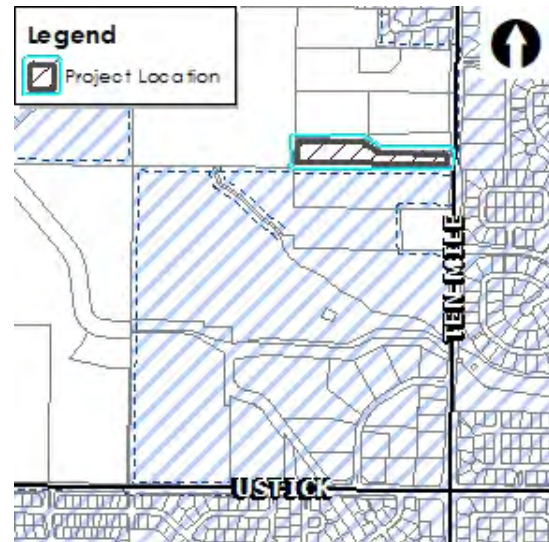
HEARING DATE: 8/23/2022

TO: Mayor & City Council

FROM: Alan Tiefenbach, Associate Planner
208-884-5533

SUBJECT: AZ H-2022-0016
Ten Mile Public Storage

LOCATION: 4065 N. Ten Mile Rd



I. PROJECT DESCRIPTION

Annexation of 5.797 acres of land with the I-L zone district to allow expansion of existing self-storage facility for an additional two self-storage buildings. Submittal and approval of a Property Boundary Adjustment to reconfigure the subject parcel with an adjacent City-owned access lot is a condition of approval of this application.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	5.797 acres	
Future Land Use Designation	Mixed Use Non-Residential (MU-NR)	
Existing Land Use(s)	Rural Single Family	
Proposed Land Use(s)	Light Industrial (self-storage)	
Lots (# and type; bldg./common)	1 parcel, 2 buildings	
Phasing Plan (# of phases)	One phase	
Physical Features (waterways, hazards, flood plain, hillside)	There is an existing irrigation ditch along the southern property line. This will be piped.	
Neighborhood meeting date; # of attendees:	February 16, 2022, 3 attendees	
History (previous approvals)	None, however, H-2016-0114, A-2017-0185 (Annexation and CZC for existing self-storage to the south, of which the present proposal will be a part).	

B. Community Metrics

Description	Details	Page
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Existing driveway to N. Ten Mile Rd (arterial); proposed to use existing driveway to the south after parcel reconfiguration	
Stub Street/Interconnectivity/Cross Access	This proposal includes reconfiguration of a City driveway from the south to the north to provide connectivity to western and northern properties.	
Existing Road Network	N. Ten Mile Road	
Existing Arterial Sidewalks / Buffers	There is an existing sidewalk in front of the subject parcel. There is a landscape buffer and detached 5 ft. wide sidewalk along the frontage of the existing self-storage at 3959 N. Ten Mile Rd to the south. This buffer will be continued along the frontage of the subject property.	
Proposed Road Improvements	None. There will be a new 20 ft. wide gravel road access on the northern portion of the current parcel that will be deeded to the City if the application is approved.	
Fire Service		
	No Issues	
Police Service		
	No Issues	
Wastewater		
	<ul style="list-style-type: none"> • Max distance between manholes is 400'. • Sewer must be run at minimum slope of 0.4% • Flow is committed 	
Water		
	<ul style="list-style-type: none"> • Provide two valves at connection to existing water main in Ten Mile. • Provide 20' easement up to hydrant and extend 10' beyond hydrant. • Blow-off Valve to the north should be standard drawing W13. • Call out removal of blow-off valve at connection to the south. 	

C. Project Area Maps

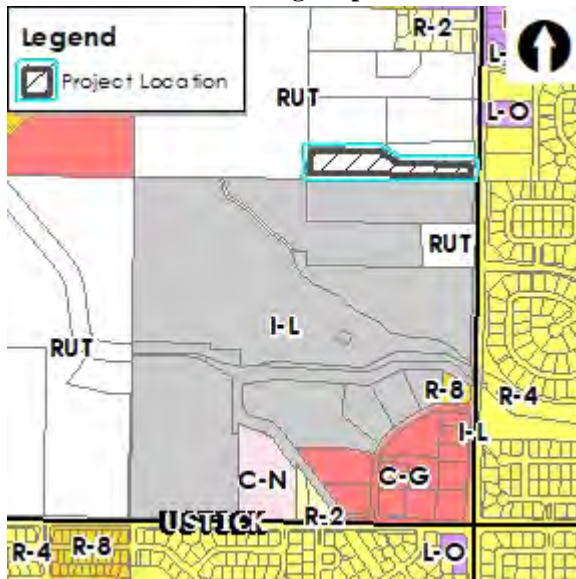
Future Land Use Map



Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant(s):

