

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



**In the Matter of the Request for a Conditional Use Permit for Warehouse, Including Distribution, Use on 15.97-Acres of Land in the M-E Zoning District at 1085 S. Ten Mile Rd., by Adler Industrial.**

**Case No(s). H-2024-0018**

**For the Planning & Zoning Commission Hearing Date of: August 1, 2024 (Findings on August 15, 2024)**

**A. Findings of Fact**

1. Hearing Facts (see attached Staff Report for the hearing date of August 1, 2024, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of August 1, 2024, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of August 1, 2024, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of August 1, 2024, 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 August 1, 2024, 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 conditional use permit is hereby approved in accord with the conditions of approval in the staff report for the hearing date of August 1, 2024, 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-6.F.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 August 1, 2024

By action of the Planning & Zoning Commission at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

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

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

COMMISSIONER ANDREW SEAL VOTED\_\_\_\_\_

COMMISSIONER PATRICK GRACE VOTED\_\_\_\_\_

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

COMMISSIONER ENRIQUE RIVERA 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

# EXHIBIT A

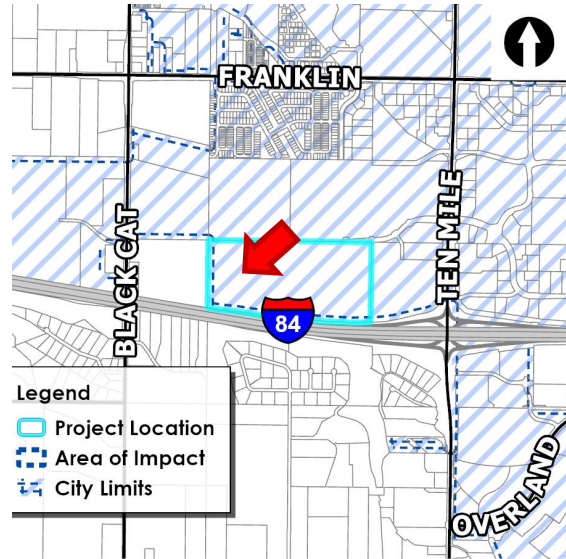
## COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 8/1/2024  
 TO: Planning & Zoning Commission  
 FROM: Sonya Allen, Associate Planner  
 208-884-5533  
 sallen@meridiancity.org

APPLICANT: Adler Industrial  
 SUBJECT: H-2024-0018  
 TMW - CUP

LOCATION: 1085 S. Ten Mile Rd., in the SW 1/4 of Section 15, T.3N., R.1W.



### I. PROJECT OVERVIEW

#### A. Summary

Conditional use permit for warehouse, including distribution, uses on 15.97-acres of land in the Mixed Employment (M-E) zoning district.

#### B. Issues/Waivers

None

#### C. Recommendation

Staff: Approval with the conditions included below in Section IV.

#### D. Decision

To be determined

### II. COMMUNITY METRICS

**Table 1: Land Use**

Description	Details	Map Ref.
Existing Land Use(s)/Proposed Use	Vacant/undeveloped/warehouse, including distribution	-
Proposed Land Use(s)	Warehouse, including distribution	-
Existing Zoning	Mixed Employment (M-E)	VII.A.2
Future Land Use Designation	Mixed Employment (ME) in the Ten Mile Interchange Specific Area Plan (TMISAP)	VII.A.3

**Table 2: Process Facts**

Description	Details
Preapplication Meeting date	4/16/2024
Neighborhood Meeting	5/1/2024
Site posting date	7/19/2024

**Table 3: Community Metrics**

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	W. Villaggio Way/Grand Mogul, a collector street	-
• Traffic Level of Service	Unknown	-
ITD Comments Received	No (NA)	
Meridian Fire	Distance to Station #6: 2.4 miles Response Time: 3 minutes	
Meridian Public Works Wastewater	Distance to Mainline: Will be available at site when Villaggio/Grand Mogul is extended along north boundary. Impacts or Concerns: No	<a href="#">IV.A.15</a>
Meridian Public Works Water	Distance to Mainline: Will be available at site when Villaggio/Grand Mogul is extended along north boundary. Impacts or Concerns: No	<a href="#">IV.A.15</a>

See City/Agency Comments and Conditions in Section IV and in the public record for all comments received.

**III. STAFF ANALYSIS**

Comprehensive Plan and Unified Development Code (UDC)

**A. General Overview**

The existing development agreement anticipates this property developing with a mix of light manufacturing (i.e. classified as light industry) and warehouse uses, including distribution. The proposed development plan is generally consistent with the conceptual development plan included in the DA, as required.

The proposed use contributes to the mix of land use types desired in the Mixed Employment designation in the Ten Mile Interchange Specific Area Plan (TMISAP), which include light industrial uses. The proposed structures are a single-story in height with floor areas ranging from 28,500 to 128,730 square feet (s.f.), which is within the anticipated ranges for such in the TMISAP. The floor area ratio (FAR) of 0.41 (283,810 total gross floor area/696,960 s.f. lot area) is below that anticipated in the Plan; the Plan anticipates that FAR will exceed 0.75.

**Table 4: Project Overview**

Description	Details
History	AZ-09-008 Meridian Crossing [Ord. #10-1467, Development Agreement (DA) Inst. #110115738]; <a href="#">H-2021-0081</a> Vanguard Village (MDA, RZ, PP, CUP – DA Inst. # <a href="#">2022-0497799</a> ); <a href="#">H-2023-0072</a> Vanguard Village (MDA – DA is not yet recorded); FP-2024-0012 Vanguard Village No. 1 – FP (not yet approved or recorded)
Acreage	15.97-acres

**B. History and Process**

There is a development agreement in effect for this property that governs future development (Vanguard Village Inst. #[2022-0497799](#)). An amendment to the agreement was recently approved but has not yet been recorded. A preliminary plat was previously approved that includes the subject property; a final plat application has been submitted but has not yet been approved.

