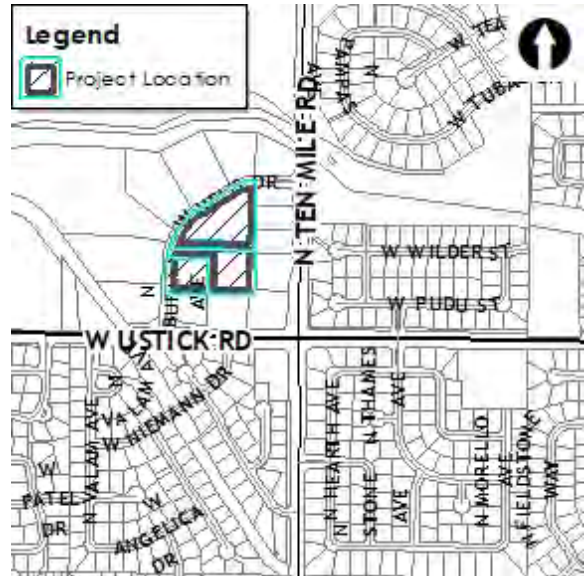


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 1/6/2022  
 TO: Planning & Zoning Commission  
 FROM: Alan Tiefenbach, Associate Planner  
 208-884-5533  
 SUBJECT: H-2021-0090  
 Ten Mile RV Storage  
 LOCATION: 3425 W. Nelis Dr., 3302 N. Burley Ave.,  
 and 3386 N. Burley Ave., at the  
 northwest corner of N. Ten Mile Rd. and  
 W. Ustick Rd.



**I. PROJECT DESCRIPTION**

Request to rezone 5.65 acres from C-G to I-L, and development agreement modification to enter into a new development agreement to revise approved concept plan to allow self-storage facility including outdoor RV storage, by Hatch Design Architecture.

