

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



**In the Matter of the Request for a conditional use permit is requested to operate an indoor recreation facility (indoor gym) for Suite 100 (13,043 square foot space) in an existing 37,020 square foot industrial building, and extend the hours of operation to 24 hours a day, 7 days a week on 2.49 acres of land for Uplifted Gym, Located at 3410 W. Nelis Drive in the I-L Zoning District, by Erik Hagen.**

**Case No(s). H-2025-0023**

**For the Planning & Zoning Commission Hearing Date of: July 10<sup>th</sup>, 2025 (Findings on July 17<sup>th</sup>, 2025)**

**A. Findings of Fact**

1. Hearing Facts (see attached Staff Report for the hearing date of July 10<sup>th</sup>, 2025, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of July 10<sup>th</sup>, 2025, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of July 10<sup>th</sup>, 2025, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of July 17<sup>th</sup>, 2025, 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.
7. That this approval is subject to the conditions of approval in the attached staff report for the hearing date of July 10<sup>th</sup>, 2025, 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 July 10<sup>th</sup>, 2025, 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-6F.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 July 10<sup>th</sup>, 2025.

By action of the Planning & Zoning Commission at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

COMMISSIONER MARIA LORCHER, CHAIRMAN VOTED \_\_\_\_\_

COMMISSIONER JARED SMITH, VICE CHAIRMAN VOTED \_\_\_\_\_

COMMISSIONER BRIAN GARRETT VOTED \_\_\_\_\_

COMMISSIONER JESSICA PERREAULT VOTED \_\_\_\_\_

COMMISSIONER MATHEW STOLL VOTED \_\_\_\_\_

COMMISSIONER MATTHEW SANDOVAL VOTED \_\_\_\_\_

COMMISSIONER SAM RUST VOTED \_\_\_\_\_

\_\_\_\_\_  
Maria Lorcher, Chairman

Attest:

\_\_\_\_\_  
Chris Johnson, City Clerk

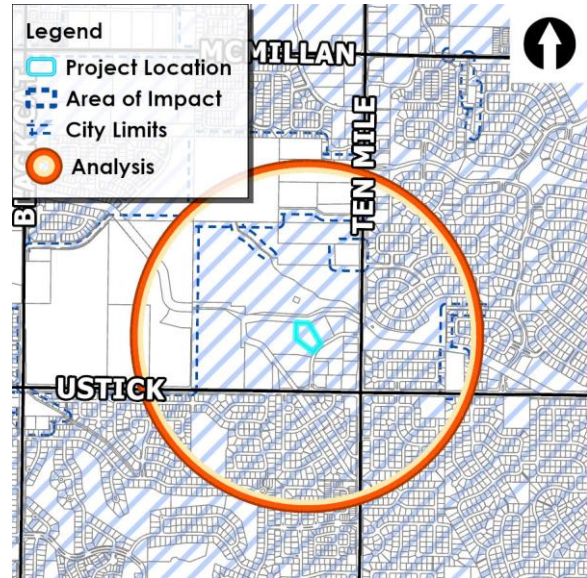
Copy served upon the Applicant, the Planning and Development Services divisions of the Community Development Department, the Public Works Department and the City Attorney.

By: \_\_\_\_\_ Dated: \_\_\_\_\_  
City Clerk's Office

**COMMUNITY DEVELOPMENT  
DEPARTMENT REPORT**



HEARING 7/10/2025  
DATE:  
TO: Planning & Zoning Commission  
FROM: Nick Napoli, Associate Planner  
208-884-5533  
nnapoli@meridiancity.org  
APPLICANT: Erik Hagen  
SUBJECT: H-2025-0023  
Uplifted Gym  
**LOCATION:** Located at 3410 W. Nelis Drive in  
Section 34, T.4N., R.1W.



**I. PROJECT OVERVIEW**

**A. Summary**

Conditional Use Permit (CUP) is requested to operate an indoor recreation facility (indoor gym) for Suite 100 (13,043 square foot space) in an existing 37,020 square foot industrial building, and extend the hours of operation to 24 hours a day, 7 days a week on 2.49 acres of land in the I-L zoning district.

**B. Issues/Waivers**

The Planning and Zoning Commission should carefully consider whether the continued expansion of commercial businesses into industrial-zoned areas is appropriate.

**C. Recommendation**

Staff: Approval with conditions.

**Decision**

Commission: Approved as presented in the staff report.

