

discussing the commercial and not for the multi-family component? Or if we are just opening it up for the applicant. I'm not sure if we have to open it up for -- for public comment, so -- but --

Pogue: I think the public would be able to -- to comment on the -- what's brought back for the -- for more commercial and if that impacts on -- in a new way on the rest of the project they would be able to testify about that, too. But it's -- the purpose that I'm hearing the Commission wanting to base its continuance on is on the commercial -- wanting to see more commercial brought into the project.

Fitzgerald: I think that we are -- the motion seems fine, I believe, so I have a motion and a second to continue the public hearing of H-2020-0022, Modern Craftsman at Black Cat. All those in favor say aye. Opposed same? Okay. Motion passes.

MOTION CARRIED: SIX AYES. ONE ABSENT.

Fitzgerald: Thank you all. Mr. Riggs, thank you and your team. We will see you in August.

Riggs: Great. Thanks, everyone. Appreciate your time.

**B. Public Hearing for Epic Storage Facility (H-2020-0058) by Jarron Langston, Located at 1345 W. Overland Rd.**

1. Request: Rezone of 4.43 acres of land from the R-8 zoning district (Medium-density Residential) to the C-G zoning district (General Retail and Service Commercial) for the purpose of developing commercial storage on the site; and,
2. Request: A Conditional Use Permit for a 29,400 square foot storage facility and associated outdoor storage on 4.43 acres in the C-G zoning district.

Fitzgerald: Moving on to the public hearing for Epic Storage Facility, H-2020-0058. Joe, I'm turning it back over to you for the public -- or for the staff report, sir.

Dodson: Thank you, Mr. Chair. Can everybody see my screen now? I want to make sure I did this right. I think we are good. Okay. So, yes, as stated next item, Item No. 4-B, Epic Storage Facility. The request before you is for a rezone and conditional use permit for Epic Storage Facility, a 29,400 square foot storage facility. The applicant is requesting a rezone to change the existing R-8 zoning to C-G zoning, general commercial. The applicant is also requesting conditional use permit approval for a storage facility. The subject site is surrounded by existing City of Meridian zoning and development to its northwest and south. Directly to the east is a new residential subdivision that the city is currently processing. Directly across West Overland, an arterial street, there is I-L zoning with two RV users currently existing, Bish's RV and Camping

World of Meridian. Directly to the west along the northern half of the site is the new Meridian Fire Station and abutting the site on the southern half of the west boundary is a multi-family residential development. This parcel has both the commercial and medium density residential future land use designations as seen in the future land use map on the left-hand side of my screen here. The addition of the commercial designation spawned this proposal to rezone the property. There we go. The propose new land use is a form of RV storage and is a conditional use in the proposed C-G commercial zoning district. However, the proposed use is not a traditional self -- RV self storage as our code depicts. Staff must assess proposed uses with those listed in the UDC Table for each zone. Precision Storage Concepts, the actual business proposed here, is a more encompassing commercial business than traditional self storage by providing a valet -- valet drop and go system that requires customers to only drop off their trailers and RVs. They will not park them, nor store them themselves. Precision Storage Concepts is intended to be a full service RV and trailer business that includes they wash before each use, supply stocking of the vehicle and maintenance checks on standard items, such as batteries, water, refrigerator and tire pressure. In addition, a majority of the storage and business will occur within a large single story building. That is the 29,000 square foot storage facility. There is also intent for ancillary outdoor storage of vehicles and trailers that will be stored on the asphalt area between the office and the back of the parcel, the southern end, and the main building that is closer to Overland Road as seen on the site plan. Because this property is already zoned residential and development to the south, southwest, and to the east is residential, or planned to be, staff has concerns with the requests for C-G zoning. This concern lies with the potential for a higher intensity of commercial use next to said residential if this property is rezoned to C-G, but never develops as proposed, barring any bad economic downturn. Staff would prefer to see lower intensity zoning on this property that is still commercial and would help staff ensure a more disruptive use is not principally permitted and so easily attainable if this project is not completed fully. Therefore, staff is recommending changing the requested rezone of C-G to be C-C instead. Self service storage, the use staff has to place this use into, is still a conditional use in the C-C zone and will not affect the future operation of this use. Access to this site is proposed via an existing curb cut from West Overland Road in the northeast corner of the site. ACHD approved this access point as the proposed use as -- it's only a commercial use and vehicle trips to location is presumed to be minimal when compared to a residential development. The specific use standards for Self Service Storage require a secondary access for storage facilities and the applicant is proposing one at the eastern boundary that lines up with the proposed common driveway and the adjacent Sagewood West Subdivision currently being processed by the city. This applicant and the applicant for Sagewood West have worked together to align this emergency only access. As part of proposing a commercial zoning and use, a 25 foot landscape buffer is required adjacent to any residential uses. The applicant is showing this buffer on the submitted landscape plans as seen on the screen, but the buffer does not appear to meet the UDC requirement of landscape -- the amount of landscaped vegetation within the buffer. Staff has recommended a condition of approval to correct this. That condition is that all of the landscape buffers, the 25 feet, need to be at least 70 percent vegetated at the time of maturity. The applicant submitted conceptual renderings and conceptual elevations of the new proposed storage building. The originally submitted plans do not meet all the