### C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (*UDC 11-1*):  
None
2. Proposed Use Analysis (*UDC 11-2*):  
The UDC (Table 11-2B-2) lists warehouse uses, which includes distribution, as an allowed use with a conditional use permit in the M-E zoning district; compliance with the specific use standards for such in UDC 11-4-3-42 is required.
3. Dimensional Standards (*UDC 11-2*):  
Future development is required to comply with the dimensional standards listed in [UDC Table 11-2B-3](#) for the M-E zoning district.
4. Specific Use Standards (*UDC 11-4-3*):  
11-4-3-42. - Warehouse.
  - A. Accessory uses allowed. Office not to exceed twenty-five (25) percent and retail sales not to exceed ten (10) percent of the total enclosed area of the use.
  - B. Outside activity areas shall be located a minimum of three hundred (300) feet from any property line adjoining a residence or a residential district.The proposed use must comply with these standards. A floor plan should be submitted with the Certificate of Zoning Compliance application to ensure accessory office and retail uses don't exceed the standard.

### D. Design Standards Analysis

1. Structure and Site Design Standards (*UDC 11-3A-19*):  

Buildings are required to be designed in accord with the design standards in the Architectural Standards Manual. See Section III.D.4 below for more information on design requirements.

Because the site is not accessed via I-84, it's determined not to have street frontage per UDC 11-1A-1, therefore the standards listed in UDC 11-3A-19B.2 do not apply.

The proposed development plan complies with the parking lot design standards.

**Per UDC 11-3A-19B.4, a minimum 5-foot wide pedestrian walkway is required to be provided from the perimeter sidewalk to the main building entrances per UDC 11-3A-19B.4a. The walkway is required to be distinguished from the vehicular driving surfaces through the use of pavers, colored or scored concrete, or bricks.**
2. Landscaping (*UDC 11-3B*):
  - i. Landscape buffers along streets  
*The landscaping within the street buffers along I-84, W. Villagio Way and LaVista should be installed with the subdivision improvements associated with Vanguard Village Subdivision No. 1. However, if they're not completed prior to the issuance of the first Certificate of Occupancy within this development, this developer should be responsible for these improvements as required with the final plat (FP-2024-0012). Review of the street buffer landscaping for consistency with UDC standards will take place with FP-2024-0012. Note: Although this site doesn't abut the future extension of Villagio, the larger (soon to be) lot does; therefore, street buffers are required on the larger (future) lot.*
  - ii. Parking lot landscaping

Parking lot landscaping is required in accord with the standards listed in UDC [11-3B-8C](#).

Additional trees are required in the west perimeter buffer (a minimum of 1 tree is required per 35 linear feet); alternative compliance to this standard may be requested as allowed in UDC 11-5B-5. A minimum buffer width of 7-feet is required if wheel restraints aren't provided in abutting parking spaces to prevent vehicle overhang per UDC 11-3C-5B; if wheel restraints are provided, the minimum buffer width is 5-feet – the width of the perimeter buffer is different on the site plan vs. the landscape plan and the buffer along the west boundary isn't depicted in its entirety on the site plan. Shrubs along with lawn or vegetative groundcover are also required in the perimeter buffers.

**The site/landscape plans submitted with the Certificate of Zoning Compliance should be revised to comply with these standards.**

- iii. Landscape buffers to adjoining uses  
No residential uses exist or are planned adjoining this site to the west or east; therefore, no buffers are required.
  - iv. Tree preservation  
There are some existing trees on the southwest portion of this site. The landscape plan includes a tree mitigation schedule that depicts (32) 2-inch caliper trees but doesn't include how many caliper inches are being removed; **the plan submitted with the Certificate of Zoning Compliance application should include detailed information that demonstrates compliance with the standards listed in UDC [11-3B-10C.5](#).**
  - v. Storm integration  
Stormwater integration on the site is required to comply with the standards listed in UDC [11-3B-11C](#).
  - vi. Pathway landscaping  
Landscaping is required along the multi-use pathway within the street buffer along I-84 along the southern boundary of the site in accord with the standards listed in UDC [11-3B-12C](#). **A mix of trees, shrubs, lawn and/or vegetative groundcover should be provided; the landscape plan should be revised to include shrubs as required.**
3. Parking (*UDC 11-3C*):  
Off-street vehicle parking is required in accord with the standards for commercial districts in UDC [11-3C-6B.1](#). Bicycle parking is required in accord with the standards listed in UDC [11-3C-6G](#) and should comply with the design standards listed in UDC [11-3C-5C](#).
- i. Nonresidential parking analysis  
A minimum of one (1) space is required for every 500 s.f. of gross floor area. **Based on the total square footage of the structures (i.e. 283,810 s.f.), a minimum of 568 spaces are required; only 473 spaces are proposed – a minimum of 95 additional spaces are required to be provided.** *The buildings may need to be decreased in size to comply with the parking standards. See UDC 11-3C-7 – Parking Alternatives and UDC 11-5B-5 – Alternative Compliance for other options.*
  - ii. Bicycle parking analysis  
**A minimum of one (1) bicycle parking space is required to be provided for every 25 proposed vehicle parking spaces or portion thereof; bicycle parking should be depicted on the plans in accord with this standard along with a detail of the rack that demonstrates compliance with the design standards.**



4. Building Elevations (*Comp Plan, Architectural Standards Manual*):  
Elevations and renderings have been submitted for the proposed structures, included in Section VII.E below.