## COMMUNITY METRICS

**Table 1: Land Use**

| Description              | Details                   | Map Ref. |
|--------------------------|---------------------------|----------|
| Existing Land Use(s)     | Industrial                | -        |
| Proposed Land Use(s)     | Commercial                | -        |
| Existing Zoning          | I-L (Light Industrial)    | 0        |
| Adopted FLUM Designation | Mixed Use Non-Residential | 0        |

**Table 2: Process Facts**

| Description                 | Details   |
|-----------------------------|-----------|
| Preapplication Meeting date | 3/4/2025  |
| Neighborhood Meeting        | 3/26/2025 |
| Site posting date           | 6/27/2025 |

**Table 3: Community Metrics**

| Agency / Element                 | Description / Issue          | Reference |
|----------------------------------|------------------------------|-----------|
| Ada County Highway District      |                              | -         |
| Comments Received                | No                           | -         |
| Commission Action Required       | No                           | -         |
| Access                           | W. Nelis Drive: Local Street | -         |
| Meridian Public Works Wastewater |                              | 0         |
| Distance to Mainline             | Existing on Site             |           |
| Impacts or Concerns              | No                           |           |
| Meridian Public Works Water      |                              | 0         |
| Distance to Mainline             | Existing on Site             |           |
| Impacts or Concerns              | No                           |           |

Note: See section 0. **CITY/AGENCY COMMENTS & CONDITIONS** for comments received, or see the public [record](#).

## STAFF ANALYSIS

### Comprehensive Plan and Unified Development Code (UDC)

#### General Overview/History

The purpose of the MU-NR 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.

The Applicant proposes to develop the site with an indoor recreation facility (i.e. an indoor gym) within a portion of an existing industrial building. The building was approved under an administrative application (A-2021-0083). This property is part of the larger McNelis Subdivision that was annexed in 2004 with a Development Agreement (DA) and a preliminary plat; a final plat was later approved and recorded that included this property as Lot 4, Block 2, McNelis Subdivision. The DA was later amended in 2011.

Although indoor recreation facilities are not standard uses within industrial zones, they may be considered through a Conditional Use Permit. As such, the Planning and Zoning Commission should evaluate whether continued expansion of commercial uses within industrial areas remains appropriate.

In the surrounding area, there is a church, flex space, other warehousing uses, employment, and vehicle repair uses. With the addition of the proposed indoor gym next to existing industrial and commercial users, Staff believes the proposed indoor recreation facility should complement other uses in the surrounding area and provide opportunities for residents to recreate. However, staff have concerns that the continued expansion of commercial businesses into industrial spaces could lead to impacts on employment in the city.

In addition, the applicant has indicated that the proposed hours of operation are intended to be twenty-four (24) hours a day, seven (7) days a week. The development agreement requires the hours of operation to be restricted to seven (7) am to ten (10) pm unless otherwise approved with a conditional use permit. Due to this, the applicant is also requesting that the hours of operation be extended to allow for operation twenty-four (24) hours a day, seven (7) days a week.

It is also important to note that this building was constructed to Industrial parking standards. The applicant has indicated his gym has about 220 members with roughly fifteen (15) members at any one time. This has raised some concerns with staff, as parking may be an issue if not addressed. To address this, the applicant has received approval from the neighboring church to use up to twenty-five (25) parking spaces. While this helps provide parking, it does not provide a clear path for residents to get to the business. Staff is recommending a pedestrian connection be installed to allow gym users to get from the church site to the gym. Additionally, after conversations with the applicant, revisions were made to add an additional thirteen (13) parking stalls on the west and southwest portions of the site to better accommodate the use that is proposed. The combination of this parking on site and off site (Church Parking) will provide adequate parking in the event that the gym grows.

Therefore, Staff finds the proposed use should be an appropriate use in the MU-NR FLUM designation for the reasons noted above.

*"Plan for an appropriate mix of land uses that ensures connectivity, livability, and economic vitality." (3.06.02)*

*The proposed use will contribute to the mix of uses in this area and should add to the livability and economic vitality of the community.*

Monitor and adjust the amount and mix of industrial, commercial, and office areas needed to meet the employment needs of the City.” (3.06.01B)

*The proposed use will contribute to the mix of uses in this area; however, the desire for industrial and employment uses is diminished.*

“Encourage and support mixed-use areas that provide the benefits of being able to live, shop, dine, play, and work in close proximity, thereby reducing vehicle trips, and enhancing overall livability and sustainability.” (3.06.02B)

*The subject mixed-use area currently contains office, church, flex space, warehousing, and vehicle repair. The proposed use will provide another recreational opportunity in close proximity to residential neighbors to the south and east, thereby reducing vehicle trips and enhancing the livability of the area.*

“Preserve the industrial base within designated industrial land use areas by discouraging non-industrial uses and focusing on light manufacturing, distribution, flex-space, and base-employment.” (3.07.01D)

*The proposed use is a non-industrial use requesting a CUP to occupy an industrial land use area approved for industrial space. Staff have some concerns about approving another commercial use for an indoor recreation facility (indoor gym) within the vicinity proposed for industrial uses. If approved, this would be the first such use in this building but one of many in the city.*

“Provide, partner, and preserve public and private indoor and outdoor recreation amenities for a diverse range of physical activities.” (5.01.01C)

*The proposed indoor recreation facility offers opportunities for recreation through a personal training gym to the public and will contribute to the range of physical activities offered in the City.*