**II. SUMMARY OF REPORT**

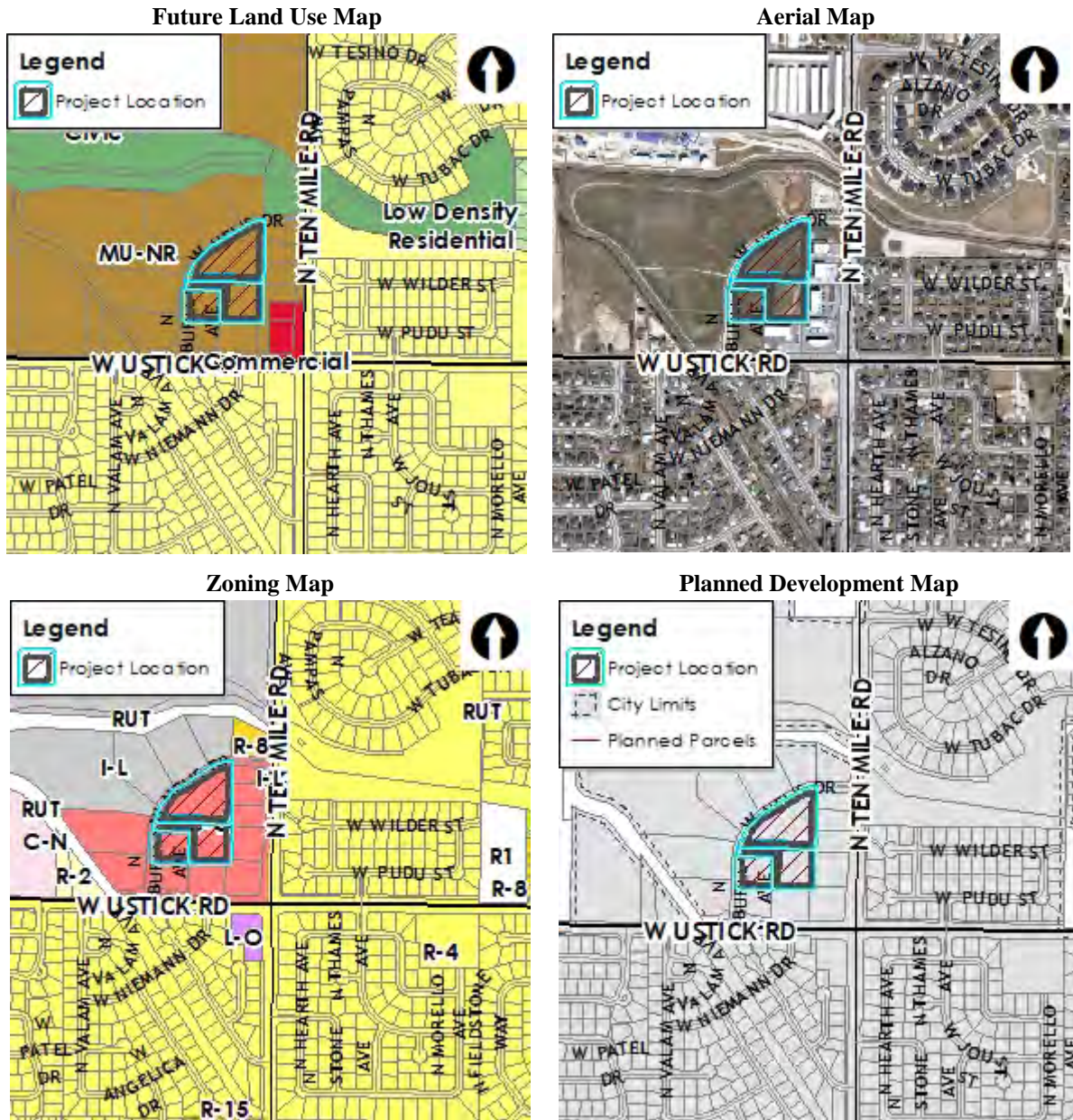
A. Project Summary

Description	Details	Page
Acreage	5.65	
Future Land Use Designation	MU-NR (Mixed Use Non-Residential)	
Existing Land Use(s)	Vacant	
Proposed Land Use(s)	RV and Boat Storage	
Lots (# and type; bldg./common)	3 existing lots	
Physical Features (waterways, hazards, flood plain, hillside)	None	
Neighborhood meeting date; # of attendees:	November 9, 2021; No attendees	
History (previous approvals)	Annexation and Preliminary Plat AZ, PP 04-004, FP 05-047, DA Instr. #104093293, Rezoning and Comprehensive Plan Map Amendment CPAM 10-002, RZ-11-001, and DA Modification Instr. #112054621	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
<ul style="list-style-type: none"> <li>Staff report (yes/no)</li> </ul>	No	
<ul style="list-style-type: none"> <li>Requires ACHD Commission Action (yes/no)</li> </ul>	No	
Access (Arterial/Collectors/State Hwy/Local) (Existing and Proposed)	Primary access will occur from N. Burley Rd. / W. Nelis Dr, a local road. There is also secondary access to N. Ten Mile Rd via an easement through the adjacent properties at 3325 and 3377 Ten Mile Rd.	
Stub Street/Interconnectivity/Cross Access	There is secondary access to N. Ten Mile Rd via an easement through the adjacent properties at 3325 and 3377 Ten Mile Rd.	
Existing Road Network	N. Burley Re / W. Nelis Dr and N. Ten Mile Rd via an easement.	
Existing Arterial Sidewalks / Buffers	There is presently 6' wide sidewalk along N. Burley Ave / W. Nelis Dr. 20 ft. wide landscape buffer will be required along N. Burley Re / W. Nelis Dr.	
Proposed Road Improvements	None	
Fire Service		
<ul style="list-style-type: none"> <li>No comments</li> </ul>		
Police Service		
<ul style="list-style-type: none"> <li>No comments</li> </ul>		
Wastewater Comments		
	<ul style="list-style-type: none"> <li>Existing 8" stub to site. If the stub is not used it needs to be abandoned at the manhole.</li> <li>Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement.</li> <li>Ensure no sewer services pass through infiltration trenches.</li> <li>Flow is committed.</li> </ul>	
Water		
<ul style="list-style-type: none"> <li>Distance to Water Services</li> </ul>	0	
<ul style="list-style-type: none"> <li>Pressure Zone</li> </ul>	2	
<ul style="list-style-type: none"> <li>Water Quality</li> </ul>	No concerns	
<ul style="list-style-type: none"> <li>Project Consistent with Water Master Plan</li> </ul>	Yes	
<ul style="list-style-type: none"> <li>Impacts/Concerns</li> </ul>	<ul style="list-style-type: none"> <li>There are no utilities shown in this record. Public Works will need to review and approve the utility plan.</li> <li>There are nine (9) existing water stubs that will either need to be used or abandoned.</li> </ul>	

C. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Steve Thiessen, Hatch Design Architecture - 200 W. 36th St., Garden City, ID, 83714

B. Owner:

Ten Mile Investments – 621 N. Robinson Blvd, Nampa, ID, 83687

C. Representative:

Jeff Hatch, Hatch Design Architecture - 200 W. 36th St., Garden City, ID, 83714

**IV. NOTICING**

	<b>Planning &amp; Zoning Posting Date</b>	<b>City Council Posting Date</b>
Notification published in newspaper	12/16/2021	
Notification mailed to property owners within 300'	12/15/2021	
Applicant posted public hearing notice sign on site	12/27/2021	
Nextdoor posting	12/16/2021	

**V. STAFF ANALYSIS**

This is a proposal to rezone from C-G to I-L to allow outdoor RV, boat and vehicle storage. A development agreement modification is also proposed with this application.

The subject property consists of three lots located at 3425 W. Nelis Dr., and 3302 and 3386 N. Burley Ave., northwest of the W. Ustick Rd. / N. Ten Mile Rd. intersection. The subject property is zoned General Retail and Service Commercial (C-G) and is 5.65 acres in area. The property is bordered on the east by a drive-through coffee shop, pawn shop and associated retail uses. There is a tire shop directly to the south. There is an Idaho Power Sub-Station and industrial uses across W. Nelis Dr. to the north.

The property was originally annexed in 2004 as part of the McNelis Subdivision (Inst. #104093293). In 2011, the subject property was part of a larger rezoning, comprehensive plan amendment and DA modification (CPAM-10-002, RZ-11-001, MDA-11-002, Instr. # 112054621). This DA Mod included a conceptual site plan for the entire McNelis Subdivision which included building locations, maximum square footages and parking.

There have been several recent pre-applications on this property, including self-storage and vehicle repair. In August of 2021, staff held a pre-application meeting with the applicant to discuss the possibility of constructing a covered RV and boat storage facility. Staff informed the applicant that the C-G zoning district allowed indoor storage by conditional use, but outdoor storage was not allowed as a principally-permitted use; it could only be accessory to the indoor storage. Staff also mentioned the site plan as proposed was significantly different than what is approved under the existing DA. As a result of this meeting, the applicant requests to rezone to I-L to allow outdoor storage as a principally permitted use and for approval of the revised site plan as a DA modification.

**A. Development Agreement Modification**

The property is within the McNelis Subdivision, which is governed by DA Instr. #104093293 and DA Modification Instr. #112054621. The DA allows a broad range of commercial and light industrial uses and contains conceptual site plans for the subdivision. The approved concept plan reflects a building layout characteristic of commercial and office buildings, whereas the applicant proposes a RV and boat storage site layout. As the concept plan submitted by the applicant is a significant change from what is approved, the applicant also requests the DA be modified to include the revised concept plan. The concept plan has been updated to reflect the storage facility, how build-out has already occurred within the McNelis Subdivision, and retains the approved building footprints of areas which have yet to build out.

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

Mixed Use Non-Residential - 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. Sample 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.

*The subject site is zoned General Retail and Service Commercial District (C-G). This allows a broad range of commercial uses. The property is bordered by a drive-through coffee shop, pawn shop and associated retail uses to the east. There is a tire shop directly to the south. There is an Idaho Power Sub-Station and associated industrial uses across W. Nelis Dr. to the north. Rezoning to I-L to allow outdoor RV and boat storage would be consistent with the Mixed-Use Non-Residential designation for this area, subject to the specific use standards listed in UDC 11-4-3-33.*

C. Zoning

The applicant proposes to rezone from C-G to I-L to allow RV and Boat Storage. This is a principally-permitted use in the I-L zoning district in conformance with the FLUM subject to the specific use standards as listed below.

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

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

*City services are available and will be extended by the developer to the proposed lots upon development of the site in accord with UDC 11-3A-21.*

- “Require all commercial and industrial businesses to install and maintain landscaping.” (2.01.03B)

*Landscape buffers and parking lot landscaping is required to be provided with development of this property in accord with UDC 11-3B-8C. As mentioned in the specific use standards section below, staff is also recommending additional perimeter landscaping.*

- Maintain integrity of neighborhoods to preserve values and ambiance of areas (3.05.02).

*If the applicant complies with the design guidelines outlined in the ASM, UDC design standards and specific use standards, staff is of the opinion the proposed use should maintain the integrity of the neighborhood.*

- Restrict private curb cuts and access points on collectors and arterial streets (3.06.02D).

*One access is being proposed from W. McNelis Dr. / N. Burley Ave. and an emergency access is shown out to N. Ten Mile Rd. via an internal easement across the property to the east. No other access is proposed or approved with the subject application.*

- Require appropriate landscape and buffers along transportation corridors (setback, vegetation, low walls, berms, etc.) (3.06.02F).