Nicolette Womack, Kimley-Horn – 950 W. Bannock St, Boise, ID 83702

City of Meridian – 33 E. Broadway Ave, Meridian, ID 83642

B. Representative

Nicolette Womack, Kimley-Horn – 950 W. Bannock St, Boise, ID 83702

C. Owners

PS Mountain West LLC – PO Box 25025, Glendale, CA 91221

City of Meridian – 33 E. Broadway Ave, Meridian, ID 83642

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Notification published in newspaper	6/28/2022	8/5/2022
Notification mailed to property owners within 500'	6/30/2022	8/5/2022
Applicant posted public hearing notice sign on site	7/7/2022	8/12/2022
Nextdoor posting	6/30/2022	8/5/2022

V. STAFF ANALYSIS

This is a proposal to annex 5.797 acres of land with the I-L zone district to allow expansion of existing self-storage facility for two additional two self-storage buildings.

The subject property is an elongated parcel presently containing a rural single-family residence. It is north of an existing self-storage facility zoned I-L which is already in the City (Citadel 4 Storage Ten Mile, H-2016-0114, CZC A-2016-0129). Between the existing self-storage facility and the subject property is a narrow strip of land which is a portion of a 41-acre parcel (a “flag lot”) owned by the City of Meridian. This “flagpole” serves as an access from N. Ten Mile Rd to the rest of the City parcel, the City wastewater treatment plant (on a separate property) and a privately-owned property at 4018 W. Ustick Rd. The applicant is proposing to reconfigure the parcel lines so the City’s flagpole portion of the parcel is not between the storage complex, but instead is on the north.

In September of 2021, the applicant requested a pre-application meeting with the City to discuss expanding the existing self-storage facility into the subject property to construct two additional buildings (both properties are under the same ownership). However, as already mentioned, the access portion of a city-owned flag parcel is located between these two properties (see Access Reconfiguration Exhibit). After a series of meetings, the City and the applicant decided the best solution was to reconfigure this access through a property boundary adjustment as a condition of approval. This would reconfigure the properties to shift the “flagpole” portion of the City’s property from the southern property line to the northern property line (flipping the flagpole lot vertically). This is described in detail in the access section.

A. Annexation and Zoning

The applicant proposes to annex a 5.79-acre property with the I-L zoning district in order to expand an existing self-storage facility. As discussed below, this use is consistent with the MU-NR designation indicated in the Future Land Use Map.

The City may require a development agreement (DA) in conjunction with an annexation and rezone pursuant to Idaho Code section 67-6511A. In order to ensure the site develops as proposed with this application, Staff recommends a new DA that encompasses the land proposed to be annexed and zoned with the provisions included in Section VIII.A1. The DA is required to be signed by the property owner(s)/developer and returned to the City within 6 months of the Council granting the rezone and annexation approval.

B. Future Land Use Map Designation (<https://www.meridiancity.org/compplan>)

The Future Land Use Map designates this property for Mixed Use Non-Residential (MU-NR). The purpose of this designation is to designate areas where new residential dwellings will not be permitted, as residential uses are not compatible with the planned and/or existing uses in these areas. For example, MU-NR areas are used near the City's Wastewater Resource Recovery Facility and where there are heavy industrial or other hazardous operations that need to be buffered from residential. Uses appropriate in MU-NR areas would include employment centers, professional offices, flex buildings, warehousing, industry, storage facilities and retail, and other appropriate non-residential uses. Specific items to be considered in MU-NR include no new residential uses, at least two different types of land uses and preference for transitional uses on the perimeter between MU-NR areas and planned residential development.

The subject property is within a much larger area designated for MU-NR. The present proposal is for a small expansion to an existing self-storage facility. As listed above, storage facilities are indicated as one of the appropriate uses within the MU-NR designation. Although storage is the only existing and proposed use within this MU-NR area at the present, one of the reasons staff and the applicant worked together on a land reconfiguration to shift access was to set up connectivity for future annexation and redevelopment of the unincorporated properties to the north in the future. Also, this relocated access will provide a transition to the residences to the north. Self-storage between a wastewater treatment facility and existing residential is an appropriate use in this area.