**Table 4: Project Overview**

| Description | Details   |
|-------------|---|
| History     | AZ-04-004, PP-04-004 (McNelIs Subdivision Ord. #04-1090, DA Inst. #104093293); FP-05-047; TE-05-003 (1-year time extension on the PP); CPAM-10-002; MDA-11-002 (Addendum to McNelIs Subdivision DA, Inst. #112054621); A-2021-0083. |
| Acreage     | 2.49 acres  |

## **Site Development and Use Analysis**

### **Proposed Use Analysis (UDC 11-2):**

The proposed use of an indoor recreation facility (indoor gym) is a conditional use in the I-L zoning. The I-L zoning and FLUM designation is meant to provide opportunities for low-impact business areas which typically includes professional offices, research and development, etc. This use adheres to Policy 3.07.02B, which promotes a mix of land uses that ensures connectivity, livability, and economic vitality. While industrial uses are intended in the area, an indoor recreation facility can be approved through a conditional use permit. The applicant has indicated that the gym has approximately 220 members, with about fifteen (15) members in the gym at any given time. This raises some concerns for staff as a gym with this many members may create parking issues. However, with the shared parking and additional onsite parking being installed, staff believe the proposed use can work effectively on the site. There will also be no outdoor activity from the gym. In addition, the applicant has



indicated that the proposed hours of operation are intended to be twenty-four (24) hours a day, seven (7) days a week. The development agreement requires the hours of operation to be restricted to seven (7) am to ten (10) pm unless otherwise approved with a conditional use permit. Due to this, the applicant is also requesting the hours of operation be extended to allow for operation twenty-four (24) hours a day, seven (7) days a week.

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

The proposal meets the dimensional standards for setbacks, landscape buffers, landscape requirements and maximum building height.

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

**A. General standards.**

1. All outdoor recreation areas and structures that are not fully enclosed shall maintain a minimum setback of one hundred (100) feet from any abutting residential districts. The playing areas of golf courses, including golf tees, fairways, and greens, are an exception to this standard. *No outdoor recreation areas are proposed; all activities will take place within the building.*

2. No outdoor event or activity center shall be located within fifty (50) feet of any property line and shall operate only between the hours of 6:00 a.m. and 11:00 p.m. *No outdoor events or activities are proposed.*

3. Accessory uses including, but not limited to, retail, equipment rental, restaurant and drinking establishments, may be allowed if designed to serve patrons of the use only. *Noted.*

4. Outdoor speaker systems shall comply with section 11-3A-13, "outdoor speaker systems", of this title. *No outdoor speakers are proposed.*

B. Additional standards for swimming pools. Any outdoor swimming pool shall be completely enclosed within a six-foot nonscalable fence that meets the requirements of the building code in accord with title 10, chapter 1, of this Code. *Not applicable.*

C. Additional standards for outdoor stage or musical venue. Any use with a capacity of one hundred (100) seats or more or within one thousand (1,000) feet of a residence or a residential district shall be subject to approval of a conditional use permit. *No outdoor stage or musical venue is proposed.*

D. [Outdoor lighting.] Outdoor lighting, including lighted fields, designed for the site shall comply with Section 11-3A-11, "outdoor lighting," of this title. These standards may be modified through the approval of a conditional use permit. *Noted.*

**Design Standards Analysis**

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

**Landscape buffers along streets**

The site has already been approved under permit A-2021-0083 and no additional landscaping improvements will be required.

**Parking lot landscaping**

The site was previously approved under Permit A-2021-0083. However, with the proposed addition of thirteen (13) parking spaces, the applicant is required to submit a Certificate of Zoning Compliance application.

Staff has reviewed the site and notes that, should the gym vacate the premises in the future, the space could potentially be converted back to industrial use. In such a scenario, parking lot landscaping on the western portion of the site may hinder truck access and circulation.

As a result, staff recommends that the applicant seek alternative compliance for the parking lot landscaping requirement and relocate the required trees to other suitable areas on the site.

#### Landscape buffers to adjoining uses

The site has already been approved under permit A-2021-0083 and no additional landscape buffer improvements will be required.

#### Tree preservation

The site has already been approved under permit A-2021-0083 and no additional tree preservation improvements will be required.

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

##### Nonresidential parking analysis

A minimum of one (1) off-street parking space is required per 2,000 square feet of gross floor area for industrial buildings. Based on the 37,057-square-foot multi-tenant building, 19 parking spaces are required. The site currently provides 25 spaces, exceeding the UDC requirements for the I-L zoning district.

However, the proposed use, an indoor recreation facility, is considered a commercial use, which requires one (1) off-street parking space per 500 square feet of gross floor area. In response to staff's request, the applicant has proposed thirteen (13) additional on-site parking stalls, increasing the total to thirty-eight (38). Additionally, the applicant has secured an agreement with the adjacent church to utilize up to twenty-five (25) of their parking spaces. This results in a total of sixty-three (63) available parking spaces.

While the entire building is 37,057 square feet, the proposed tenant space is 13,043 square feet. Staff believes that the combination of on-site parking and the shared parking agreement will provide sufficient parking for the proposed gym use while continuing to accommodate the existing industrial tenants.