The architectural design of the proposed structures is required to comply with the design standards in the Architectural Standards Manual, the structure and site design standards listed in UDC 11-3A-19 and the design guidelines in the Ten Mile Interchange Specific Area Plan (TMISAP) for the Mixed Employment (ME) designation as noted in the Application of the Design Elements table on pg. 3-49, unless otherwise modified in the Development Agreement (DA). *Note: The most recent amendment to the DA (H-2023-0074) allows a minimum of 8% windows on the frontage (i.e. visible from I-84) and a single plane wall maximum distance of 150-feet without building modulation and included a conceptual site plan and building elevations for the proposed structures.*

The design elements in the TMISAP applicable to ME designated areas include the following: architecture and heritage (3-32), building form and character (3-37) (i.e. building facades; building heights; base, body and top; and roofs), signs (3-46) and public art (3-47).

Architecture and heritage: New buildings are encouraged to incorporate architectural features and details reminiscent of the earlier farming and dairy activities built around 1900 in the area (see pg. 3-32 in the Plan for more information). Due to the industrial nature of the proposed development, it may be difficult to incorporate the type of features desired.

Building form and character: The primary façades of the structures include entries into the buildings. Trash dumpsters should be located away from the primary façade of the building, ideally within a rear façade, and should be contained within screened enclosures with minimum 6-foot tall walls. Low-rise buildings of 2-4 stories are desired over much of the area – although the proposed structures are only 1-story, they do have a taller form at 41-feet in height (note: The ME designation allows buildings 1-4 stories in height). The base, body and top is defined on the proposed elevations through variations in color, minor step-backs, fenestration patterns and varying parapet heights. Roof equipment, including mechanical equipment, should be screened from view by the parapets. Flat roofs with varying parapet heights are proposed.

Signs should be designed to contribute to the overall character, identity and way finding system (see pg. 3-46 for more information). A separate sign permit is required.

Public art, in a high quality of design, should be incorporated into the design of streetscapes, public buildings, parks, transit, infrastructure, and other public projects in the Ten Mile area. Because this is an industrial type of use that doesn't include public spaces, Staff isn't recommending public art is provided with this project.

5. Fencing (*UDC 11-3A-6, 11-3A-7*):  
Fencing is not depicted on the landscape plan.
6. Parkways (*UDC 11-3A-17*):  
Parkways are required to comply with the standards listed in UDC 11-3A-17E.

## E. Transportation Analysis

1. Access (*UDC 11-3A-3*):  
Access is proposed via La Vista Way, a private street (yet to be approved), from the future extension of W. Villaggio Way, a collector street, along the northern boundary of the site; direct access via I-84 is prohibited. **A cross-access easement should be granted and a driveway constructed midway along the west boundary of the site for future interconnectivity and access to/from the parcel to the west in accord with UDC [11-3A-3A.2](#). An access easement should also be granted to the future lot to the east for use of the private street and interconnectivity between lots.** *These easements may be accomplished through a note on the final plat or a separate recorded easement.*
2. Multiuse Pathways (*UDC 11-3A-5*):  
A 10-foot wide multi-use pathway is required as proposed within the street buffer along I-84 in accord with the Pathways Master Plan and should be constructed with the subdivision improvements associated with Vanguard Village. A 14-foot wide public use easement (10' pathway + 2' each side) is required to be submitted for the proposed pathway.
3. Pathways (*Comp Plan, UDC 11-3A-8*):  
Pathways are required to be constructed in accord with the standards listed in UDC [11-3A-8](#). **A pathway connection should be provided to the adjacent property to the west along the driveway stub for interconnectivity.** Sidewalks are proposed adjacent to the private street along the east boundary.
4. Sidewalks (*UDC 11-3A-17*):  
Sidewalks are required along all streets as set forth in UDC 11-3A-17. Sidewalks are proposed in accord with UDC standards.
5. Private Streets (*UDC 11-3F-4*):  
A private street (La Vista Way) is proposed along the east boundary of the site. A private street application is anticipated to be submitted with the final plat application that's currently in process.

## F. Services Analysis

1. Waterways (*Comp Plan, UDC 11-3A-6*):  
All waterways, except natural waterways, are required to be piped unless used as a water amenity or linear open space, in which case they may be left open as set forth in UDC 11-3A-6. The Marvin Lateral lies along the south and west boundaries of this site within a 50-foot wide Nampa & Meridian Irrigation District (NMID) easement (20-feet left and 30-feet right) and should be piped. See comments from NMID in Section IV below.
2. Pressurized Irrigation (*UDC 11-3A-15*):  
Underground pressurized irrigation water is required to be provided in each development as set forth in UDC 11-3A-15.
3. Storm Drainage (*UDC 11-3A-18*):  
An adequate storm drainage system is required in accord with the adopted standards, specifications and ordinances; design and construction shall follow Best Management Practice as adopted by the City per UDC 11-3A-18.
4. Utilities (*Comp Plan, UDC 11-3A-21*):  
All utilities for the proposed development are required to be installed in accord with the standards listed in UDC 11-3A-21.

## G. Special Request

The Applicant has requested a clarification to the determination of an abandoned use in regard to the proposed warehouse/distribution use to be included in the conditions of approval for this application. The UDC (11-1A-1) defines “abandoned” as follows, “To cease or discontinue a use or activity for 12 months.”

The Applicant proposes the term “abandoned” shall be applied to the subject area as a whole and not individual sites or buildings within the subject property (e.g. if one suite or building is being used for warehouse/distribution, such use shall not be deemed abandoned for any portion of the subject area).