*The subject property abuts W. McNelis Dr. / N. Burley Ave. (local road). The UDC requires a minimum 10-foot landscape buffer along local roads. Although there is a partial buffer existing along this road, the concept plan indicates a 35 ft. wide buffer. This will be reviewed in detail at time of certificate of zoning compliance in accord with UDC 11-3B-7C.*

- Plan for a variety of commercial and retail opportunities within the Impact Area (3.05.01J).  
*This is an area of Meridian characterized by industrial and commercial uses. A RV and boat storage facility is appropriate in this location.*
- Ensure development provides safe routes and access to schools, parks and other community gathering places (3.07.02N).  
*Five-foot wide attached sidewalks currently exist along W. McNelis Dr. / N. Burley Ave. in accord with UDC 11-3A-17.*

E. Existing Structures/Site Improvements:

The property is presently vacant.

F. Proposed Use Analysis:

The proposed use is defined as “Storage Facility, Outside” in the Unified Development Code (UDC) and is a principally permitted use in the I-L zoning district per UDC Table 11-2C-2. Outdoor storage facilities are also governed by specific use standards in UDC 11-4-3-33.

The proposed development will be approximately 51,483 sq. ft. in area and consist of four three-sided buildings lining the perimeter (part of building 4 will contain a small office) and six canopy structures internal to the development. The perimeter buildings will be constructed first, with the canopies as a second phase.

The subject property is internal to the McNelis Subdivision and is bordered by an Idaho Power Substation, fire truck certification building, beverage distribution facility, church, and wastewater treatment plant to the north and northwest (all zoned I-L), a drive through-coffee shop, pawn shop, auto parts dealer and liquor store directly to the east (which are zoned C-G and front onto N. Ten Mile Rd.) and a gas station and automobile repair shop directly to the south (also fronting N. Ten Mile Rd. and zoned C-G), with vacant C-G land directly across N. Burley Ave. As this subject property is internal to the McNelis Subdivision with no direct street frontage with N. Ten Mile Rd., has limited visibility, and is surrounded by industrial and service-commercial, staff believes this is an appropriate location for adequately-screened outdoor storage verses prime commercial frontage with direct access. All buildings require Certificate of Zoning Compliance (CZC) and Design Review and Staff will use these additional applications as a chance to ensure the site develops according to the conditions of approval in this staff report.

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

UDC 11-4-3-33 lists the specific use standards for outside storage facilities. These include maintaining the storage in an orderly manner, not blocking sidewalks or parking areas, and not using the facility for a “junk yard” or for storing flammable materials. For properties that are adjacent to nonindustrial properties and/or public streets, outdoor storage of materials, equipment, inventory, and/or supplies shall be incorporated into the overall design of buildings and site landscaping so that the visual impacts of these functions are fully contained and screened from view of adjacent nonindustrial properties and/or public streets by a solid fence and/or wall with a minimum height of six (6) feet.

The applicant’s narrative states this facility is for the purpose of RV and boat storage. The site plan and architectural elevations indicate all storage is internal to the site, with three-sided buildings serving as the screening. The property abuts adjacent nonindustrial uses to the east, and it appears there is an existing landscape buffer with trees along the W. McNelis Dr. / N. Burley Ave. frontage.

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

The I-L zone district requires a 35 ft. street setback, 10 ft. landscape buffer along local roads, and allows building heights of up to 50 ft. Based on the site plan, it does appear the 10 ft. wide landscape buffer and 35 ft. setback is satisfied, although a more detailed review will occur at the time of the Certificate of Zoning Compliance (CZC).

The property is comprised of three different lots, and it appears the proposed buildings straddle internal lot lines. As a condition of approval, the applicant will be required to complete a parcel boundary adjustment to merge all lots into one property.

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

The site plan indicates one access from W. McNelis Dr. / N. Burley Ave. and a secondary access to N. Ten Mile Rd. at the east via an internal easement. Although staff does support this second point of access, staff recommends it be clarified as a condition that the N. Ten Mile Rd. access be for emergency access. Staff has concerns with RVs and trucks pulling trailers turning onto N. Ten Mile Rd. at this location rather than the controlled intersection at N. Ten Mile Rd. and W Ustick Rd.

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

UDC 11-3C-6 states in all industrial districts self-service storage facilities shall only require parking based on the gross floor area of the office space. With the office being shown at 500 sq. ft., only one parking space would be required whereas at least 5 parking stalls are provided adjacent to the office. Also, all drive aisles are at least 40 ft. in width which allows for parking near individual storage spaces. The site plan indicates bicycle parking adjacent to the office, although the number of spaces is not indicated (only one would be required).

K. Pathways (*UDC 11-3A-8*):

No pathways are shown on the master pathways plan for this site or provided with this development.

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

There are already 5 ft. wide attached sidewalks along W. Nelis Dr.r / N. Burley Ave.

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

A landscape plan is not required with a rezone. However, the concept plan reflects a 35 ft. wide landscape buffer along W. McNelis Dr./ N. Burley Ave. At time of Certificate of Zoning Compliance, the site will be required to meet the provisions for parking lot landscaping which would include a five-foot wide minimum landscape buffer adjacent to the drive aisles (entry and exit) at the east and west sides of the property and at either side of the parking lot end-caps.

As mentioned above, the subject property is surrounded by a broad range of commercial and industrial uses, with established residential across N. Ten Mile Rd. to the east, and will be highly visible from W. Nelis Dr. / N. Burley Ave. In order to soften the impacts of this storage facility on adjacent existing and future development, Staff is also recommending that in addition to the required landscape buffer along the road frontage and internal parking lot landscaping, there should be a five-foot wide minimum landscape buffer meeting the requirements of UDC 11-3B-8C along the entire perimeter of the property, and at least two trees planted in the “open area” at the northern tip of the property.

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

The submitted perspective suggests wrought iron style fencing at the entry gate along the entry gate and front entrance.

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

Water and sewer mains exist in W. Nelis Dr. / N. Burley Ave. According to Public Works, there are nine (9) existing water stubs that will either need to be used or abandoned. Given the nature of the use, little water and sewer service is necessary except for within the 500 sq. ft. office. Public Works will require any unused mains not serving the proposed development to be abandoned back to the mains in McNelis Dr. and Burley Ave.

Staff believes there may be easements that encumber the property that may need to be vacated, although the one indicated on the McNelis Final Plat is a pressure irrigation easement bisecting the property east to west approximately through the middle. At time of the property boundary adjustment (see the dimensional standards section above), all existing easements shall be identified on the plat and whether they will be retained or vacated.

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

The applicant has submitted building elevations. The elevations reflect elongated storage buildings, one of which will be approximately 600 ft. long fronting W. McNelis Dr / N. Burley Dr. and providing screening for the RV / boat storage internal to the development. There are also at least six canopy buildings internal to the development.

