

2. Public Hearing for Ferney Subdivision (H-2021-0103) by Engineering Solutions, LLP, Located at Parcel #S1109438871, Near the Half-Mile Mark on the North Side of E. Franklin Rd., Between S. Eagle Rd. and S. Cloverdale Rd.

- A. Request: Annexation and Zoning of 5.64 acres with a request for the I-L zoning district.

Seal: Now, I would like to open the public hearing for Item No. H-2021-0103 for Ferney Subdivision and we will begin with the staff report.

Dodson: Thank you, Mr. Chair, Members of the Commission and the public. Sorry. First application before you tonight is for Ferney Subdivision, H-2021-0103. It is for an annexation and zoning and preliminary plat. The annexation and zoning area consists of 5.64 acres, because it includes right of way for both the railroad to the north, as well as along Franklin Road. It is a request for an annexation with the I-L zoning district and a preliminary plat consisting of two building lots on 4.93 acres of land in the requested zoning. In addition, the applicant is seeking a Council waiver to reduce a required landscape use buffer per the specific use standards for the proposed use of the self storage -- self service storage facility. Here is the plat/site plan. The applicant is proposing to annex the property with the I-L zoning district as noted. Proposed two different uses on the site, a self-service storage facility and flex space. Both of these uses are listed as anticipated uses in the designation of industrial for the future land use, as well as the requested I-L zoning district. Both uses are subject to specific use standards as well. According to the submitted plan, staff finds the proposed self-service storage facility complies with all specific use standards, except for the requirement to -- to screen the property and the requirement of the minimum 25 foot buffer to any residential use. It is unclear in the submitted plans whether any fencing is proposed and what type it might be. The applicant should clarify this and provide an exhibit showing the type of fencing or wall proposed to satisfy this requirement and screen the use as noted in the specific use standards. As noted, the applicant is proposing a -- or requesting a Council waiver to reduce the buffer along the east boundary. They are proposing a 15 foot buffer, rather than a 25 foot buffer, adjacent to the residential use along the east boundary. So, this is east here. Reducing a landscape use buffer requires a City Council waiver and is not eligible for alternative compliance. According to the resident's child to the east, at least from what I have heard, I don't want to speak for anybody necessarily, but I have heard that it is not anticipated for the parents to reside there in perpetuity and that it, too, is designated as industrial on the future land use map, as well as on the -- directly to the east of that property is an ACHD site of sorts that is also going to be an industrial use. So, there is -- this whole area is supposed to be industrial is my point. Because of this the applicant is requesting to reduce that buffer, rather than -- and to help utilize more of the site, because if it was industrial now there would be no buffer at all. It would be zero lot line if you wanted to. To help with this screening with the reduced buffer, staff is recommending denser landscaping along the first 150 feet measured from the back of the street buffer. So, from the first 185 feet from the back of curb. Or back of sidewalk. Sorry. Further, the applicant is required to provide a solid fence or wall to

satisfy the specific use standard. Again, plans didn't necessarily depict what kind of fencing, but they will have to provide privacy fencing, minimum six foot in height. They could go to eight feet if they wanted to, because of the I-L zoning district. With staff's recommendations, the specific use standards, and the fact that the property to the east is planned to be an industrial zoned property, staff is supportive of the reduced buffer, but City Council will be the determining factor on that. The proposed building lots meet all UDC dimensional standards for the requested I-L zoning district for setbacks, building height, and the proposed use and they comply with the UDC subdivision standards. Main access to the property is proposed via two driveway connections to the extension of East Lanark from the west. It's an industrial collector street. Lanark is stubbed to the subject property's west boundary and is required to be extended to and through the site and terminate at its east boundary. Lanark is not able to be extended further than the subject property line, because of the existing residents on the east side as noted. So, the applicant is required to terminate the Lanark Street in a temporary cul-de-sac, at least according to ACHD. According to the submitted plat each property is proposed to have one driveway connection to Lanark in alignment with each other located approximately 45 feet west of the east property line. No other access is proposed for the flex building on the north property as seen here. The south property containing the self-service storage use is proposed to have an emergency only access to Franklin, which is here, and will have a gate. So, one access, second access there. Emergency only. A secondary access is required with the specific use standards for a self-service storage facility. The applicant has proposed an alternative temporary turnaround by incorporating the needed space for -- for a hammerhead type turnaround within the Lanark right of way and the driveways proposed. So, you can kind of see the outline here. This was submitted to me showing this after the ACHD staff report was actually issued. So, I'm not a hundred percent aware that ACHD has seen this. However, between Commission and Council I will verify that they are okay with this or the applicant will have to show a cul-de-sac at the terminus of this instead. The applicant will have to continue working with ACHD and that, unless they already have done that. And, in addition, Meridian Deputy Fire Chief have given their approval of this alternative, as well as planning staff as well. So, hopefully, ACHD helps comply. We can reduce some asphalt, because this road should get extended in the future. Buffers are required along Franklin and on both sides of the Lanark Street extension. Plans depict the required landscape buffer width, but do not show the correct amount of landscaping within the Franklin buffer. Per UDC 11-3B-7C.3 no more than 65 percent of the buffer area shall be comprised of grasses. An additional landscape design is required along entry -- entryway corridors, which is adjacent to the this site. Therefore, additional vegetative ground cover beyond that of grasses and additional landscape features are required to meet UDC standards. For example, a berm, decorative walls, or a dry creek design are specifically listed in the UDC as examples to comply with this standard. Staff has already included a condition of approval for this. As of 2:00 p.m. there was no written testimony and staff does recommend approval of the subject annexation and plat, as well as the proposed uses, and I will stand for any questions.