standards as required for commercial development in the architectural standards manual. This application does not include design review, but staff recommended certain conditions to ensure any future building on this site is built to a premier standard as intended by the ASM. In response to these conditions, the applicant has provided revised renderings that appear to respond to most of staff's concerns to some level. I will click through a few of these for you. Staff believes some additional tweaks should take place, but these can happen upon certificate of zoning compliance and design review application submittal. Overall the revised elevations are very much improved. There was no written testimony on this, at least as of 4:00 o'clock'ish. Staff does recommend approval of the requested rezone and conditional use permit pursuant to the DA provisions and conditions in the staff report. Because the applicant has responded to my condition about the elevations, I recommend that Condition Five in the staff report be stricken as it is no longer applicable and we will handle the rest of it through certificate of zoning compliance and design review. Thank you.

Fitzgerald: Thanks, Joe. Are there questions for staff? Okay. Hearing none, Madam Clerk, do we have anyone signed up to testify or in the audience that would like to testify?

Weatherly: Mr. Chair, would you like to hear from the applicant first?

Fitzgerald: Oh. Sorry. Yes. Thank you. I'm discombobulated with all the different things going on. Yes. Would the applicant like to come forward and testify or join us online to testify. Are they joining yet?

Walker: Mr. Chairman, Members of the Board, my name is -- excuse me -- is Glen Walker. 1891 North Wildwood Street, Boise. I am representing the ownership group for this project, which is -- this project is actually called Precision Storage Concepts. That's the name we would like to use. We have submitted this project for a rezone and a conditional use permit application. We originally were requesting to rezone to a C-G zone, but after reading the staff report we would agree that a rezone to C-C zone would work if the facility works in that same zone. I apologize, because I will probably be restating same -- some of the same statements that Joseph read, but I would like to restate it again. The site is located at 1345 West Overland Road, which it has been designated a commercial zone under the future land use map. We feel this project will fit in nicely with the surrounding uses. This site is surrounded by existing City of Meridian zoning and development to its northwest and south. To the east this site is a new residential subdivision. Across Overload Road is the I-L zone, which has two facilities or projects, one being the Bish's RV and the other one being Camping World, which we feel this facility will fit in nicely with those two users across the street. To the west is a new fire station, which is really a nice convenience and as mentioned to the east of us is a residential subdivision that's being proposed. There is an existing home and accessory building on the site. The home will be removed upon the development of this project. However, the -- however, the accessory facility we are going to be keeping and in that accessory building is the ADA restrooms and an office, which is going to be used for this new proposed Precision Storage Concept facility. The new facility we are proposing is a high end storage facility for storing RVs, trailers, boats, et cetera. The storage facilities is a more encompassing

commercial business that -- than that of a traditional self storage facility. Precision -- Precision Storage Concepts was established with a valet system that comes with a drop and go system, a wash before each use, and includes maintenance checks on standard items, such as batteries, water, refrigeration and pretty much an overall check of the RV that's going to be stored in that facility. Precision Storage Concepts -- it will -- it will -- this facility will blend in nicely -- we feel that it will blend in nicely and perfectly with the convenience of the city and its beautiful surroundings. People move here to play with their toys and will love the valet system and the care and precision that this facility will offer. It will help the City of Meridian to continue -- to continue to offer all -- the people that live around this facility --

Fitzgerald: I think we are having some technical difficulties in hearing you, sir. Either speak into the mic or -- we have some challenges -- having some technical challenges hearing you, so if you could speak up a little bit or talk into the mic a little bit closer it would be greatly appreciated.