The west elevations (the ones directly fronting the street) overall do contain a variety of material and colors that are above average in level of design. However, the elevations as proposed probably do not meet the minimum requirements of the Architectural Standards Manual (ASM). The elevations propose a significant amount of metal paneling, whereas the ASM prohibits metal paneling as a field material unless there are at least two other qualifying materials. There are requirements for fenestration (windows) or fenestration alternatives, whereas this does not appear to be met. There are requirements for at least two pedestrian scale architectural features and a combination of concrete, masonry, stone, or unique variation of color, texture, or material, at least 10-inches in height, around the base of the building. Complete review of the proposed elevations against the ASM will occur at time of Certificate of Zoning Compliance, but due to the visibility of the site, and that it will be within an area of both commercial and light industrial uses, as a DA provision, staff recommends architecture meet the commercial requirements of the ASM.

## VI. DECISION

A. Staff:

Staff recommends approval of the requested rezoning and development agreement modification with the conditions noted in Section VIII. per the Findings in Section IX.



## VII. EXHIBITS

### A. Rezone Legal Description and Exhibit Map (date: 10/5/2021)



#### Annexation Description

An annexation area to the City of Meridian consisting of Lots 8, 9, 10, 11, Block 1 and the half-roadway adjacent westerly and northwesterly of said Lots, said area is located in the Southeast Quarter of the Southeast Quarter of Section 34, Township 4 North, Range 1 West of the Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the found brass cap monument at the corner common to Sections 34 and 35, T4N, R1W and Sections 2 and 3, T3N, R1W from which the found brass cap monument at the quarter corner common to Sections 34 and 35, T4N, R1W bears N 00° 53' 05" E a distance of 2643.54 feet; thence N 00° 53' 05" E for a distance of 905.83 feet; thence N 89° 06' 37" W for a distance of 277.99 feet to a found 5/8<sup>th</sup> inch iron pin illegibly marked at the northerly projection of the east line of said Lot 11, Block 1 and the **REAL POINT OF BEGINNING**;

Thence S 00° 53' 16" W along the easterly line and its projection of Lots 11 and 9, Block 1 for a distance of 640.94 feet to a found 5/8<sup>th</sup> inch iron pin labeled PLS 11463;

Thence N 89° 07' 15" W along the southerly line of Lots 8 and 9, Block 1 and its projection for a distance of 490.25 feet to a found 5/8<sup>th</sup> inch illegibly marked iron pin on the centerline of N. Burley Ave.;

Thence N 00° 52' 45" E along said centerline for a distance of 144.84 feet to a found 5/8<sup>th</sup> inch illegibly marked iron pin;

Thence 404.70 feet along the centerline of N. Burley Ave., transitioning to W. Nelis Dr. on a 400.00 foot radius curve right having a central angle of 57° 58' 11" and a long chord bearing N 29° 50' 42" E a distance of 387.66 feet to a found 5/8<sup>th</sup> inch illegibly marked iron pin;

Thence N 58° 49' 48" E along the centerline of W. Nelis Dr. for a distance of 238.44 feet to a found 5/8<sup>th</sup> inch illegibly marked iron pin;

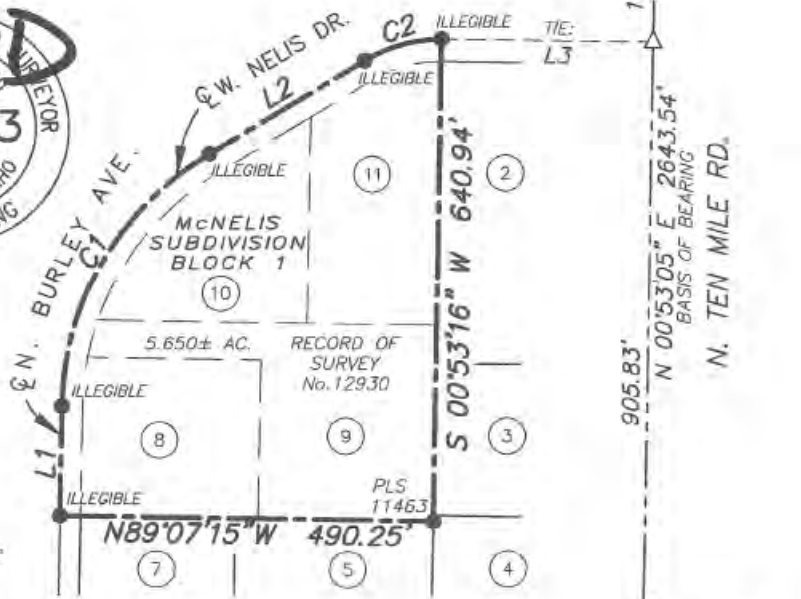
Thence 106.25 feet along said centerline of a 200.00 foot radius curve right having a central angle of 30° 26' 17" and a long chord bearing N 74° 02' 58" E a distance of 105.00 feet to the **REAL POINT OF BEGINNING**.

Annexation area is 5.65 acres, more or less.



# EXHIBIT MAP

ANNEXATION TO THE CITY OF MERIDIAN  
 A PORTION OF THE SE 1/4 OF THE SE 1/4  
 OF SECTION 34, T.4N., R.1W., B.M.  
 COUNTY OF ADA--STATE OF IDAHO



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°52'45" E	144.84'
L2	N 58°49'48" E	238.44'
L3	N 89°06'37" W	277.99'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	404.70'	400.00'	57°58'11"	N 29°50'42" E	387.66'
C2	106.25'	200.00'	30°26'17"	N 74°02'58" E	105.00'

