



STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

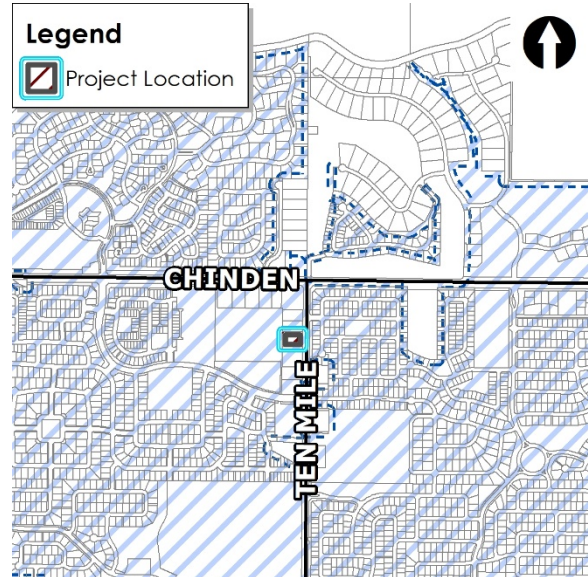
HEARING DATE: 5/6/2021

TO: Planning & Zoning Commission

FROM: Joseph Dodson, Associate Planner
208-884-5533

SUBJECT: H-2021-0019 & A-2021-0063
Mountain America Credit Union – CUP & DES

LOCATION: W. side of N. Ten Mile Rd., north of W. Lost Rapids Dr. (Lot 13, Block 1, Lost Rapids Subdivision – Parcel #R5330761300), in the NE ¼ of Section 27, Township 4N., Range 1W.



I. PROJECT DESCRIPTION

Conditional use permit for a drive-through establishment within 300-feet of another drive-through establishment on 1.16 acres of land in the C-G zoning district and concurrent Administrative Design Review.

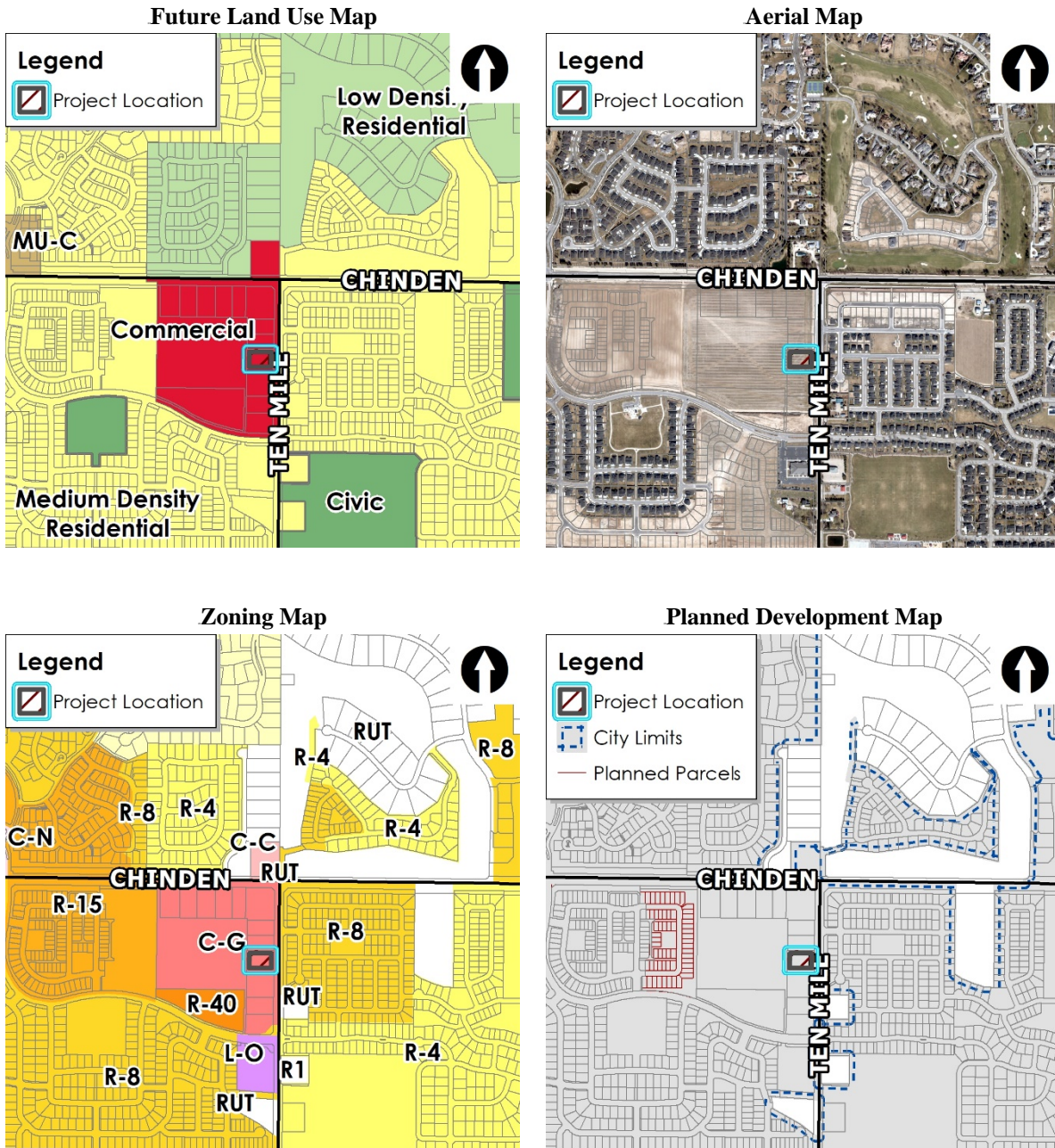
II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	1.16-acres	
Future Land Use Designation	Commercial	
Existing Land Use	Vacant/undeveloped	
Proposed Land Use(s)	Financial Institution with a detached drive-through	
Current Zoning	General Retail and Service Commercial District (C-G)	
Physical Features (waterways, hazards, flood plain, hillside)	None	
Neighborhood meeting date; # of attendees:	February 18, 2021; 2 attendees	
History (previous approvals)	H-2018-0004 (DA # 2018-079970 , Lost Rapids - GFI Meridian Investments II, LLC); FP-2019-0056	