Walker: Sure. I will move in here and I will start from in there. Can you hear us?

Fitzgerald: Yeah. That's much better.

Walker: Okay. Great. And I apologize for that. It might be also the mask that I'm wearing. As Precision Storage Concepts is going to be a full service RV trailer, boat (unintelligible) for the community, we feel the location of this facility is ideal for the public use with the proximity to Bish's RV and Camping World where recreation vehicles and trailers are serviced and sold. In regards to CZC application, this project is subject to conditional use permit approval. This facility will be used as a commercial use for storage and light maintenance only. No manufacturing will be done at this facility. This facility will be separated by more than 35 feet on all sides. It will be fire sprinkled. The site will be surrounded by a screen vinyl fence and landscaping as well. The hours of operation for this facility will be 6:00 a.m. to 7:00 p.m., roughly, which falls under the allowed time for the city. We are providing a 25 foot landscape buffer between the residential zone, as well as a 25 foot street buffer, which should meet the landscape requirements from the city. We are also showing a secondary means of access for emergency purposes. We have aligned that access with the development to our east and we have worked with that -- that group and that development, so have lined those up together. The site itself -- we are proposing seven parking stalls with two ADA stalls. As mentioned, this facility is a valet-type system. We feel the seven parking stalls is in -- is in compliance with city code for the amount of parking spaces. The staff report does talk about providing a sidewalk from Overland Road to the rear building or office building. The owners will agree to provide some sort of path. We are asking that if we do provide a path, if we could provide some type of striping on the asphalt that goes across the asphalt to the -- to the building itself, if that would suffice. We will be submitting a design review and a certificate of zoning compliance as Joseph mentioned and at that time we will be working with the city with regards to the design of the building, the colors, the materials of the building. So, that is it somewhat in a nutshell. We hope that these two applications, the CUP and the rezone, will be acceptable to the Planning Department. We feel this project is a great fit

for the City of Meridian and will add quality, great architecture, and distinctiveness to the area. So, that's kind of it in a nutshell.

Fitzgerald: One question on the -- the fencing type and size, is that -- can you give me an idea -- is that eight foot fencing around, since you have -- RVs are going to be outside? And is it going to be screened?

Walker: We -- yeah. It will be a screened solid vinyl fence. We were thinking six foot, but if you guys are wanting eight foot I'm sure we can -- we can comply with eight feet. But we were thinking six feet, but it's what you guys would want. We will definitely comply with your guys' recommendations.

Fitzgerald: Okay. And the second question -- the auxiliary building that's going to remain on the property, is that being remodeled or revamped to come up to where the -- the design work that you guys are doing with the new building?

Walker: No, not at this time. We are leaving that facility as is. That's really tucked back down there on the south portion of the site. You're really not going to see that facility from the front, Overland Road area.

Fitzgerald: Okay. Thank you. Are there other questions for the applicant at this time? Commissioner Holland.

Holland: Just one follow-up question from your earlier comment about the fencing. I think if I remember right we are only allowed to do six foot fence in code, but the way we have kind of helped applicants around that in the past was recording a two foot landscaping buffer and put the fence on top of it if we wanted to see it higher, if I remember right. But that's a question for staff.

Fitzgerald: I think Joe and I talked about it earlier.

Dodson: Mr. Chair?

Fitzgerald: Go ahead, Joe.

Dodson: Yeah. Yes, sir. I'm -- Mr. Chair, Commissioner Holland, it's C-G, so you can actually go up to eight feet on the fence, not just the six foot as is required in residential.

Holland: Great. Thanks.

Fitzgerald: Commissioner Seal, sorry about that.

Seal: Yeah. Just a quick question on the -- the -- essentially what's going to become the office space, is that something that's going to still be a residence in terms of somebody will be staffing that for a security reason?

Walker: I apologize, I didn't hear the question. Was that directed towards me?

Seal: It was. The question was for what the office space -- is that something there -- is somebody going to stay there full time, like a security type presence, or is that simply office space?

Walker: It's going to be simply just an office space.

Seal: Okay. Thank you.

Fitzgerald: Additional questions for the applicant?

Grove: Mr. Chair?

Fitzgerald: Go right ahead, sir.

Grove: Hey, Glen, question for you real quick. Just to try and get this in my -- when -- so, it's a valet service. Is that for parking -- do they pull -- does the person pull all the way to the back of -- where that small office space is or is it pulled up to that main building?