LEGEND

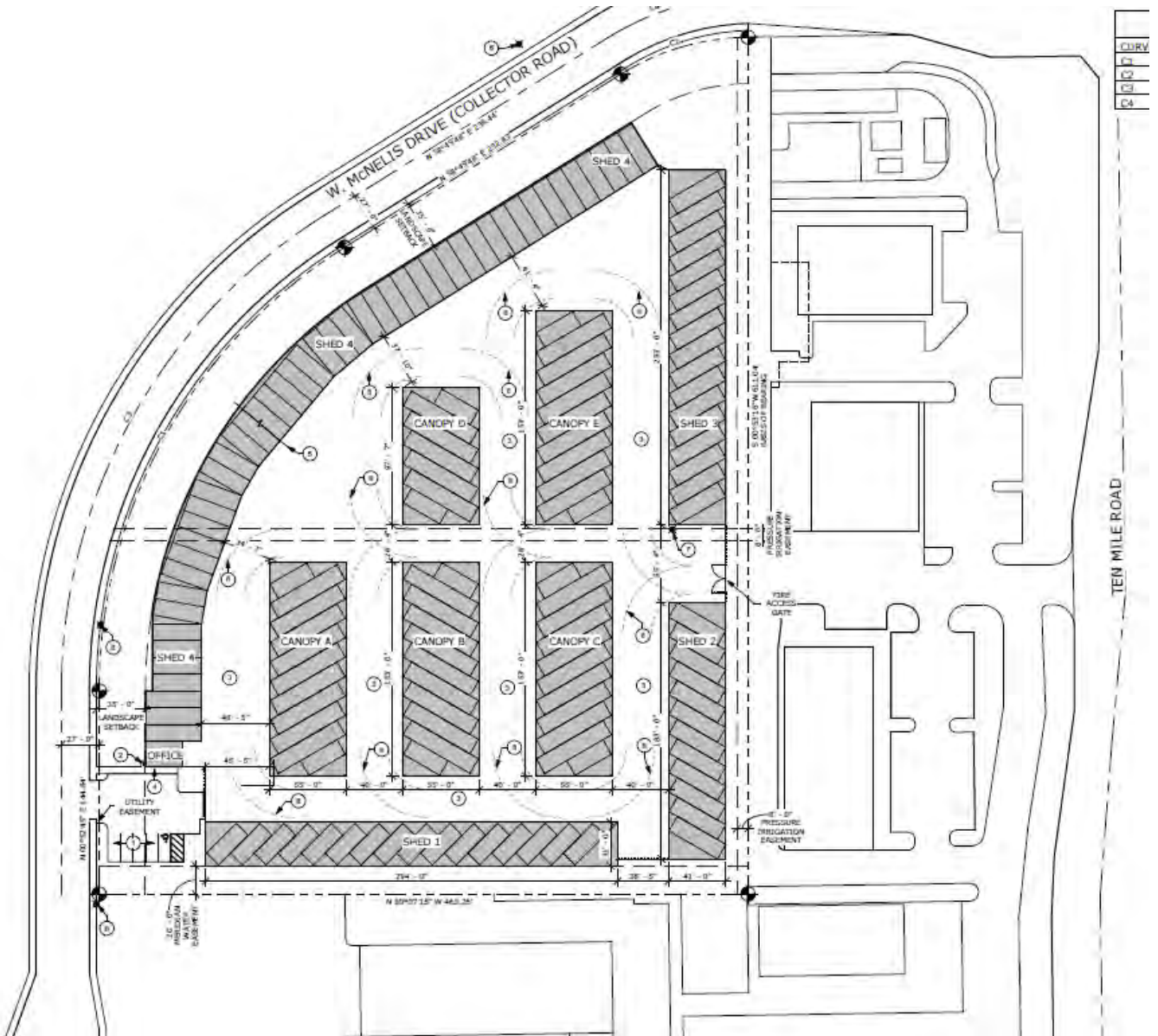
- ANNEXATION
- BOUNDARY LINE
- SECTION LINE
- PLATTED LOT LINE
- FOUND 5/8" IRON PIN,  
WITH PLASTIC CAP,  
PLS 11463, OR AS NOTED
- △ CALCULATED POINT



**ACCURATE**  
 SURVEYING & MAPPING  
 1452 W. Bannock St.  
 Boise, Idaho 83702  
 (208) 488-4227  
 www accuratesurveyors.com