Seal: All right. Thank you very much. Would the applicant like to come forward?

McKay: Thank you, Mr. Chairman, Members of the Commission. I'm Becky McKay with Engineering Solutions. Business address 1029 North Rosario in Meridian. I'm representing the Franklin Storage, LLC, on this particular property. As Joe indicated we are requesting annexation and rezone to light industrial. This property is along Franklin Road and just west of North Cloverdale. We propose a future flex space and mini storage facility on the lot. It's approximately 4.93 acres in size. The history behind this project is in 2020 the applicant did submit an annexation request to the City of Meridian. They had a sole use on there, which was mini storage. They didn't submit elevations. They didn't submit a preliminary plat. So, the City Council said, you know, we just really don't have enough information to make a positive approval of this and we would recommend that you come back with more information and incorporate some type of a flex space and -- with your mini storage, so that we have two different types of uses. So, prior to the adoption of the findings they did withdraw the application and, then, came to us and -- and we kind of took a look at it, worked with the architect and the -- and the applicant to kind of come up with the site plan that's before you. I mean, obviously, you know, the property is only 216 feet wide and it's very very deep and they -- there are multiple parcels along that Franklin corridor that are like this and most of them were acquired by Van Auker, who, then, sold them to Adler and so to the west of the property it's already platted, already zoned I-L. We have the Lanark Street that's already constructed. Utilities are there. And they did approach -- my clients did approach the other 218 foot wide parcel to the -- to the east and -- to see if they would be willing to sell and they spoke with the son and he indicated that his parents reside in the home, they have cattle in the pasture and that, you know, eventually they will sell the property after the parents have to relocate due to health issues. But at this time they just want to be left alone. We did ask them if they would consent to us reducing that landscape buffer adjacent to them, because, technically, even with the I-L land use designation on your land use map, they do have a residential home on the property and the son indicated that that -- that was fine. They -- he did not see that that was problematic. We have provided for a 30 foot landscape -- 35 foot landscape buffer along Franklin Road. As Joe indicated, we have no direct lot access to Franklin, which is an arterial. It's built out to its full five lanes with attached walk. We only show an emergency vehicle access. We will be extending, like I said, Lanark Street to our eastern boundary. We did work with the highway district and with Chief Bongiorno on what would be an alternative access. There was an alternative temporary access that was built just to the west of us in the adjoining subdivision and so we -- we basically asked for the same option, because of the width of the property to put a full blown cul-de-sac is -- would just take up an immense amount of room. We did talk to the adjoining neighbor, you know, would you let us build a temporary cul-de-sac on your property. They said, no, we have cattle there. We have fencing. We prefer you not. So, we basically exhausted all of our options and, then, we submitted to Mr. Bongiorno our proposed temporary access and he did approve it. So, I do have his approval in writing. I sent his approval over to Ada County Highway District and our planner said as long as the Fire Department buys off ACHD will buy off. We are good with it, because it's -- it's a temporary situation. With the preliminary plat we just have two lots that are shown. We will be platting the street and, Joe, if you can put up the vicinity map. So -- where am I? I'm lost here. Is that the right -- oh, there we are. Okay. Sorry, Joe. I didn't see that. So, you can see the subject parcel right here at the end of Lanark where it has a temporary dead end, with