The applicant shall provide a recorded copy of the shared parking agreement and depict the additional parking spaces with the certificate of zoning compliance.

##### Bicycle parking analysis

A minimum of one (1) bicycle parking space must be provided for every 25 vehicle spaces or portion thereof per UDC 11-3C-6G; bicycle parking facilities are required to comply with the location and design standards listed in UDC 11-3C-5C. Bicycle parking is depicted on the plans submitted with this application that meet the requirements.

#### Building Elevations (*Comp Plan, Architectural Standards Manual*):

The approved building elevations and perspectives were submitted for the industrial building as shown in Section IX.D. *As stated throughout this report, these elevations have already*

*been approved through the administrative process and the building is already existing. The submitted elevations are for supplementary purposes only.*

### **Transportation Analysis**

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

One (1) driveway access is depicted and approved on the overall site plan via W. Nelis Drive (local street). ACHD and the City has approved the location of the access driveway with administrative approval for the overall industrial building (A-2021-0083).

*Multiuse Pathways (UDC 11-3A-5):*

The multi-use pathway along Five Mile Creek has already been constructed with the administrative approval for the overall site (A-2021-0083)

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

There are existing 5-foot wide attached sidewalks along W. Nelis Drive that meet UDC standards. Any damaged curb, gutter, or sidewalk is required to be replaced.

In addition, due to the cross-parking agreement with the church, staff is recommending a pedestrian connection from the church parking lot to the gym entrance to promote pedestrian connectivity.

### **Services Analysis**

*Pressurized Irrigation (UDC 11-3A-15):*

Underground pressurized irrigation water is required to be provided as set forth in UDC 11-3A-15.

*Storm Drainage (UDC 11-3A-18):*

Storm drainage is required to comply with the standards listed in UDC 11-3A-18.

*Utilities (Comp Plan, UDC 11-3A-21):*

Both the Plan and the UDC establish policy and regulations for extending and connecting to City utilities. Goal 3.03.03G of the Plan mandates urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities. All utilities for the proposed development are required to be installed in accord with the standards listed in UDC 11-3A-21.

## **CITY/AGENCY COMMENTS & CONDITIONS**

### **Meridian Planning Division**

The applicant shall comply with the site plan, landscape plan, and building elevations approved with A-2021-0083, including the modifications listed below.

The applicant shall submit a certificate of zoning compliance application with the following revisions:

- Provide an additional thirteen (13) parking spaces on the west portion of the site as indicated on the concept plan.
- Apply for alternative compliance to the parking lot landscaping standards with the submittal of the certificate of zoning compliance application.
- Submit a copy of the recorded shared parking agreement with the church.
- Provide a pedestrian connection for the members who park in the church parking lot to the gym entrance.

The proposed project shall comply with the standards listed in UDC 11-4-3-2 for Art, Entertainment, or Indoor Recreation Facility.

- **Accessory uses including, but not limited to, retail, equipment rental, restaurant, and drinking establishments may be allowed if designed to serve patrons of the use only, and not the general public.**
- **All outdoor recreation areas and structures that are not fully enclosed shall maintain a minimum setback of one hundred feet (100') from any abutting residential districts. The playing areas of golf courses, including golf tees, fairways, and greens, are an exception to this standard. (Ord. 07-1325, 7-10-2007).**
- **No outdoor event or activity center shall be located within fifty feet (50') of any property line and shall operate only between the hours of six o'clock (6:00) A.M. and eleven o'clock (11:00) P.M.**
- **Accessory uses including, but not limited to, retail, equipment rental, restaurant, and drinking establishments may be allowed if designed to serve patrons of the use only.**
- **Outdoor speaker systems shall comply with section 11-3A-13, "Outdoor Speaker Systems", of this title.**

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.

## Meridian Public Works

|  |  |
|--|--|
| <b>Wastewater</b>                                      |  |
| • Distance to Sewer Services                           | Available at Site                                |
| • Sewer Shed   |  |
| • Estimated Project Sewer ERU's                        | See application                                  |
| • WRRF Declining Balance                               |  |
| • Project Consistent with WW Master Plan/Facility Plan | Yes  |
| • Impacts/concerns                                     | •<br>• See Public Works Site Specific Conditions |
| <b>Water</b>   |  |
| • Distance to Water Services                           | Water Available at Site                          |
| • Pressure Zone  |  |
| • Estimated Project Water ERU's                        | See application                                  |
| • Water Quality  | None   |
| • Project Consistent with Water Master Plan            | Yes  |
| • Impacts/Concerns                                     | None -   |

### NON-PLAT CONDITIONS

#### PUBLIC WORKS DEPARTMENT

##### Site Specific Conditions of Approval

1. Any changes to Public water infrastructure must be approved by Public works, this includes hydrants or the abandonment of water mains.
2. No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) to be built within the utility easement.

##### General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department.
2. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
3. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). Sewer/water easement varies depending on sewer depth. Sewer 0-20 ft deep require a 30 ft easement, 20-25 ft a 40 ft easement, and 25-30 ft a 45 ft

casement. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD.