C. Comprehensive Plan Policies (<https://www.meridiancity.org/compplan>):

The applicable Comprehensive Plan policies are cited below with Staff analysis in italics.

- Encourage infill development. (3.03.01E)

The development would allow expansion of an existing self-storage facility to the south, although this is not technically "infill."

- Evaluate the feasibility of annexing existing county enclaves and discourage the creation of additional enclaves. (3.03.03I)

The subject property is within a larger enclave area. The proposal would be consistent with this policy.

- Plan for connectivity between annexed parcels and county enclaves that may develop at a higher intensity. (3.03.04A)

Part of this annexation proposal will include a property boundary adjustment to shift a City-owned access portion of a 40-acre flag portion from between two lots owned by the applicant to the north side of the subject lot, adjacent to unincorporated enclave properties. This access may provide additional connectivity to parcels in this area when they annex and develop in the future.

- Plan for and allow land uses surrounding the Wastewater Resource Recovery Facility that reduce human exposure to odors. (4.10.01A)

This project would allow the expansion of an existing self-storage facility which is directly adjacent to the wastewater resource recovery facility. There is existing single family residential within a County enclave adjacent and to the north of the subject property. The proposed self-storage expansion would be an appropriate transitional use between the treatment facility and the existing residential or if these remaining properties build out as MU-NR development in the future.

Staff finds this development to be generally consistent with the Comprehensive Plan.

D. Existing Structures/Site Improvements:

There is presently a rural residence on the subject site. Any and all structures and debris are proposed to be removed upon development of this project.

E. Proposed Use Analysis:

The proposed use is self-storage adjacent to existing self-storage with a zoning to I-L. This use is a permitted use in the requested I-L zoning district per UDC Table 11-2C-2.

F. Dimensional Standards (UDC 11-2):

Per the dimensional standards of the I-L zoning district, the 35 ft. building street setback would be met, a 25 ft. arterial buffer is shown, and the buildings are well within the 50 ft height limit. An earlier site configuration placed the proposed storage buildings directly adjacent to a residential property. With the revised property configuration putting the 25 ft wide City owned flag/access to the north, this development would no longer be directly adjacent to residential. Therefore, the 25 ft. wide landscape buffer would not be required. However, as will be mentioned in the landscaping section below, due to the proximity to the existing residential and potential visibility of this development at present and in the future, staff is recommending a reduced landscape buffer that meets the parking lot perimeter buffer standards.

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

Specific use standards for self-service storage facilities include a minimum of 25 ft. between structures, the facility being completely fenced, walled or screened, and the facility having a secondary means of access for emergency purposes.

The concept plan reflects the two buildings are more than 25 ft apart, it is shown to be completely walled, and the development is an expansion to an existing self-storage which already has two points of access.

H. Building Elevations (*UDC 11-3A-19 | Architectural Standards Manual*):

The applicant submitted proposed elevations of the two new buildings. The elevations reflect featureless buildings comprised of CMU and metal paneling. This is consistent with the architectural style of the existing facility to the south. However, staff does have concerns with the visibility of the north and east elevations and how they will set a design standard if the properties to the north were to annex and develop. **As a condition of approval, staff recommends the northern and eastern elevations incorporate at least one material change or color variation every 50-horizontal feet of building façade; a minimum of two field materials, at least one accent material or color, and at intervals of no less than 50 feet either horizontal modulation of at least 6 inches in depth and 8 inches in height, OR at least one-foot change in variation in roof plane (or a combination of both).** As mentioned in the landscape section, staff is also recommending a reduced landscape buffer along the northern elevation.

I. Access (*UDC 11-3A-3, 11-3H-4*):

The subject lot contains an existing single-family residence which takes access from N. Ten Mile Rd. via a private driveway. This access would be closed as a condition of approval, and site access would be reconfigured to share the access drive for the existing self-storage to the south.

As already mentioned, there is a 25 ft. wide strip of land between the existing self-storage development and the subject property which is part of a larger property owned by the City. The applicant and the City have coordinated and propose reconfiguring the properties in a property boundary adjustment which would result in the access portion of the City's parcel being shifted from the subject property's southern to northern property line (please refer to the access reconfiguration exhibit). This would allow merging the subject property with the existing self-storage in a cohesive development, would preserve access for the City's properties to the west, and would provide access to the properties still in unincorporated Ada County to the north if and when they develop and annex into the City.