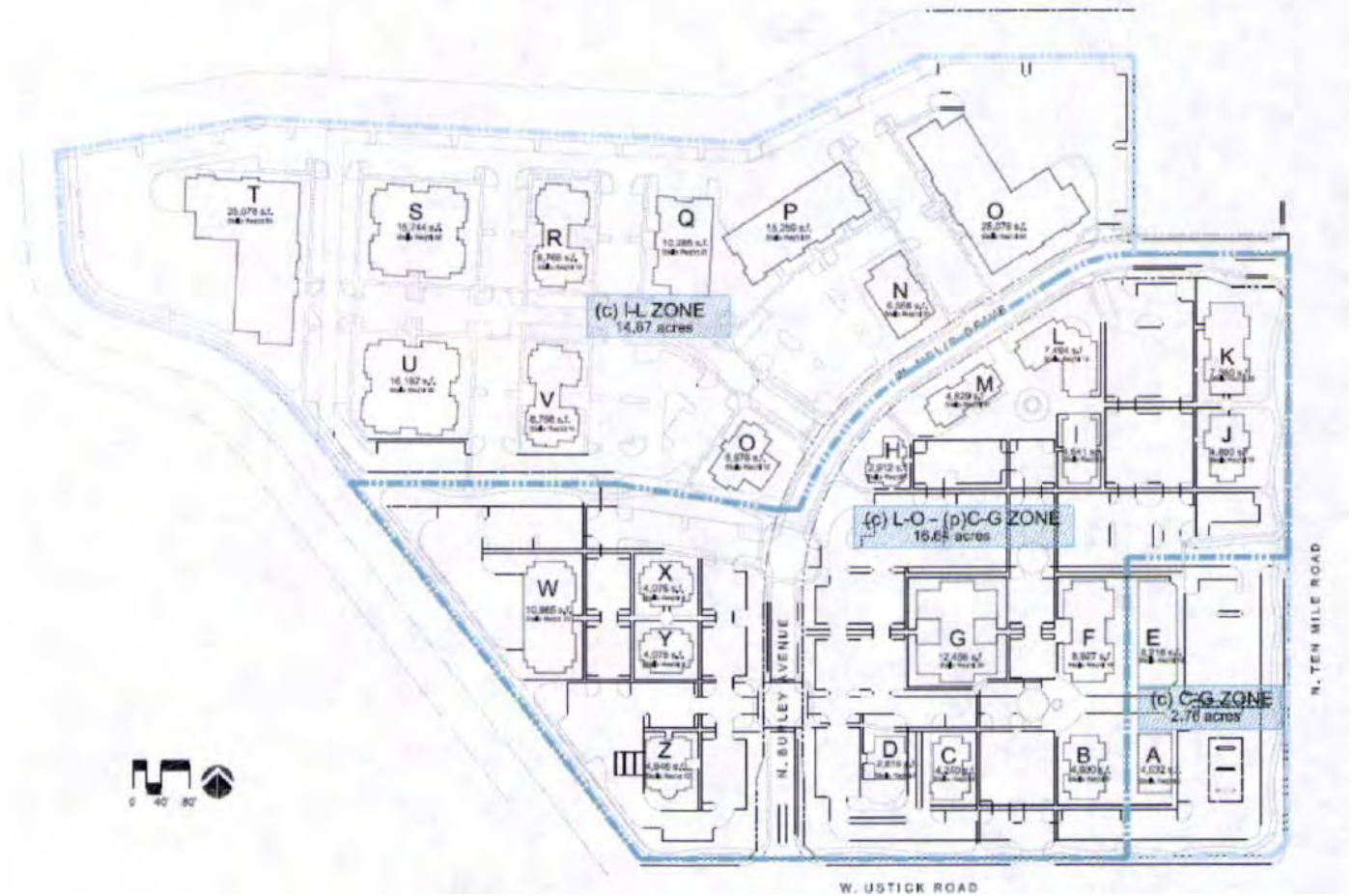
DATE: OCTOBER, 2021 JOB 21-196

B. Site Plan (date: 12/13/2021)



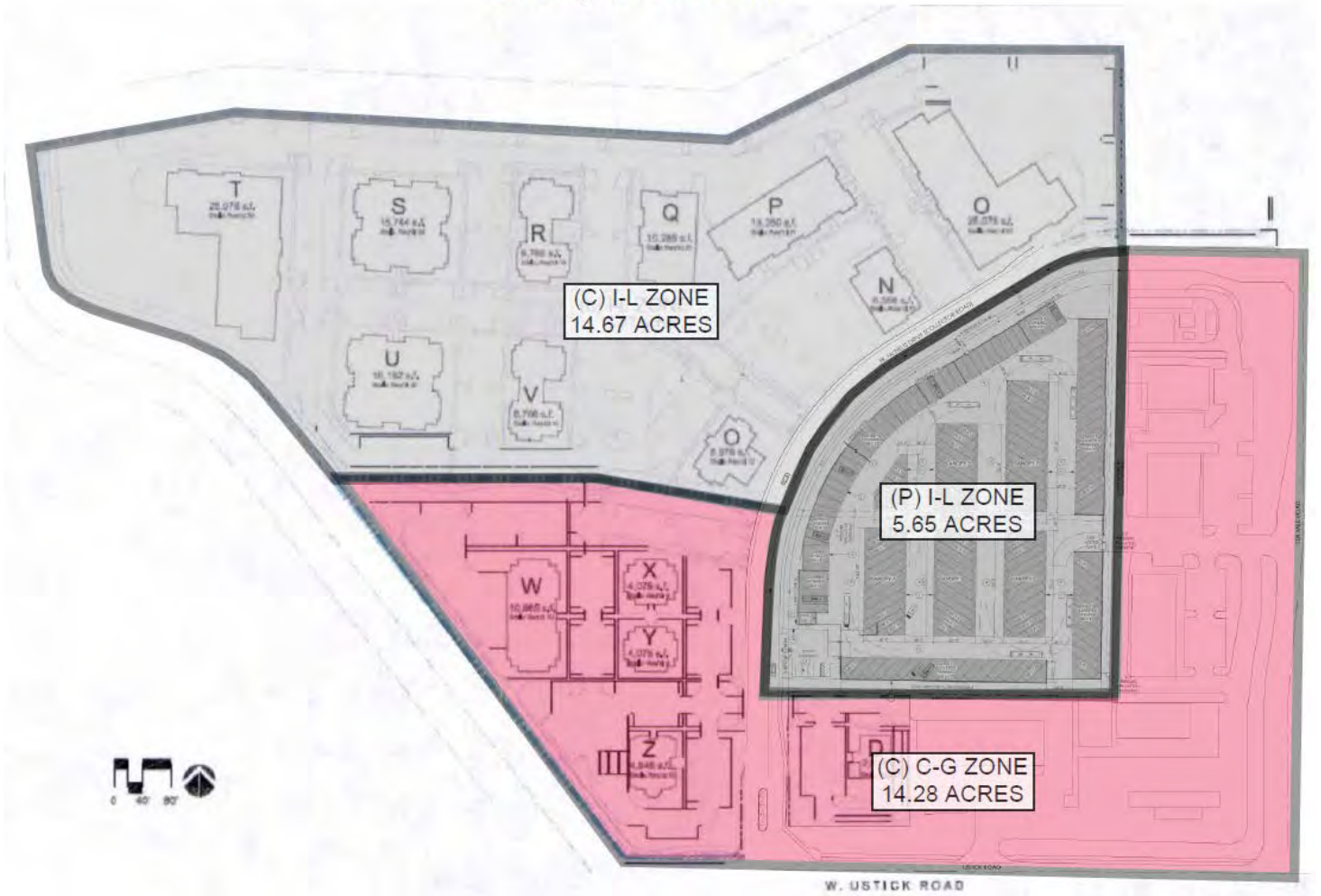
CURV
C1
C2
C3
C4

C. Approved Development Agreement Concept Plan (date: May 24, 2011)

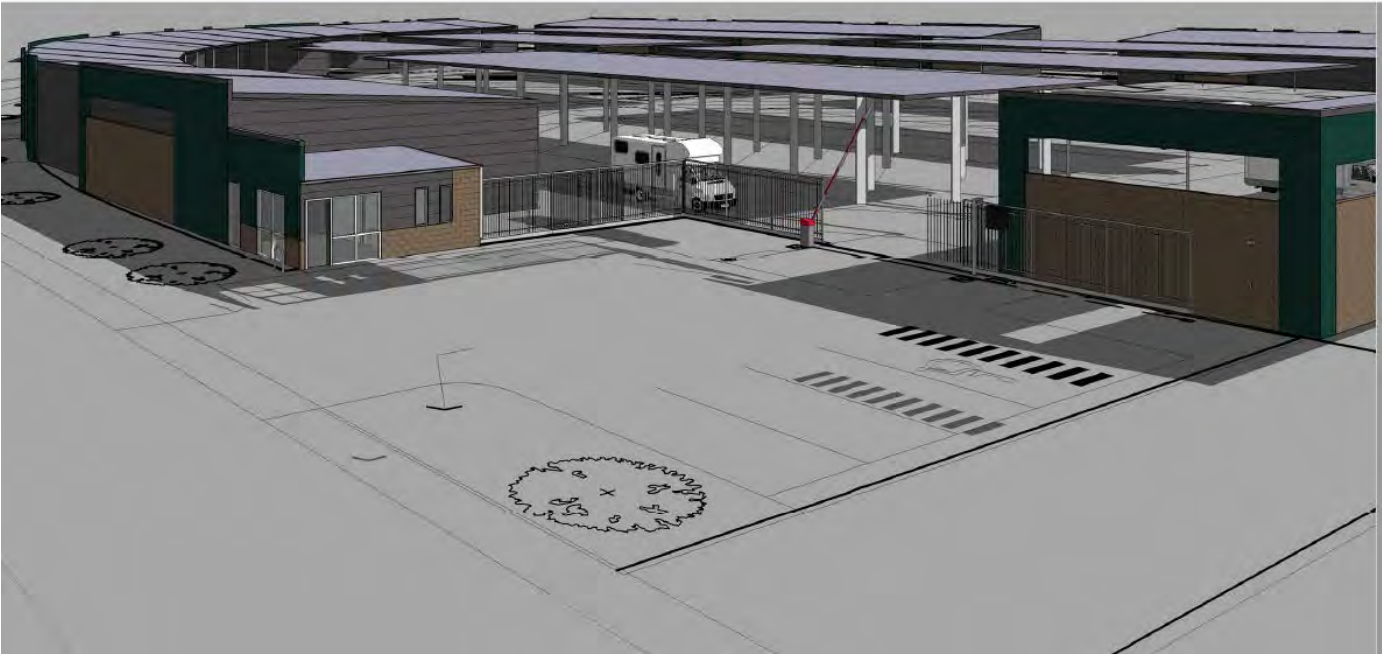