4. 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 prior to receiving development plan approval.
5. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
6. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
7. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9-4-8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
9. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
10. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
11. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
12. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
13. Developer shall coordinate mailbox locations with the Meridian Post Office.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at [http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272).
19. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
20. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

## FINDINGS

### Conditional Use (UDC 11-5B-6E)

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

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 design, construction, operation and maintenance of the proposed use with the conditions imposed, should be compatible with other uses in the general vicinity but may moderately change the character of the area due to the limited I-L zoning within the City.*

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 use will be harmonious with the Comprehensive Plan in that it will provide an indoor recreation use which will contribute to the mix of uses desired in the MU-NR Comprehensive designation as desired.*

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 with the conditions imposed, should be compatible with other uses in the general vicinity but may moderately change the character of the area due to the limited I-L zoning within the City.*

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 that if the applicant complies with the conditions outlined in this report, the proposed use will not adversely affect other property in the area.*

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.*

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.*

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.*

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.

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

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

*Not Applicable.*

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

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.  
*Not Applicable.*

## **ACTION**

### **A. Staff:**

Staff recommends approval of the proposed Conditional Use Permit per the provisions included in Section IV in accord with the Findings in Section V.

### **Commission:**

The Meridian Planning & Zoning Commission heard this item on July 10<sup>th</sup>, 2025. At the public hearing, the Commission moved to approve the subject conditional use permit request.

1. Summary of the Commission public hearing:
  - a. In favor: Trevor Summers
  - b. In opposition: None
  - c. Commenting: None
  - d. Written testimony: None
  - e. Staff presenting application: Nick Napoli
  - 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; No discussion on this application.
4. Commission change(s) to Staff recommendation:
  - a. None