Both the subject property and the adjacent City owned property are presently in unincorporated Ada County. Although the 5.97-acre subject property proposes to annex, the 41-acre City-owned property is not planned for annexation at this time. A property boundary adjustment cannot adjust property lines between one property in the City and one property in the County. **Therefore, as a condition of approval, staff is recommending that prior to recordation of the annexation ordinance, the applicant complete the property boundary adjustment, including providing all of the surveying, legal descriptions and records of survey necessary to complete the property boundary adjustment for both properties. This all needs to be completed within 6 months of Council approval.**

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

UDC 11-3C-6 requires one (1) parking space for every five hundred (500) square feet of gross floor area, except for self-service storage facilities which shall only require parking based on the gross floor area of any office space.

The office for this facility is already located at the existing self-storage to the south so additional parking is not required for the two new buildings. However, the concept plan reflects 34 additional parking spaces in and around the proposed expansion. Staff will confirm compliance with these standards at the time of certificate of zoning compliance.

K. Sidewalks/Parkways (*UDC 11-3A-17*):

A 5-foot wide sidewalk and landscape buffer is already installed along the frontage of the existing facility to the south. The submitted concept plan shows these frontage improvements continued along the subject property. A landscape plan will be required as part of the CZC and will be reviewed against the requirements of UDC 11-3A-3 and UDC 11-3B.

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

The applicant has not submitted a landscape plan with this annexation request, although the concept plan does reflect the required 25 ft. wide landscape buffer along N. Ten Mile Rd. A 25 ft. wide residential buffer is typically required when a self-storage facility abuts a residential use. As this project contemplates a property boundary adjustment with the City of Meridian to shift a 25 ft. wide strip of land used for access from the south to the north of the project site, the self-storage would abut the City-owned property, not residential, and therefore the project would be exempt from this requirement. However, the northern elevation will be very visible to properties at the north, and staff does anticipate future annexation and development in this area (which is one of the reasons staff suggested moving the access road to this side). **Staff recommends the development incorporate a 5 ft. wide landscape buffer along the northern elevation which meets the parking lot perimeter landscaping requirements of 11-3B-8.** Staff is also recommending a minimum in the quality of architecture as well in this area, as was discussed above. These two changes together, landscaping and building façade modifications, assist with both the aesthetic and functional impacts to nearby properties.

M. Fencing (*UDC 11-3A-6, 11-3A-7*):

The concept plan indicates a combination of buildings and fencing to enclose the proposed expansion. All fencing is required to comply with the standards listed in UDC 11-3A-7.

N. Legal Description

The submitted legal description includes property that is currently owned by the City as well as lands that will be acquired by the City. **Prior to the annexation ordinance approval, a revised legal description shall be submitted that only includes lands that will be privately held; the City's parcel, including the new "flagpole" access to the north should not be a part.**

VI. DECISION

A. Staff:

Staff recommends approval of the requested annexation and zoning with the requirement of a Development Agreement and the provisions noted in Section VII.A per the findings in Section IX of this staff report.

B. The Meridian Planning & Zoning Commission heard this item on July 21, 2022. At the public hearing, the Commission moved to approve the subject annexation request.

1. Summary of the Commission public hearing:

- a. In favor: Aaron Anderson
- b. In opposition: None
- c. Commenting: Aaron Anderson
- d. Written testimony: None
- e. Staff presenting application: Alan Tiefenbach
- f. Other Staff commenting on application: None