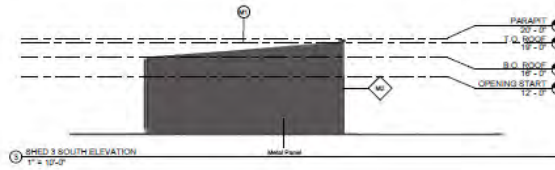
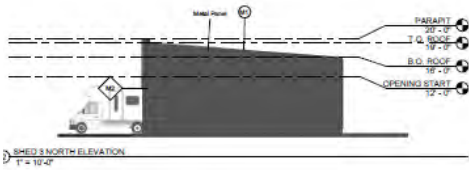
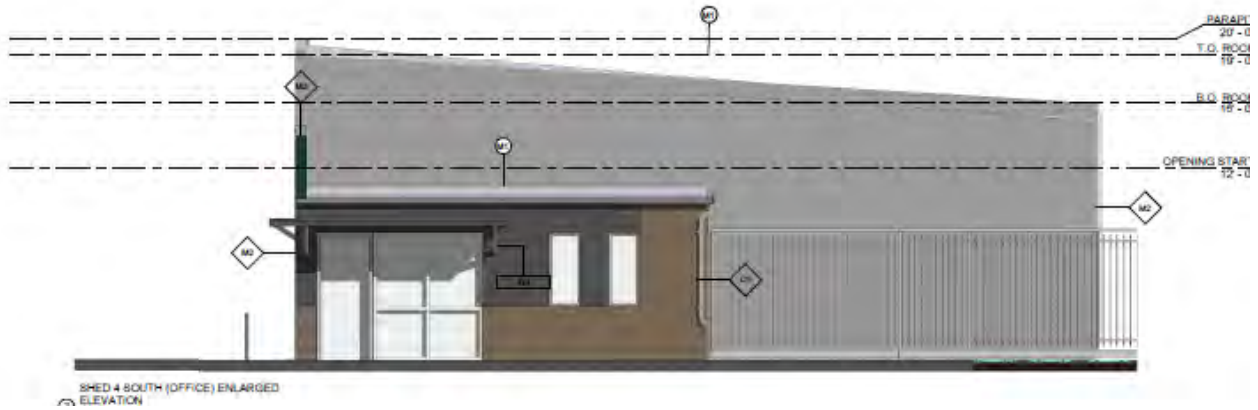
D. Proposed Development Agreement Concept Plan (date: November 5, 2021)

CONCEPTUAL SITE PLAN

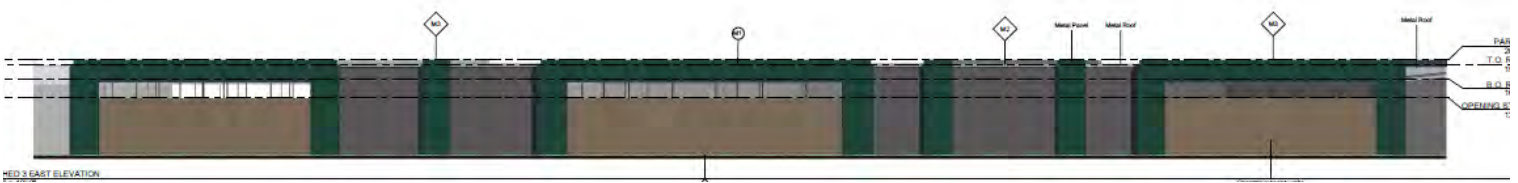
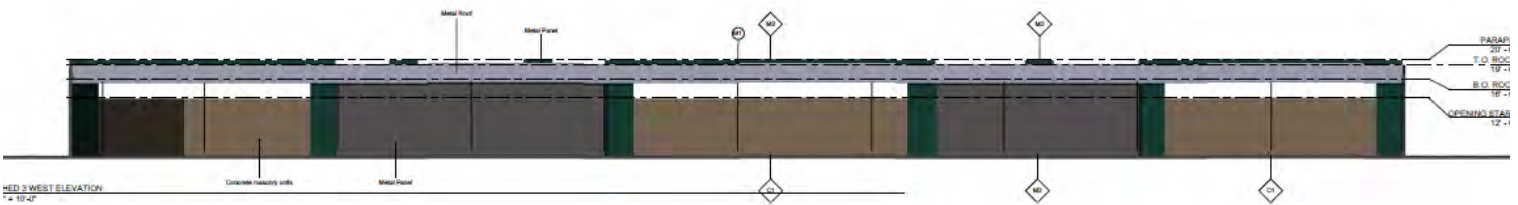