*Note: Light Industry uses are also proposed in this area, which include manufacturing. This use isn't included in this clarification because light industry is a principal permitted use in the M-E zoning district and as such, cannot be deemed abandoned.*

## IV. CITY/AGENCY COMMENTS & CONDITIONS

### A. Meridian Planning Division

1. The Applicant shall comply with all previous conditions of approval associated with this development [H-2021-0081 Vanguard Village (MDA, RZ, PP, CUP – DA Inst. #2022-0497799); H-2023-0072 Vanguard Village (MDA); FP-2024-0012 Vanguard Village No. 1 – (FP)].
2. The proposed use shall comply with the specific use standards listed in UDC [11-4-3-42: Warehouse](#).
3. Submit floor plans for the buildings with the Certificate of Zoning Compliance application(s) that demonstrate compliance with the maximum square footage of accessory uses (i.e. office and retail sales) allowed in UDC 11-4-3-42A.
4. The site plan and/or landscape plan, as applicable, shall be revised as follows:
  - a. Depict minimum 5-foot wide pedestrian walkways from the perimeter sidewalk to the main building entrances; the walkways shall be distinguished from the vehicular driving surfaces through the use of pavers, colored or scored concrete, or bricks as set forth in UDC 11-3A-19B.4.
  - b. Depict parking lot landscaping in accord with the standards listed in UDC [11-3B-8C](#) [a mix of Class II or III trees (1 per 35 linear feet) and shrubs, lawn or vegetative ground cover is required]. Also, comply with the standards in UDC [11-3C-5B.3, 4](#).
  - c. Include linear feet of perimeter buffers in the Parking Lot Perimeter Tree Schedule.  
*Note: The width of the western perimeter buffer isn't the same between the site and landscape plans and the full perimeter buffer isn't depicted on the site plan – revise accordingly.*
  - d. Include tree mitigation information on the plan that demonstrates compliance with the standards listed in UDC [11-3B-10C.5](#).
  - e. Include shrubs and lawn or vegetative groundcover along with the trees within the landscape strips along the multi-use pathway within the street buffer along the southern boundary of the site adjacent to I-84 in accord with the standards listed in UDC [11-3B-12C](#).
  - f. Depict off-street parking in accord with the standards listed in UDC [11-3C-6B.1](#), which requires a minimum of one (1) off-street parking space to be provided for every 500

square feet of gross floor area. See UDC [11-3C-7](#) – *Parking Alternatives* and UDC [11-5B-5](#) – *Alternative Compliance for other options*.

- g. Depict bicycle parking in accord with the standards listed in UDC [11-3C-6G](#); include a detail of the bicycle rack that demonstrates compliance with the design standards listed in UDC [11-3C-5C](#).
  - h. Depict a driveway and pedestrian walkway midway along the west boundary of the site for future vehicular and pedestrian interconnectivity and access to/from the parcel to the west (#S1215325450) in accord with UDC 11-3A-3A.2.
  - i. Depict the 50-foot wide easement for the Marvin Lateral along the southern and western boundaries of the site.
5. The design of the proposed structures shall comply with the design standards in the Architectural Standards Manual and the design elements in the Ten Mile Interchange Specific Area Plan (TMISAP) as noted in the Application of the Design Elements table on pg. 3-49 for the Mixed Employment (ME) designation, unless otherwise modified in the Development Agreement (DA). *Note: The most recent amendment to the DA (H-2023-0074) allows a minimum of 8% windows on the frontage and a single plane wall maximum distance of 150-feet without building modulation.*
  6. The landscaping within the street buffers along I-84, Villagio Way and LaVista should be installed with the subdivision improvements associated with Vanguard Village Subdivision No. 1. However, if it's not completed prior to the issuance of the first Certificate of Occupancy within this development, this developer shall be responsible for those improvements as required with the final plat (FP-2024-0012).
  7. The recent modification to the development agreement (H-2023-0074) shall be approved by City Council and recorded prior to submittal of the first Certificate of Zoning Compliance and Design Review application for this site.
  8. A cross-access easement shall be granted and a driveway constructed midway along the west boundary of the site for future interconnectivity and access to/from the parcel to the west (#S1215325450) in accord with UDC [11-3A-3A.2](#). *This easement may be accomplished through a note on the final plat or a separate recorded easement.*
  9. A cross-access easement shall be granted to the future lot to the east (i.e. depicted as Lot 4, Block 1 on the proposed final plat) for use of the private street and for interconnectivity between lots. *This easement may be accomplished through a note on the final plat or a separate recorded easement.*
  10. A 14-foot wide public use easement (10' pathway + 2' each side) shall be submitted for the proposed multi-use pathway within the street buffer along I-84 prior to issuance of Certificate of Occupancy. Alternatively, this easement may be provided earlier prior to recordation of final plat application for Vanguard Village Subdivision No. 1.
  11. The Marvin Lateral, which lies along the south and west boundaries of this site within a 50-foot wide Nampa & Meridian Irrigation District (NMID) easement, and any other open ditches shall be piped as set forth in UDC 11-3A-6.
  12. Signage for the proposed development should be designed to contribute to the overall character, identity and way finding system in accord with the TMISAP (see pg. 3-46 for more information). A separate sign permit is required.
  13. For the purpose of determining an abandoned use in regard to the conditionally approved warehouse/distribution use on the subject property, the term "abandoned" shall be applied to

the subject property as a whole and not subareas of the subject property or individual buildings. For example, if at least one (1) suite or building is being used for warehouse/distribution, that shall be deemed continued warehouse/distribution use for the subject property as a whole, and such use shall not be deemed abandoned for any portion of the subject property *Note: Light industry uses, which include manufacturing, are principally permitted in the district and as such, cannot be determined an abandoned use.*

14. A Certificate of Zoning Compliance and Design Review application(s) shall be submitted and approved prior to submittal of building permit applications for this site. Building permits may be issued prior to recordation of the final plat; however, no Certificates of Occupancy shall be issued prior to recordation of the final plat for the lot on which the building(s) is located, per requirement of the most recent amendment to the DA (H-2023-0074).
15. 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 within two (2) years from the date of approval of the subject conditional use permit; or apply for a time extension prior to that date as set forth in UDC [11-5B-6F](#) in order for the conditional use permit to remain valid.