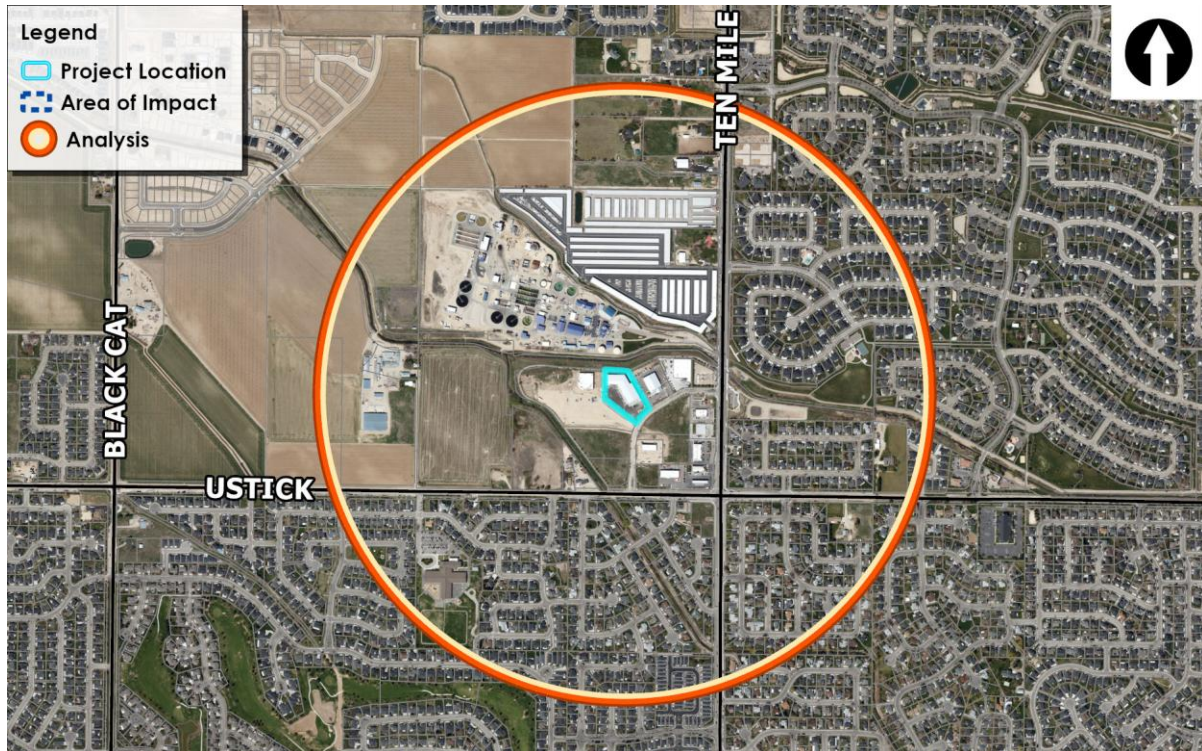


## EXHIBITS

### Project Area Maps

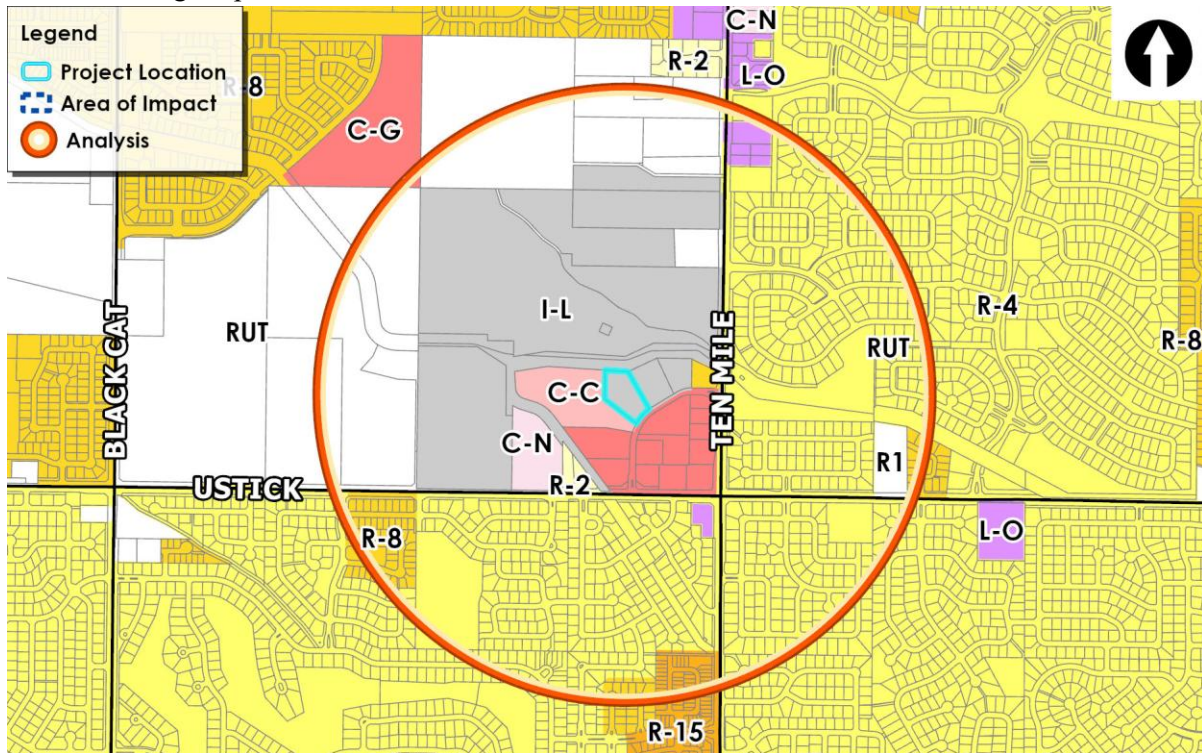
(link to [Project Overview](#))