Walker: Well, it's going to be the employees of Precision Storage Concepts that's going to be taking the vehicle, driving it onto the site and, then, driving it into the facility. So, it's going to be the employee is taking it and bringing it to where they need to take it. The customers will not be doing that.

Grove: So, it's a valet service as a -- back to their homes?

Walker: Yeah. It is. It's a -- it's -- it's -- it's solely a valet type service. Precision Storage Concepts is going to be -- you know, taking the vehicle and bringing it into the -- to the building -- into the facility and, then, from there they will pull it back out and onto the site and we will most likely call the client and say the RV is ready for pickup and, then, the client comes and picks it up.

Fitzgerald: Commissioner Grove, did you have another comment?

Grove: That answered it. Thank you.

Fitzgerald: Yep. Any additional questions to the applicant?

Pitzer: Mr. Chair?

Fitzgerald: Commissioner Pitzer, go right ahead.

Pitzer: Okay. So, I'm like Commissioner Grove, I'm trying to wrap my head around this. So, they come to pick it up, but they don't come to drop it off; is that correct?

Walker: Well, I'm not sure exactly the process. We could get the ownership to talk about that. But I believe that for the most part, you know, when you come and you -- the client potentially probably would drive somewhat into the site, drop it off near the building, check in and, then, from there the -- the employees would take over and grab the -- grab the RV and, then, take it into the facility.

Pitzer: Okay. Thank you. That would make more sense to me. Okay. Thank you.

Walker: Uh-huh.

Fitzgerald: Any additional questions this time -- at this time? Seeing none, Glen, we will be back to you shortly so you can close, but we are going to see if there is any public testimony and, then, we will let you close up. Adrienne, do we have anyone wishing to testify on this application, either in person or on the line?

Weatherly: Mr. Chair, we had some people sign up, but no one indicated a wish to testify.

Fitzgerald: Is there anyone in the audience or online that would like to testify on this application? Please raise your hand or signify by raising your hand on Zoom. Or in the audience. Which ever one. And Commissioner Seal will be the eyes.

Seal: I see no one in the audience raising a hand.

Fitzgerald: Madam Clerk, are we good to go on the other side?

Weatherly: Mr. Chair, that's correct.

Fitzgerald: Okay. Thanks, ma'am. Glen, do you have any additional final comments you would like to make before we deliberate?

Walker: I would just like to say that we through the ownership group and myself really feel that this project will fit in very nicely within this area in that we are working with the storage of expensive RVs and boats and having Bish's RV and Camping World right across the street, which is kind of in the same use as -- as those, so we feel that this project will definitely fit in nicely in this area.

Fitzgerald: Well, we appreciate you being here this evening and are there any other questions for the applicant before we close the public hearing? Going once? Going twice? Sir, we greatly appreciate you being here tonight and can I get a motion to close the public hearing?

Holland: So moved.

Seal: Mr. Chair? Oh. Second.

Fitzgerald: Oh, Commissioner Seal, go right ahead.

Seal: No. Go ahead. I was just going to make the motion, but it's been made, so --

Fitzgerald: Okay. Can I get a second?

McCarvel: Second.

Fitzgerald: I have a motion and a second to close the public hearing on file number H-2020-0058. All those in favor say aye. Opposed same. Motion passes.

MOTION CARRIED: SIX AYES. ONE ABSENT.

Fitzgerald: Anyone want to lead off?

Seal: Mr. Chair?

Fitzgerald: Commissioner Seal, go right ahead.

Seal: I really like the concept of this. So, being a trailer owner myself it's -- it's probably not something that I would -- would utilize, but I do know people that would utilize it and I mean it would help them out a lot of -- I would say elderly folks that are not so much mechanically inclined, but do have large motor homes would more than likely use this service a lot and being right across the street from the two dealers over there, I mean I can see that, you know, incentives for trailer buying and being able to use that service are probably -- probably in the works already. So, as far as it fitting in, you know, I mean I -- as far as a six foot fence or an eight foot fence, depending on the landscaping that's put in there, it may be moot, but I mean if -- if an eight foot fence is something that everybody thinks we should put in there, I mean that's -- I'm totally workable with that for sure, so -- but I think this was -- you know, location is everything and -- and I think it's well thought out and I think it will be a good addition to the community.

McCarvel: Mr. Chair?