**Other Agency comments may be accessed in the [project file](#), included in the public record.**

## V. FINDINGS

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

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

1. 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 site is large enough to accommodate the proposed use and meet all dimensional and development regulations of the recommended M-E zoning district. However, the size of the buildings may need to be decreased in size to comply with the minimum off-street parking standards.*

2. 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 warehouse use, which includes distribution, use will be harmonious with the Comprehensive Plan and is consistent with applicable UDC standards with the conditions noted in Section IV of this report.*

3. 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 should be compatible with other uses in the general neighborhood, with the existing and intended character of the vicinity and will not adversely change the essential character of the area.*

4. 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 the proposed use will not adversely affect other properties in the vicinity if it complies with the conditions in Section IV of this report.*

5. 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.*

6. 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.*

7. 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.*

8. 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.*

9. Additional findings for the alteration or extension of a nonconforming use:  
*This finding is not applicable.*
10. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,  
*This finding is not applicable.*
11. 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.  
*This finding is not applicable.*

## VI. ACTION

### A. Staff:

Staff recommends approval of the proposed CUP application and finds it in conformance with the Comprehensive Plan, specifically the TMISAP, and the UDC with the conditions included in Section IV.

### B. Commission:

The Meridian Planning & Zoning Commission heard this item on August 1, 2024. At the public hearing, the Commission moved to approve the subject CUP request.

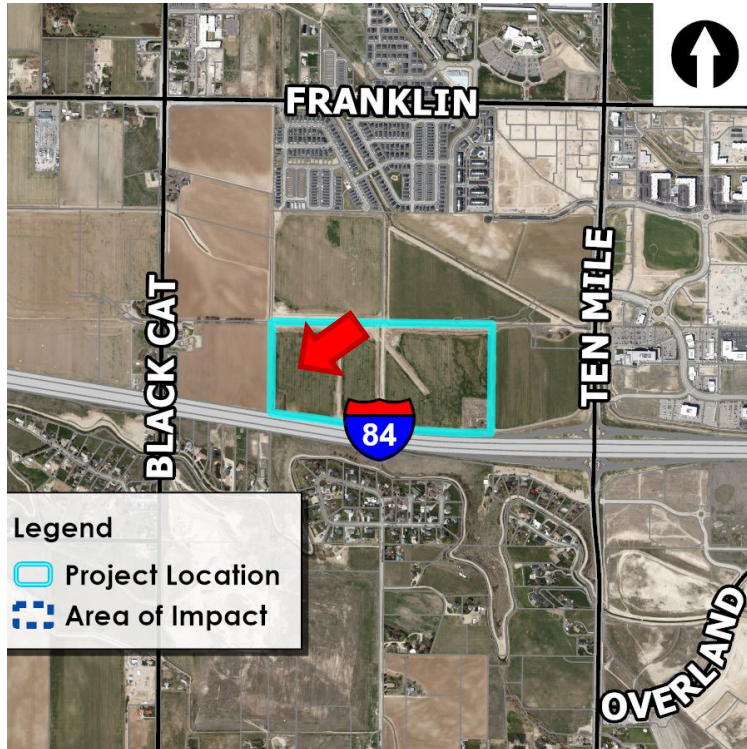
1. Summary of the Commission public hearing:
  - a. In favor: Will Goede, Adler Industrial
  - b. In opposition: None
  - c. Commenting: None
  - d. Written testimony: Will Goede, Adler Industrial (in agreement with staff report)
  - e. Staff presenting application: Bill Parsons
  - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
  - a. None
3. Key issue(s) of discussion by Commission:
  - a. None
4. Commission change(s) to Staff recommendation:
  - a. None

## VII. EXHIBITS

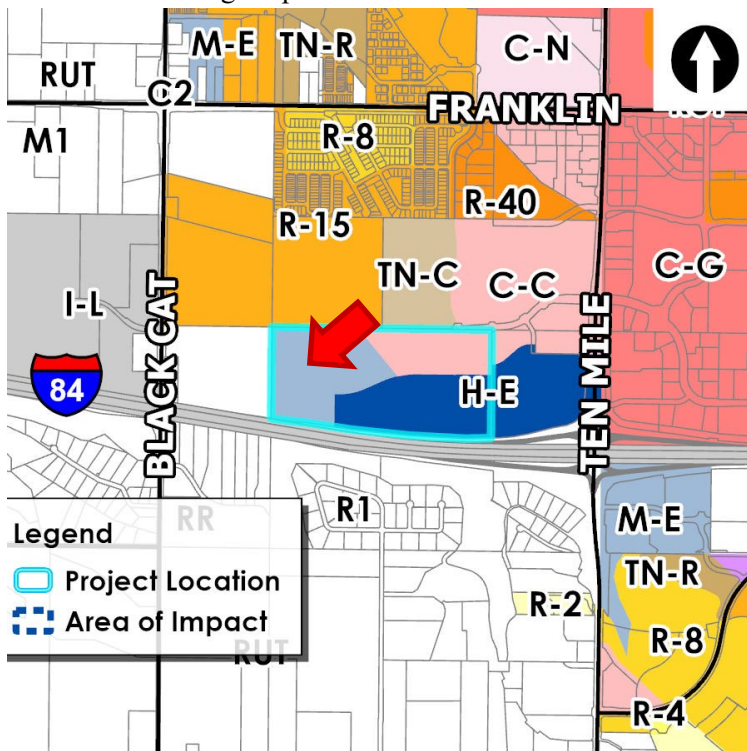
### A. Project Area Maps

(link to [Project Overview](#))