E. Building Elevations (date: 6/1/2021)



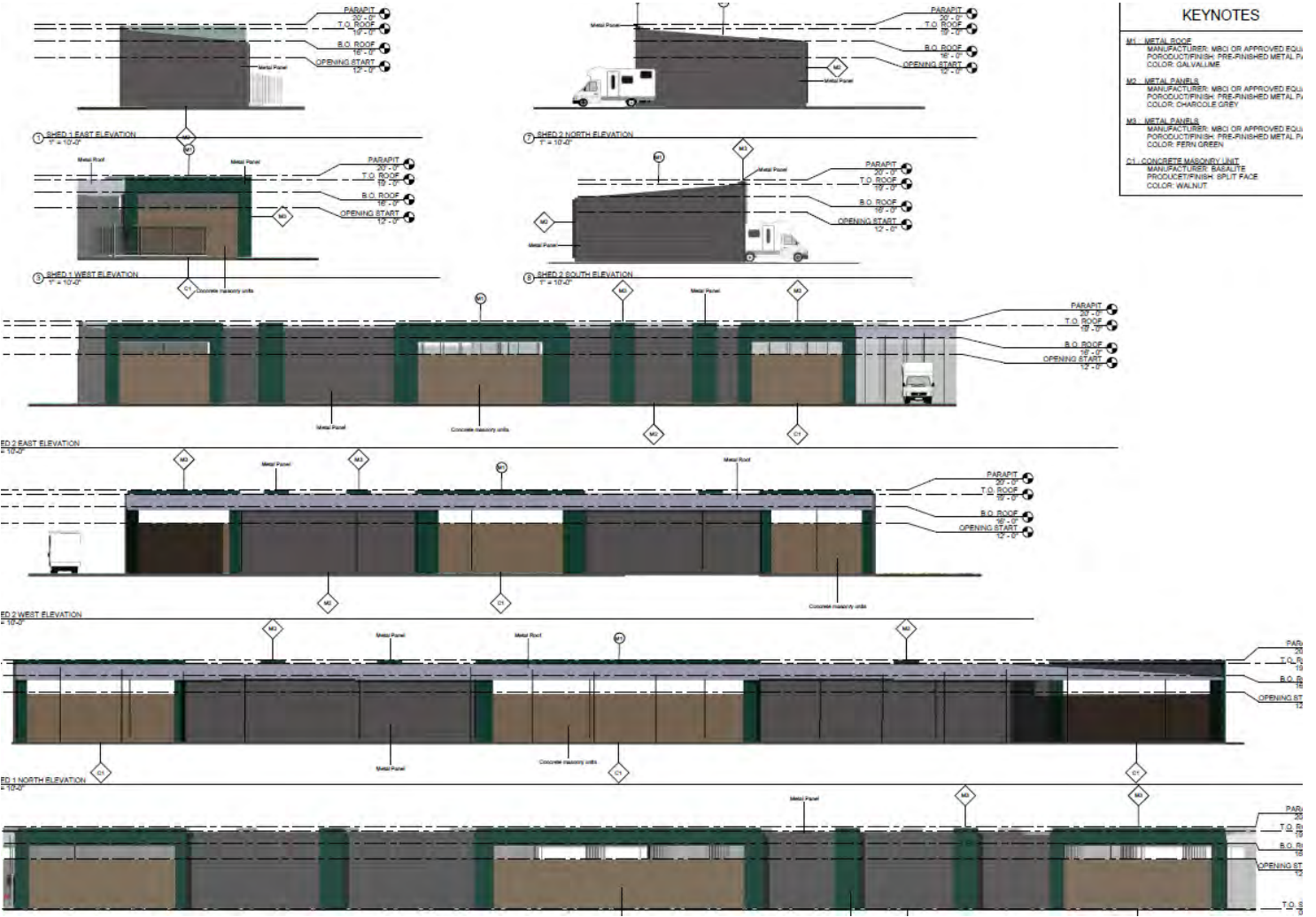


<b>M1 - METAL ROOF</b>	MANUFACTURER: MSCI OR APPROVED PRODUCT/FINISH: PRE-FINISHED METAL COLOR: GALVALUME
<b>M2 - METAL PANELS</b>	MANUFACTURER: MSCI OR APPROVED PRODUCT/FINISH: PRE-FINISHED METAL COLOR: CHARCOLE GREY
<b>M3 - METAL PANELS</b>	MANUFACTURER: MSCI OR APPROVED PRODUCT/FINISH: PRE-FINISHED METAL COLOR: FERN GREEN
<b>M4 - LOW-SITE MASONRY UNIT</b>	MANUFACTURER: BASALTIC PRODUCT/FINISH: SPLIT FACE COLOR: WALNUT



**KEYNOTES**

- M1 METAL ROOF**  
MANUFACTURER: WBC OR APPROVED EQUI  
PRODUCT/FINISH: PRE-FINISHED METAL P.  
COLOR: GALVALUME
- M2 METAL PANELS**  
MANUFACTURER: WBC OR APPROVED EQUI  
PRODUCT/FINISH: PRE-FINISHED METAL P.  
COLOR: CHARCOLE GREY
- M3 METAL PANELS**  
MANUFACTURER: WBC OR APPROVED EQUI  
PRODUCT/FINISH: PRE-FINISHED METAL P.  
COLOR: FERN GREEN
- C1 CONCRETE MASONRY UNIT**  
MANUFACTURER: BASALTE  
PRODUCT/FINISH: SPLIT FACE  
COLOR: WALNUT





## CITY/AGENCY COMMENTS & CONDITIONS

### A. PLANNING CONDITIONS

1. A new Development Agreement (DA) is being requested with the rezone of this property. Prior to approval of the rezone ordinance, a new DA shall be entered into between the City of Meridian and the property owner(s) at the time of rezone 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 new 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 rezone. 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 and the provisions contained herein.
- b. Future structure(s) on the site shall comply with the non-residential design standards in the Architectural Standards Manual for commercial districts (i.e. CD).
- c. A property boundary adjustment to merge all lots will be required prior to certificate of occupancy.
- d. At the time of property boundary adjustment, all unused easements shall be vacated and utility mains abandoned.
- e. In addition to the required landscape buffer along the road frontage, there should be a five-foot wide minimum landscape buffer meeting the requirements of UDC 11-3B-8C along the entire perimeter of the property, and at least two trees planted in the “open area” at the northern tip of the property.
- f. The entire perimeter of the property shall be enclosed with structures or a wall. All structures shall comply with the non-residential design standards in the Architectural Standards Manual for commercial districts (i.e. CD).
- g. The Applicant shall comply with the specific use standards listed in UDC [11-4-3-33](#) – Self-Service Storage Facility.

### B. PUBLIC WORKS CONDITIONS

#### Site Specific Conditions

1. There were no utility plans included with this application. Any changes to Public Works infrastructure must be reviewed.
2. There is an existing 8” sewer main stub into the property, if the stub is not used, it must be abandoned back to the manhole that is to remain in service per current City of Meridian standards.
3. Ensure no permanent structures are built within any City easement including but not limited to trees, bushes, buildings, car ports, trash enclosures, fences, infiltration trenches, light poles, etc..
4. Ensure no sewer services pass through infiltration trenches.
5. There are nine existing water stubs that must be utilized or abandoned per current City of Meridian standards.

## General Conditions

6. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
7. 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.
8. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. 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.
9. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
10. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
11. 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.
12. 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
13. 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
14. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.

15. 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.
16. 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.
17. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
18. Developer shall coordinate mailbox locations with the Meridian Post Office.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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).
24. 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.

**IX. FINDINGS**

**A. REZONE (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;

*Staff finds rezoning of the subject site with an I-L zoning designation is consistent with the Comprehensive Plan MDR 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;

*Staff finds the proposed land use and concept plan for outdoor RV and boat 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;

*Staff finds that the proposed zoning map amendment should not be detrimental to the public health, safety, or welfare. Staff recommends the Commission 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

*Staff finds that 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 warehousing and storage as a sample use, Staff finds 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.*