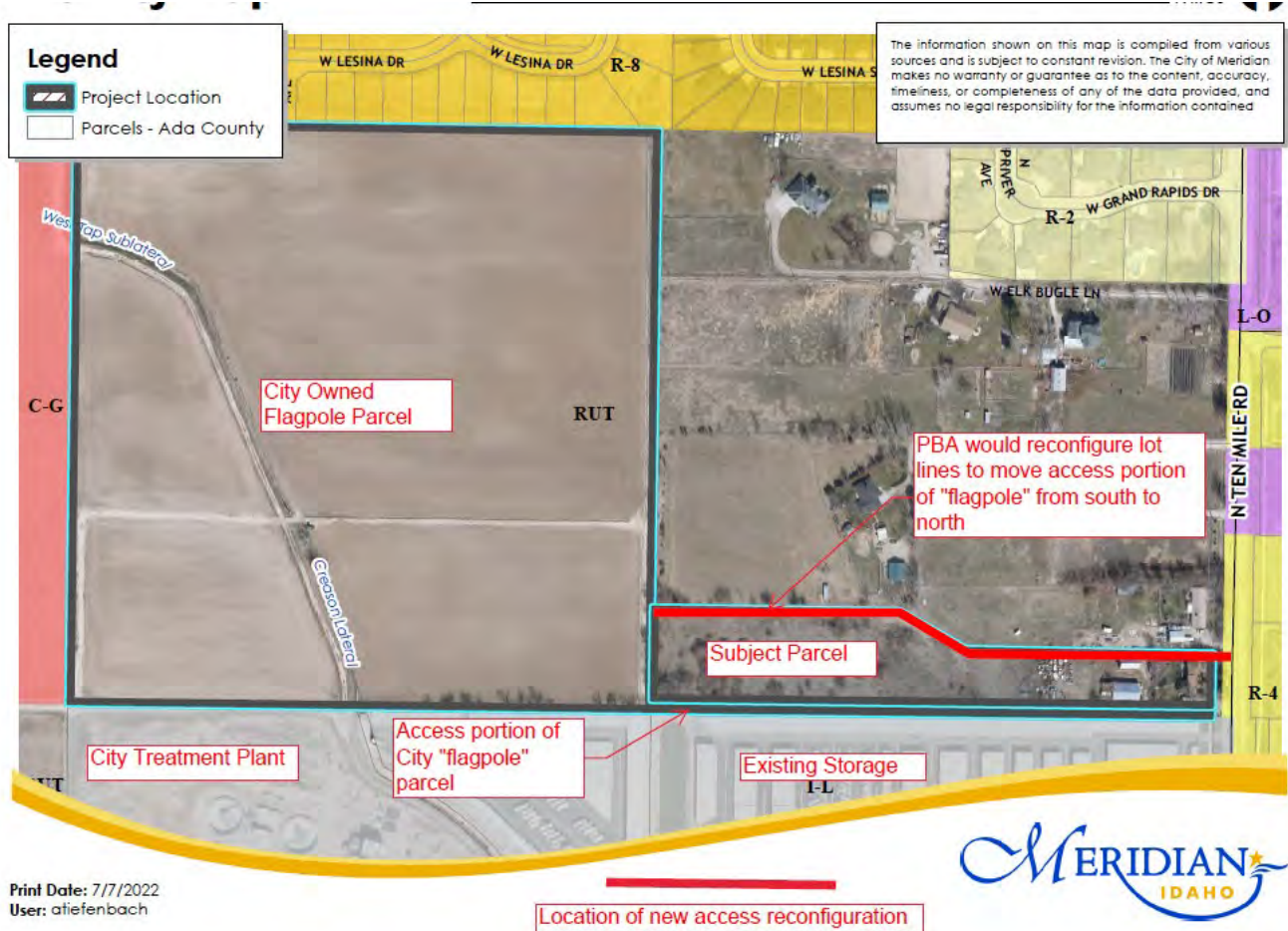
2. Key issue(s) of public testimony:

- a. Neighbors had questions regarding drainage, access and setbacks.