#### 1. Aerial

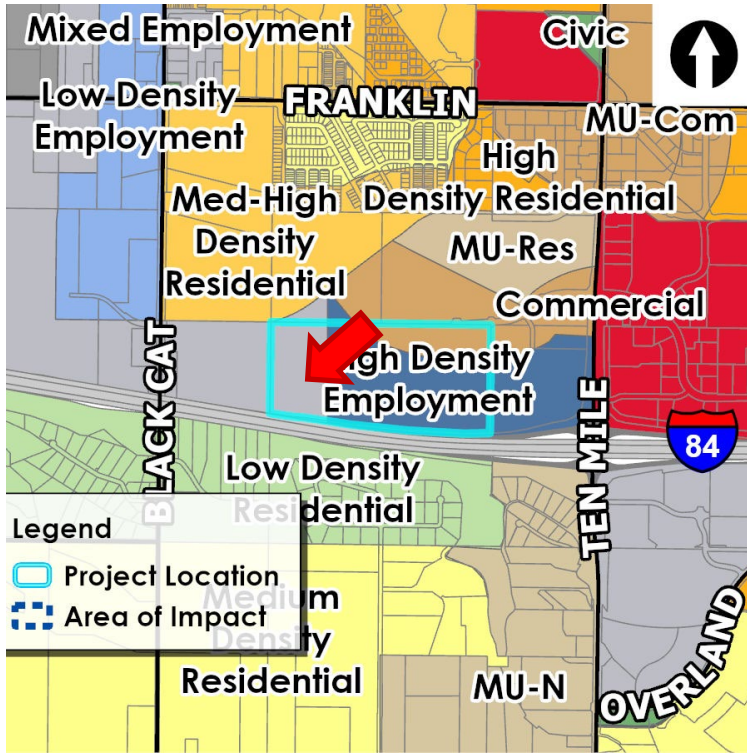


#### 2. Zoning Map

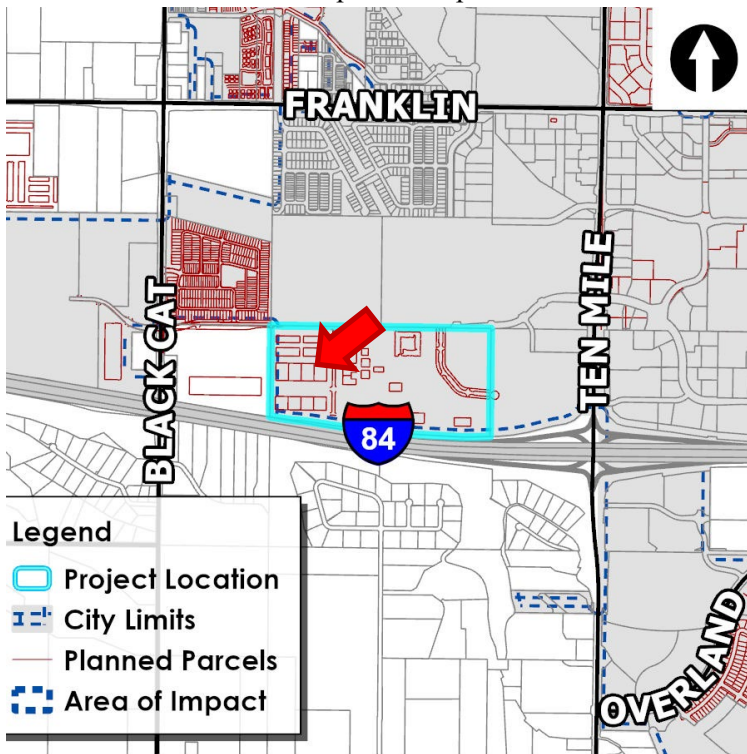




3. Future Land Use



4. Planned Development Map



**B. Service Accessibility Report**

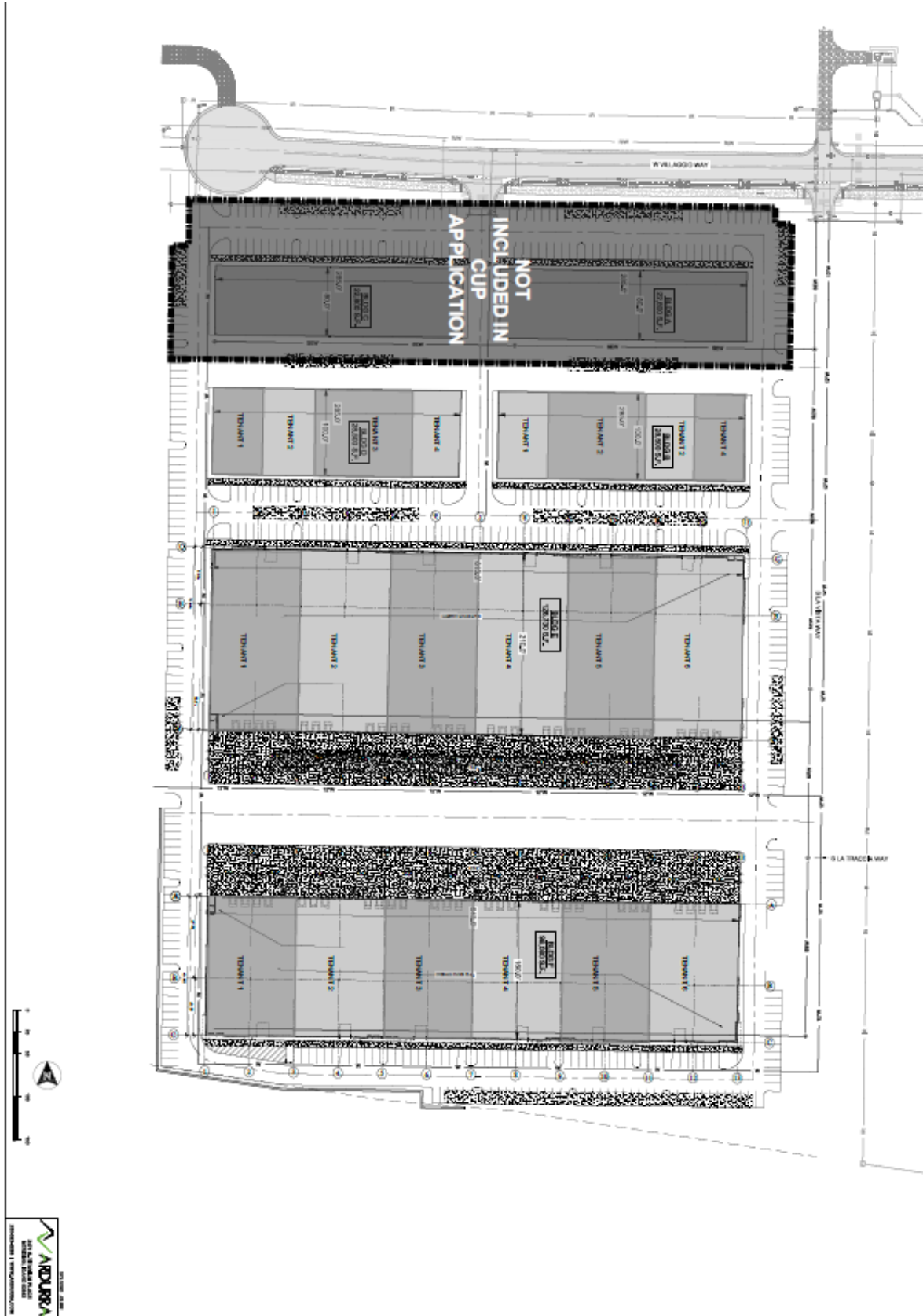
**PARCEL S1215427850 SERVICE ACCESSIBILITY**