Aerial

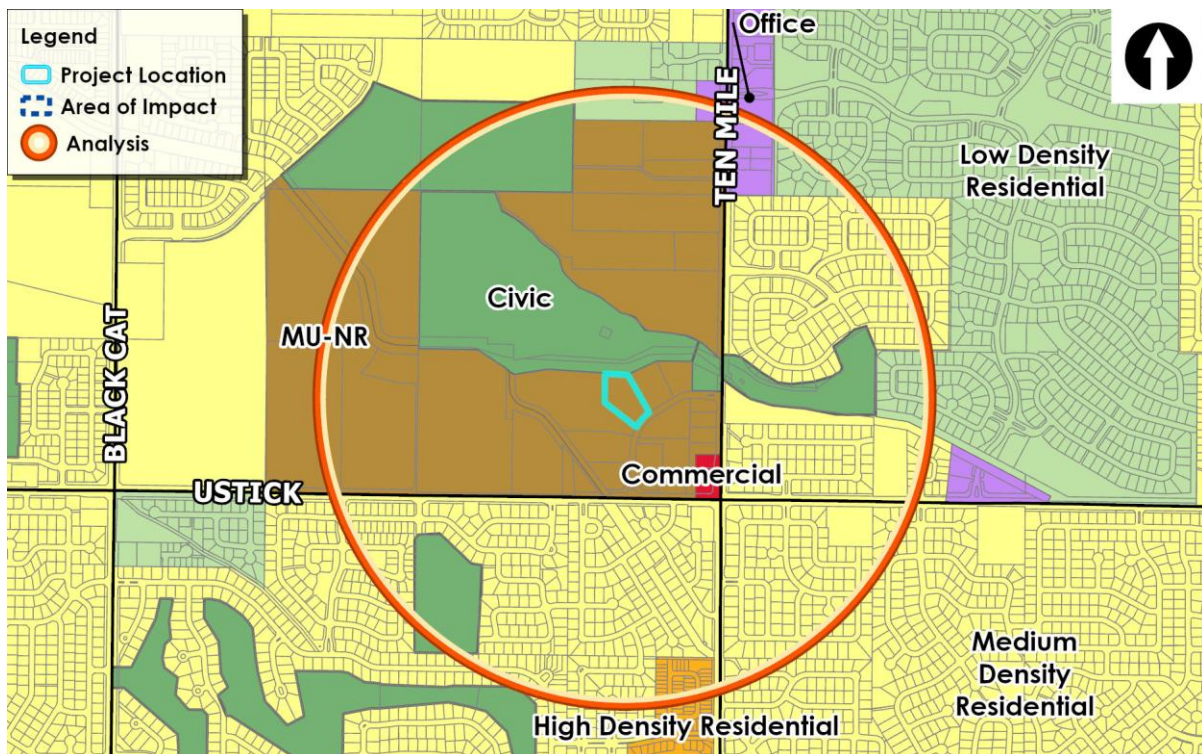




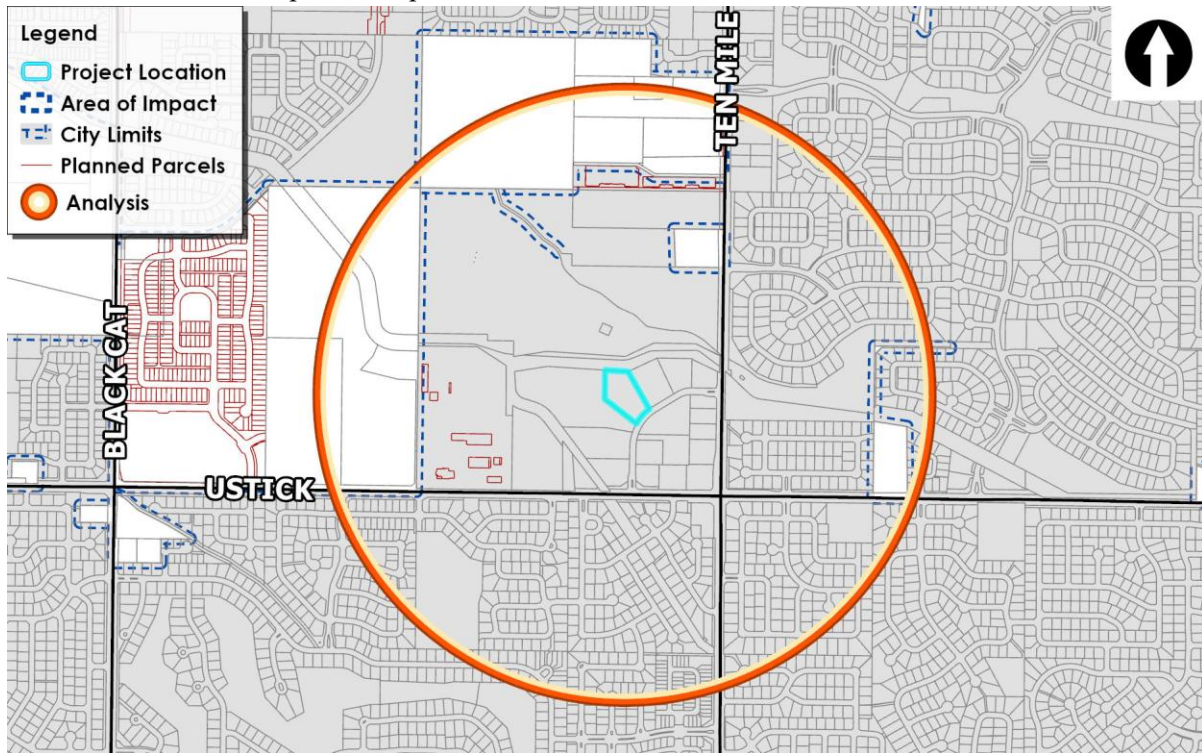
Zoning Map



Future Land Use



## Planned Development Map





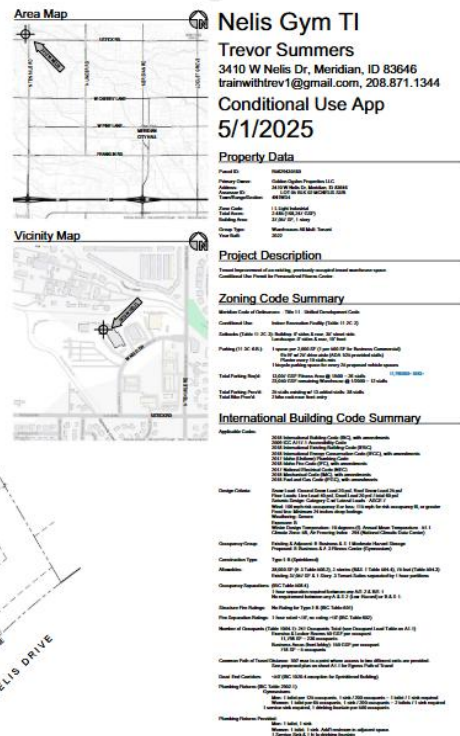
## Service Accessibility Report

|                          |                        |
|--------------------------|------------------------|
| <b>Overall Score: 24</b> | <b>15th Percentile</b> |
|--------------------------|------------------------|

| <b>Criteria</b>               | <b>Description</b>   | <b>Indicator</b> |
|-------------------------------|--|------------------|
| 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     | Meets response time goals some of the time   | YELLOW           |
| Pathways                      | Within 1/4 mile of current pathways  | GREEN            |
| Transit                       | Not within 1/4 of current or future transit route  | RED              |
| Arterial Road Buildout Status | Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)                                   | GREEN            |
| School Walking Proximity      | Within 1/2 mile walking  | GREEN            |
| 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              | Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking    | GREEN            |