kind of a T turn around, which is identical to what we are proposing. Then here is the one parcel that separates us from the property that Ada County Highway District has purchased that is located right on the east boundary of this adjoining parcel. I was the planner for Ada County Highway District. I took that before the city of Boise as a traffic operations center. We did get the property annexed and zoned into Boise City as M-1 and we provided a site plan and what's going to happen is ACHD is going to connect to Franklin with the public street. That public street will go down its east boundary and, then, it's going to come across that parcel and, then, it will link up to Lanark. So, it will end up being a loop. So, Lanark, as far as a dead end street, is just a temporary situation and this traffic operations center is intended to be built. I think they are going to start moving on the construction this year. I think it's -- it's a -- kind of a phased facility, but they have kind of outgrown their traffic ops center that they have on Adams Street, so everything's going to -- you know, we will have a nice loop in that comes off of Franklin Road, then, that will go on over and, obviously, match up to Eagle Road and we will have a commercial collector, which was intended for this area, like a backage road, so we don't have all these direct from -- our industrial lots fronting on Franklin Road. As far as the landscape plan, Joe did indicate in his conditions of approval that there are some deficiencies that he noticed. I have sent his comments over to the architect, who has forwarded those to the landscape architect and we will make the necessary adjustments to the landscape plan, add the fencing prior to going to -- before the City Council. So, do you have any questions?

Seal: Any questions for the applicant or staff? Anyone? Okay. Thank you.

McKay: Thank you.

Seal: All right. At this time we will take public testimony. Got anybody signed up?

Johnson: Mr. Chair, we had one person. They are online. Jeff Hatch. And, Mr. Hatch, in a moment you will be able to unmute yourself.

Hatch: Good evening. Jeff Hatch with Hatch Design Architect. The project architect for this project. Address is 200 West 36th Street Boise, Idaho. 83714. Thank you, Becky, for a great presentation. Just wanted to -- you know, a couple that the Planning and Zoning Commission -- some -- some of the Commission members were part of the process that we went through back in 2020 and just wanted to kind of echo what Becky had indicated as far as taking both Planning and Zoning considerations, as well as City Council's comments to heart with the redesign and re-request of this application. I feel that this is -- or, you know, resonates quite a bit better with what those requests and indications and expectations are for the city, but also it opens up a nice opportunity for a range of different industrial uses, which is a valuable asset to Meridian. So, I just wanted to thank you again for the consideration.

Seal: Okay. Thank you, Mr. Hatch. Appreciate it. Do we have anybody else signed up? Oh, sorry.

Johnson: Mr. Chair, that was everyone.

Seal: Would anybody in Chambers like to testify? Okay. I don't see a raised hand online. Becky, is there anything you would like to add or -- none at all? So, at -- if nobody else has any questions, then, I would take a motion to close the public hearing for Ferney Subdivision, H-2021-0103.

Yearsley: So moved.

Lorcher: Second.

Seal: It's been moved and seconded to close the public hearing for H-2021-0103. All those in favor say aye. Any opposed? Okay. Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.

Seal: Anybody like to chat about this or make a motion?

Wheeler: Mr. Chair?

Seal: Commissioner Wheeler, go ahead.

Wheeler: I am -- I'm fine with the landscape buffer to the east being reduced down to 15 feet, because it is just all in an industrial area. My bigger concern has to do with the landscaping buffer up on Franklin, so it seems like the applicant and staff are saying that they are going to work together to -- in order to bring that up to -- to the recommendations or to the code. To me that's -- that's fine with it. That's just me. Pretty simple. I don't see a need to have a larger landscape buffer on the east if all it's going to be is another sort of an industrial building next to another sort of industrial building and so on.

Seal: Okay. Anybody else? Commissioner Lorcher, go ahead.

Lorcher: I will make a motion.

Seal: Feel free. Please do.

Lorcher: After considering all staff, applicant, and public testimony, I move to recommend approval for City Council of file number H-2021-0103 as presented in the staff report for the hearing date of May 5th, 2022 -- 2022 with no modifications.

Yearsley: Second.

Seal: It is moved -- moved and seconded to approve Item No. H-2021-0103 for Ferney Subdivision with no modifications. All those in favor say aye. Any opposed? Okay. Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.