<b>Overall Score: 25</b>	<b>17th Percentile</b>
--------------------------	------------------------

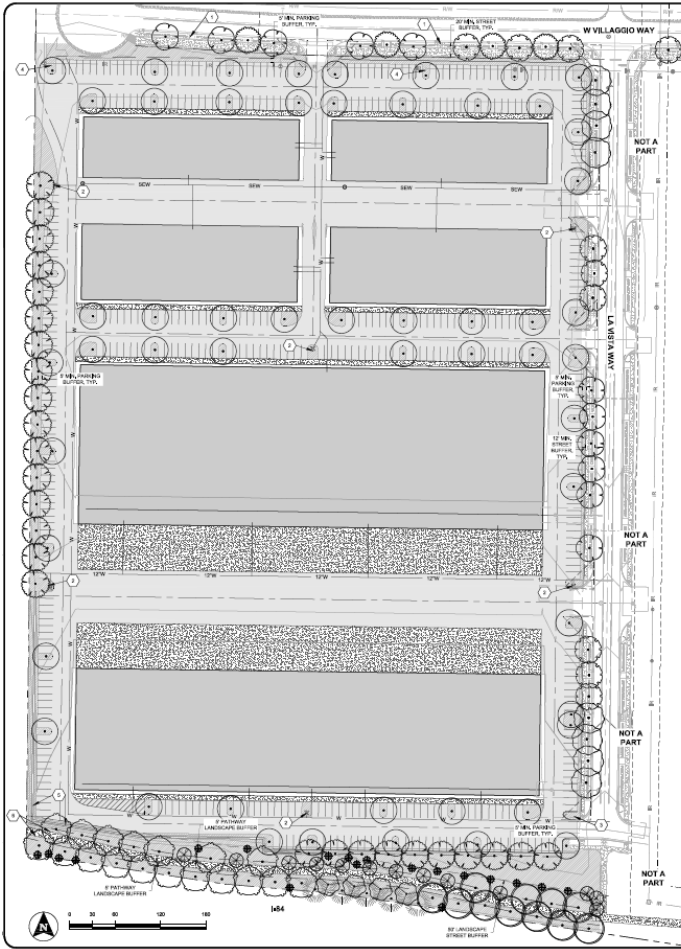
<b>Criteria</b>	<b>Description</b>	<b>Indicator</b>
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time > 9 min.	RED
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Within 1/4 mile of future transit route	YELLOW
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
School Drivability	Not within 2 miles driving of existing or future school	RED
Park Walkability	No park within walking distance by park type	RED

Report generated on 07-26-2024 by MERIDIAN\sallen

C. Site Plan (date: 12/19/2023)



# D. Landscape Plan (date: 6/11/2024)



CLASS / TREE	COMMON NAME	SCIENTIFIC NAME	SIZE	CONTAINER	MATURE SIZE	WATER ZONE	QTY
EMERALD GREEN MAPLE	ACORN PLATANUS	EMERALD GREEN	12" GAL	BBB	25' X 40'	2	11
GREEN MOUNTAIN SLOAN MAPLE	ACORN PLATANUS	GREEN MOUNTAIN	12" GAL	BBB	25' X 40'	3	11
HERITAGE BIRCH	BETULA NEREA	HERITAGE BIRCH	12" GAL	BBB	25' X 40'	41	9
REDWING THORNAPPLE	GLORIOSA THORNAPPLE	REDWING THORNAPPLE	12" GAL	BBB	25' X 40'	3	18
ROUND-OAK STREET OAK	QUERCUS STREET OAK	ROUND-OAK STREET OAK	12" GAL	BBB	25' X 40'	4	4
AMERICAN LINCOLN	TRIA AMERICANA	AMERICAN LINCOLN	12" GAL	BBB	25' X 40'	3	9
SWAMP WHITE OAK	QUERCUS BICOLOR	SWAMP WHITE OAK	12" GAL	BBB	25' X 40'	2	4
OVERSEAS TREES	COMMON NAME	SCIENTIFIC NAME	SIZE	CONTAINER	MATURE SIZE	WATER ZONE	QTY
OLYMPIAN SPRUCE	PSEUDOTSUGA	OLYMPIAN SPRUCE	12" GAL	BBB	25' X 40'	3	5

PATHWAY	PATHWAY LINEAR FOOTAGE	REQ. / PROV. PATHWAY WIDTH	REQ. / PROV. DECIDUOUS TREES	TREE SPECIES MIX		
I-84 PATHWAY	747	5	10	14	16	3