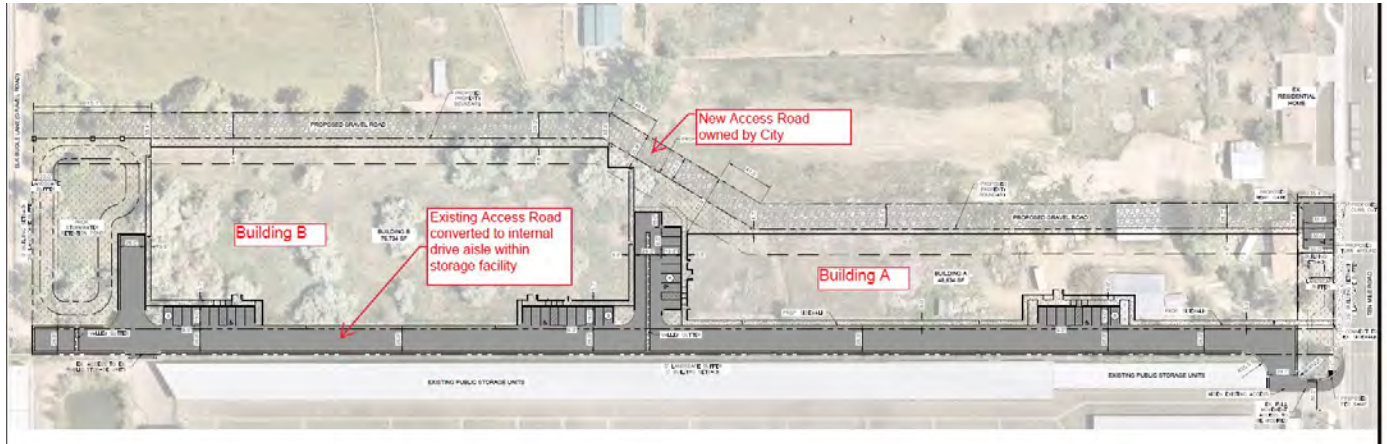
3. Key issue(s) of discussion by Commission:
 - a. Council discussed the landscape strip staff recommended along the north, and whether architectural requirements could be carried around to the west side of Building B.
4. Commission change(s) to Staff recommendation:
 - a. Removed staff's condition for landscaping along the northern property line and added the west side of Building B to the architectural requirements listed in Condition 1.d.

VII. EXHIBITS

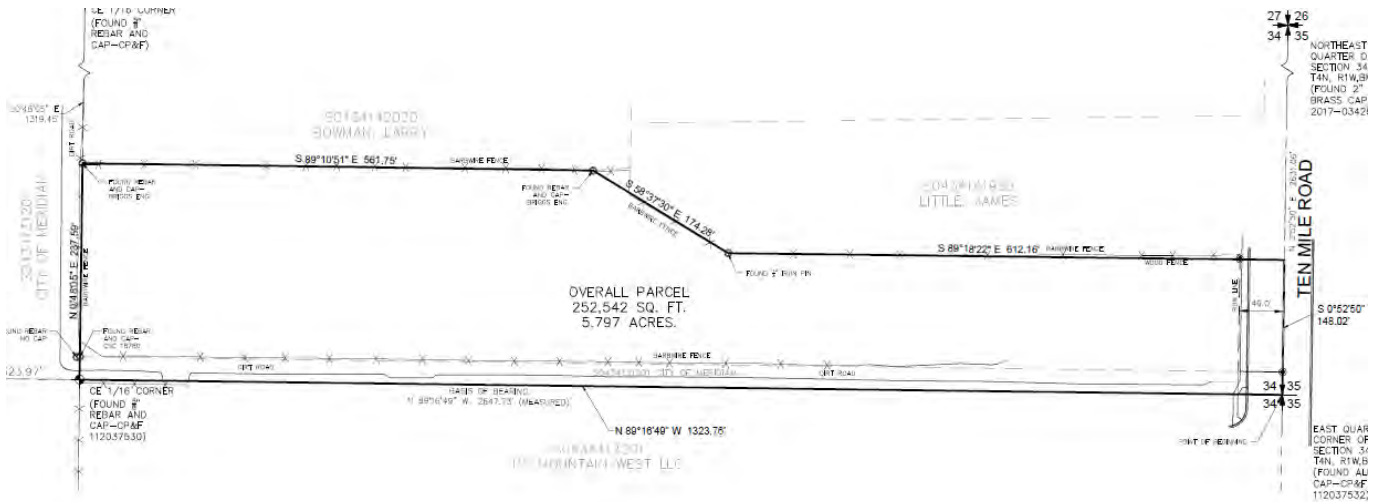
A. Access Configuration Exhibit (date: 7/7/2022)



B. Proposed Concept Plan (date: 6/24/2022)



C. Legal Exhibit and Description (date: 6/24/2022) – Prior to annexation ordinance approval, the legal description and exhibit will need to be revised to reflect property boundary adjustment.