The site plan illustrates the layout of the existing facility, bounded by Property Line, 1000 West Wells Drive, and a proposed road. The plan includes the following details:

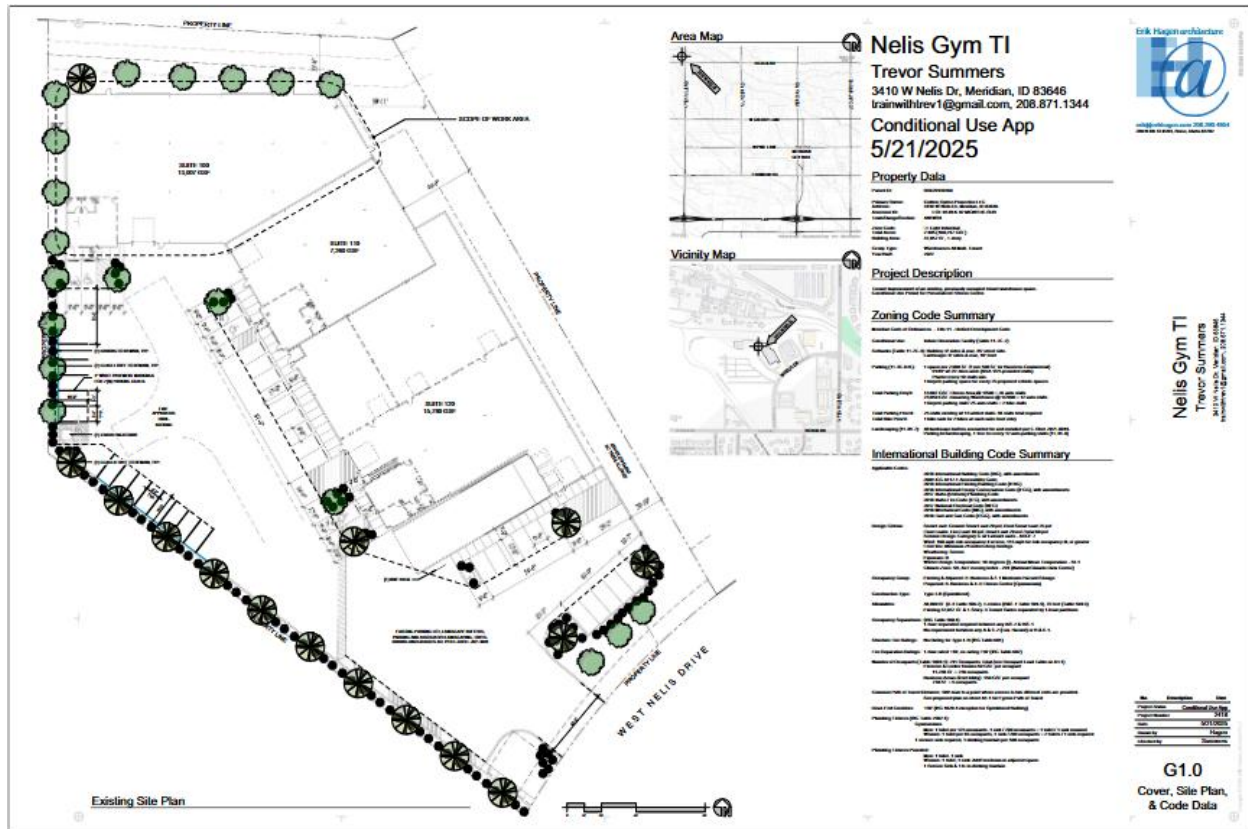
- Site 100:** 13,887 GSF (Gross Square Feet)
- Site 110:** 7,000 GSF
- Site 120:** 15,750 GSF
- Scope of Work Area:** Indicated by a dashed line, encompassing Site 110 and Site 120.
- Parking Area:** Located adjacent to Site 120, with dimensions of 10'-0" and 20'-0" for individual parking spaces.
- Property Lines:** Shown as dashed lines, with labels for "PROPERTY LINE" and "PROPOSED ROAD".
- Dimensions:** Various dimensions are provided for building footprints, setbacks, and parking spaces.
- Inset Map:** Located in the top right corner, showing the site's location within the city of Las Vegas, with a north arrow and a scale bar.



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**G1.0**  
Cover, Site Plan,  
& Code Data

## Landscape Plan (date: 5/21/2025)



# Building Elevations (date: 2/10/2021)