ROADWAY	CLASSIFICATION	LINEAR FRONTAGE	REQ. / PROV. BUFFER WIDTH MIN.	REQ. / PROV. DECIDUOUS TREES	TREE SPECIES MIX		
W VILLAGGIO WAY	COLLECTOR	488	20	20	14	12'	3
LA VISTA WAY	LOCAL	710	10	10	20	20	3
I-84	INTERSTATE	747	50	50	22	22	3

TREE REQUIREMENT NOT MET DUE TO SIGN/STREET LIGHT CONFLICTS

SYMBOL	DESCRIPTION	SIZE	CONTAINER	MATURE SIZE	WATER ZONE	QTY
EMERALD GREEN MAPLE	ACORN PLATANUS	EMERALD GREEN	12" GAL	BBB	25' X 40'	18

MINIMUM MIX OF 3 CLASS B & SPECIES MAY INCLUDE: KENTUCKY COFFEE TREE, SOUTHERN RED OAK, AMERICAN STAGHORN, & ENGLISH OAK

SYMBOL	DESCRIPTION	SIZE	CONTAINER	MATURE SIZE	WATER ZONE	QTY
EMERALD GREEN MAPLE	ACORN PLATANUS	EMERALD GREEN	12" GAL	BBB	25' X 40'	18

MINIMUM MIX OF 4 CLASS B & SPECIES MAY INCLUDE: PLANTING PEAR, RED OAK, AMERICAN STAGHORN, AMERICAN BIRCH, AMERICAN A & T & TREES

SYMBOL	DESCRIPTION	SIZE	CONTAINER	MATURE SIZE	WATER ZONE	QTY
EMERALD GREEN MAPLE	ACORN PLATANUS	EMERALD GREEN	12" GAL	BBB	25' X 40'	18

MITIGATION TREES - MINIMUM MIX OF 4 SPECIES CLASS B & SPECIES MAY INCLUDE: PLANTING PEAR, RED OAK, AMERICAN STAGHORN, AMERICAN BIRCH, AMERICAN A & T & TREES

SYMBOL	DESCRIPTION
EMERALD GREEN MAPLE	LANDSCAPE MATERIALS MAY INCLUDE: 100% MULCH, SHREDED TREE MULCH, LANDSCAPE STAMPS, TO BE INSTALLED AT TIME OF CONSTRUCTION

- KEYNOTES:**
- NO TREE PROPOSED DUE TO SIGN OR STREET LIGHT CONFLICT
  - NO TREE PROPOSED DUE TO FIRE HYDRANT PLACEMENT CONFLICT
  - NO TREE PROPOSED DUE TO CLEAR VISION TRIANGLE CONFLICT
  - TREES NOT CENTERED IN PLANTING ISLAND DUE TO IRRIGATION LINE PLACEMENT
  - PROPOSED RETAINING WALL
  - 12" PATHWAY

TOTAL NUMBER PARKING STALLS	TOTAL PARKING AREA
473	290,013 SQ. FT.
TOTAL INTERNAL LANDSCAPE AREA WITH INTERNAL LANDSCAPING	PERCENTAGE OF PARKING AREA WITH INTERNAL LANDSCAPING
14,694 SQ. FT.	5%
TOTAL NUMBER OF TREES	MIN. NUMBER OF TREE SPECIES MIX
183	5+

NOTE - 100% EXISTING TREES PRESERVE ON SITE

**ARDURRA**  
LANDSCAPE ARCHITECTS

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CONDITIONAL USE PERMIT FOR:  
**TEN MILE WEST**  
**LANDSCAPE PLAN**

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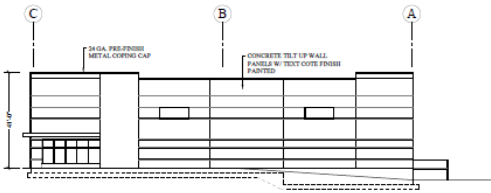
ATTENTION:  
IF THIS PERMIT IS NOT REVIEWED AND APPROVED WITHIN 15 BUSINESS DAYS OF THE DATE OF SUBMITTAL, THE CITY ENGINEER SHALL REVOKE THIS PERMIT.  
DATE: JUN 11, 2024  
PROJECT: 1664  
SHEET: L-01



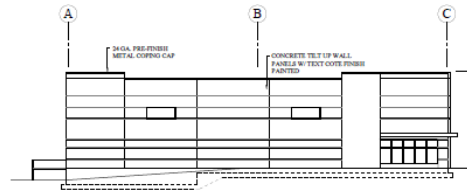
## E. Building Elevations (date: 8/21/2023) & Renderings



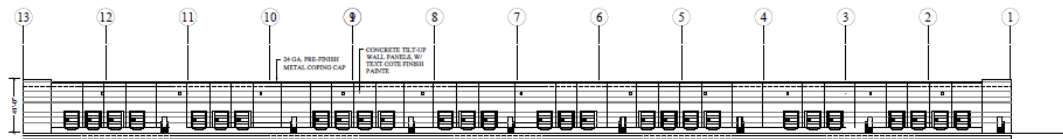
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



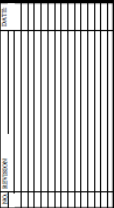
REAR ELEVATION



ADLER INDUSTRIAL  
8665 W. EMERALD ST. SUITE 200  
BOISE, IDAHO 83704  
PHONE: 208-566-7170  
www.adler-industrial.com  
PROVIDING PROPERTY SOLUTIONS



PROFESSIONAL SEAL  
LICENSED ARCHITECT  
10/27/25  
OLYMPIA WALKER  
REGISTERED ARCHITECT



PROJECT LOCATION:  
NEW FACILITY FOR:  
ADLER INDUSTRIAL  
BUILDING ELEVATIONS

SITE NO.  
DATE: 08-21-23  
DRAWN BY: GW

SHEET NUMBER  
A-3.0