DIAMOND LAND SURVEYING



OVERALL BOUDNARY DESCRIPTION

A parcel of land situated in a portion of the Northeast Quarter of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County Idaho, more particularly described as:

COMMENCING at the East Quarter Corner of said Section 34, marked by an aluminum cap monument; said point being the POINT OF BEGINNING;

thence North 89°16'49" West 1323.76 feet along the quarter section line of said Section 34 to the Center 1/16th corner of Section 34 marked by a 5/8" rebar and cap;

thence North 0°48'05" East 237.59 feet along said section line to a rebar and cap marked "Briggs Engineering";

thence South 89°10'51" East 561.75 feet to a rebar and cap marked "Briggs Engineering";

thence South 58°37'30" East 174.28 feet to a 1/2" iron pin;

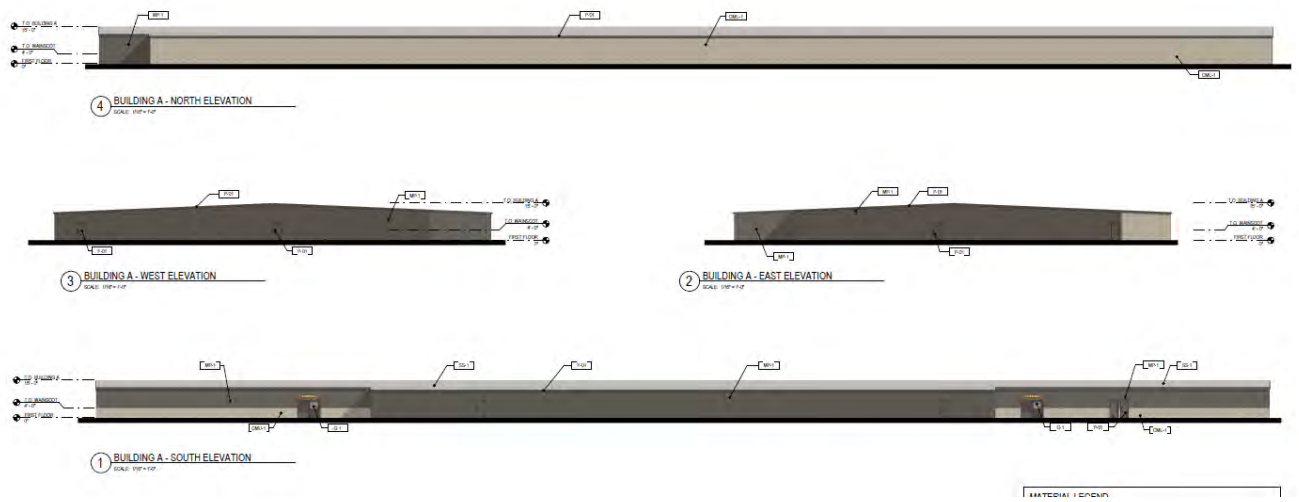
thence South 89°18'22" East 612.16 feet to the Section line;

thence South 00°52'50" West 148.02 feet along said Section line to the point of beginning.

Parcel contains 252,542 sq. ft. 5.797 acres.



D. Building Elevations (date: 3/2/2022)



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian and the property owner(s) at the time of annexation ordinance adoption, and the developer.

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the conceptual development plan and elevations included in Section VII, Unified Development Code standards, design standards in the Architectural Standards Manual and the provisions contained herein.
 - b. Prior to recordation of the annexation ordinance, the applicant shall complete a property boundary adjustment between the subject property and the city-owned parcel S0434131201 reconfiguring access as reflected on the attached concept plan, including providing all of the surveying, legal descriptions and records of survey necessary for both properties. These documents shall be provided within 6 months of Council approval of the annexation.
 - c. ~~Development shall incorporate a minimum 5 ft. wide landscape buffer along the northern property line.~~
 - d. The northern and eastern building elevations **and west elevation of Building B** shall incorporate at least one material change or color variation every 50-horizontal feet of building façade; a minimum of two field materials, at least one accent material or color, and at intervals of no less than 50 feet either horizontal modulation of at least 6 inches in depth and 8 inches in height, OR at least one-foot change in variation in roof plane (or a combination of both).
 - e. The existing driveway access from 4065. N. Ten Mile shall be closed.
 - f. The existing single-family home and associated outbuildings shall be removed prior to CZC submittal.
 - g. Applicant shall construct a new 20-foot-wide access road from N. Ten Mile Rd. across the land the City is acquiring from the applicant (north side of the proposed buildings).
 - h. The new access road shall be constructed of a minimum of 10 inches of $\frac{3}{4}$ minus compacted gravel or 8" of compacted pit run gravel covered by 4" inches of $\frac{3}{4}$ minus compacted gravel for approximately 1,350 feet.
 - i. The existing City parcel access road shall remain accessible and usable until the new road is complete and ready for use.
 - j. The north and south sides of the new access road shall be fenced and a 16-foot powder coated steel farm gate must be installed near the entrance to Ten Mile Road. Offset the gate 50 feet from the Ten Mile Road right-of-way. Applicant shall comply with ACHD's requirements for this new access.
2. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable.
 3. The applicant shall comply with all provisions of 11-3A-3 with regard to access to streets.