Fitzgerald: Commissioner McCarvel.

McCarvel: Yeah. I would be in support of this, especially with the revised renderings. Just a couple little add-ons made a nice difference and, I agree, I think it will be utilized a bunch.

Fitzgerald: Commissioner Holland.

Holland: Mr. Chair, I -- I like the concept as well and I like that they are putting the RV units in the back and have the building up front. That's not something we typically see with RV storage, so I appreciate that and, you know, someday if this ever was repurposed as another use it's certainly a nice looking attractive building that could be used a number of different ways. One question I do have -- if we could go back to what the surrounding uses are around this, I don't mind the eight foot fence, but there may be some that we



don't need any fence on, if it's next to another commercial or whatnot. I can't remember exactly what's on both sides of it, though. I think an eight foot fence (unintelligible).

Fitzgerald: Yeah.

Holland: Okay. Then an eight foot fence it is.

Fitzgerald: I think -- I will let Joe give me direction, but I think it's residential on all sides. Except for the north.

Dodson: Mr. Chair?

Fitzgerald: Joe, is that correct? Yes, go ahead, sir.

Dodson: Yes, Mr. Chair, to the north, yes, is Overland and, then, I-L zoning east, south and to the southwest is residential. But directly abutting the site to the west is Fire Station No. 6, the brand new one. So, that's also not residential.

Fitzgerald: But to the south of that is residential neighborhood that runs along that east corridor; right? Or that east boundary? South of the fire station.

Dodson: Along the west boundary, yeah, that's where some multi-family residential is and R-15 zoning.

Fitzgerald: Okay. Thank you. Additional comments? Commissioner Pitzer, do you have a comment?

Pitzer: Yes. No. I -- and I'm just going to echo the sentiment here. I think this is -- this is a great idea to put right across the street from the other RV places and I'm in full support of this and -- yeah, six foot, eight foot fence, either works for me.

Holland: Mr. Chair?

Fitzgerald: Go right ahead.

Holland: I don't want to cut anyone off, but I will make a motion, unless anybody else has comments, but -- after -- after considering all staff, applicant, and public testimony I move to recommend approval to City Council of file number H-2020-0058 -- making sure I have got the right one. As presented in the staff report for the hearing date of July 9th, 2020, with the modification that they would be putting in an eight foot fence where the property lines abut two residential uses.

Seal: Second.

Fitzgerald: I have a motion and a second to recommend approval of file number H-2020-0058, Epic Storage Facility. All those in favor say aye. Any opposed? Motion passes.

MOTION CARRIED: SIX AYES. ONE ABSENT.

Fitzgerald: Glen, thank you for being here tonight and good luck. I wish you guys the best.

Walker: All right. Thank you, Commissioners.

Fitzgerald: Does anyone need to take a break for any reason or you want to keep plowing forward and we get into a --

Parsons: That's -- Mr. Chair, that's up to you. If you want -- your purview. If you guys need a five minute break, happy to do that while we get set up for the next presentation.

Fitzgerald: Okay. Let's do that real quick. We are going to take a bio break.

(Recess: 8:35 p.m. to 8:44 p.m.)

Weatherly: Mr. Chair, we are all here and ready to go.

**C. Public Hearing for Apex (H-2020-0066) by Brighton, Murgoitio, et al., Located generally located east of S. Meridian Rd. and north of E. Columbia Rd.**

1. Request: Modification to Existing Development Agreements (H-2015-0019: Brighton Investments, LLC – Inst. # 2016-007072; SCS Brighton, LLC – Inst. #2016-007073; Murgoitio Limited Partnership – Inst. # 2016-007074) to replace the agreements with one new agreement based on the proposed development plan.
2. Request: Annexation of 40.09 acres of land with an R-2 zoning district. Request Continued to a Future Date to be Determined
3. Request: A Rezone of 384.27 acres of land from the R-4 to the R-8 144.78+119.28=264.06 acres), R-15 ( 76.93 acres) and C-C (43.28 acres) zoning districts.

**D. Public Hearing for Apex Northwest ( H-2020-0056) by Brighton, Murgoitio, et al., Located at the Northwest Corner of S. Locust Grove Rd. and E. Lake Hazel Rd.**

1. Request: Preliminary Plat consisting of 120 residential buildable lots, 11 commercial buildable lots and 14 common lots on 41.75 acres of land in the C-C and R-15 zoning districts.