4. The development shall comply with standards and installation for landscaping as set forth in UDC 11-3B-5 and maintenance thereof as set forth in UDC 11-3B-13.
5. The Applicant shall comply with the specific use standards listed in UDC 11-4-3-33 – Self-Service Storage Facility.
6. Outdoor lighting shall comply with the standards listed in UDC 11-3A-11. Lighting details shall be submitted with the Certificate of Zoning Compliance (CZC) application that demonstrate compliance with these standards.
7. A Certificate of Zoning Compliance (CZC) application is required to be submitted to the Planning Division and approved prior to submittal of a building permit application.
8. The Applicant shall comply with all conditions of ACHD.

B. PUBLIC WORKS

1. Max distance between sanitary sewer manholes is 400'.
2. Sewer must be run at minimum slope of 0.4%
3. Flow is committed
4. Provide two valves at connection to existing water main in Ten Mile.
5. Provide 20' easement up to hydrant and extend 10' beyond hydrant.
6. Blow-off Valve to the north should be standard drawing W13.
7. Call out removal of blow-off valve at connection to the south.
8. Streetlights are existing for this project.

C. ADA COUNTY HIGHWAY DISTRICT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=265047&dbid=0&repo=MeridianCity>

D. ADA COUNTY DEVELOPMENT SERVICES

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=261235&dbid=0&repo=MeridianCity>

E. NMID

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=263374&dbid=0&repo=MeridianCity>

IX. FINDINGS

A. ANNEXATION AND ZONING (UDC 11-5B-3E)

Required Findings: Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;

The rezoning of the subject site with an I-L zoning designation is consistent with the Comprehensive Plan MU-NR FLUM designation for this property, if the Applicant complies with the provisions in Section VII.

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;

The proposed land use and concept plan for self-storage is consistent with the regulations as all setbacks, landscaping and use limitations are met.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;

The proposed zoning map amendment should not be detrimental to the public health, safety, or welfare. The Commission and Council should consider any oral or written testimony that may be provided when determining this finding.

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and

The proposed zoning amendment will not result in any adverse impact upon the delivery of services by any political subdivision providing services to this site.

5. The annexation (as applicable) is in the best interest of city

As the FLUM designates this area for Mixed Use Non-Residential, which lists storage as a sample use, the proposed zoning amendment is in the best interest of the City if the property is developed in accord with the provisions in Section VII.

5. Public Hearing for Ten Mile Public Storage (H-2022-0016) by Kimley-Horn and Associates, Inc., Located at 4065 N. Ten Mile Road.

- A. Request: Annexation consisting of 5.037 acres of land with the I-L zoning district and a request for reduction in width of the required 25ft. residential landscape buffer to allow two self-storage buildings.

Seal: So, at this time I would like to open public hearing item number H-2022-0016, Ten Mile Public Storage for continuance.

Johnson: Commissioner Seal, I apologize. We have no sound out, so I'm going to reboot the system.

Seal: Okay.

Johnson: There is nobody in Zoom, but it will take a couple minutes to reboot and I think you are okay to do the continuance, but I want to get a reboot. Your screens may flicker. You may get kicked out momentarily. But that's what's going on.

Seal: Okay. So, we can go ahead and continue for this part of it in Chamber? Okay. Good deal. The applicant is requesting July 7th for the continuance, but right now that is during the -- the holiday week of Fourth of July and it would be the only thing on the agenda, so we are recommending the 21st. So, if anybody would like to take a stab at that.

Grace: I will take a stab at it.

Seal: Go ahead.

Grace: So, I -- I -- Mr. Chairman, I would make the motion to move this agenda Item No. 5, H-2022-0016, to our regularly scheduled meeting on July 21st.

Yearsley: Second.

Seal: It has been moved and seconded to continue File No. H-2022-0016 for Ten Mile Public Storage to the hearing date of July 21st, 2022. All in favor say aye. Any opposed? Okay. Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.