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A. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Shane Sanders, Sanders Associates Architects – 2668 Grant Avenue, Ogden, UT 84401

B. Owner:

Mountain America Credit Union – 9800 S. Monroe Street, Sandy, UT 84070

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C. Representative:
Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date
Newspaper Notification	4/16/2021
Radius notification mailed to properties within 500 feet	4/13/2021
Site Posting Date	4/26/2021
Next Door posting	4/13/2021

V. STAFF ANALYSIS

The proposed drive-through is for a financial institution and is within 300-feet of a restaurant drive-through to the south that has recently received Commission approval (Lost Rapids Drive-through, H-2021-0001), which requires Conditional Use Permit approval (CUP) per UDC Table 11-2B-2. *There are also residential uses and zoning to the east across N. Ten Mile Rd. but because the uses are separated by an arterial street, these are not a factor in the CUP requirement per UDC [11-4-3-11A](#).*

Specific Use Standards: The proposed drive-through establishment is subject to the specific use standards listed in UDC [11-4-3-11](#), Drive-Through Establishment. A site plan is required to be submitted that demonstrates safe pedestrian and vehicular access and circulation on the site and between adjacent properties. At a minimum, the plan is required to demonstrate compliance with the following standards: *Staff’s analysis is in italics.*

1) Stacking lanes have sufficient capacity to prevent obstruction of driveways, drive aisles and the public right-of-way by patrons;

The proposed drive-through has three (3) stacking lanes that are approximately 65’ +/- from the drive aisle to the drive-up services for the bank; furthermore, the proposed drive-up services are proposed in a detached structure that is on the west end of the site with the main building being on the east of the site, approximately 95’ apart. Staff believes the stacking lane has sufficient capacity to serve the use without obstructing driveways and drive aisles by patrons.

2) The stacking lane shall be a separate lane from the circulation lanes needed for access and parking, except stacking lanes may provide access to designed employee parking.

Per the submitted site plan, the stacking lanes are off of the shared internal access and provide at least 65’ of are before any vehicle would impede any access. Staff does not foresee the stacking lanes impeding the circulation lanes, especially due to the proposed design of a detached drive-through.

3) The stacking lane shall not be located within ten (10) feet of any residential district or existing residence;

The stacking lane is not located within 10’ of any residential district or residence.

4) Any stacking lane greater than one hundred (100) feet in length shall provide for an escape lane; and

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The stacking lanes do not exceed 100' in length so no escape lane is proposed. However, the exit drive-aisle for the detached drive-through is shown as 23' wide, allowing for patrons to exit the drive-through and turn north or south with ample room on either side.

5) The site should be designed so that the drive-through is visible from a public street for surveillance purposes.

The detached drive-through is not exceptionally visible from N. Ten Mile Rd. (the closest public street) along the east boundary of the site but the south boundary of the site is one of the main ingress and egress drive aisles for the overall Costco site. Staff finds this shared drive-aisle and overall proximity to Ten Mile Road (no more than 185 feet in distance) provides for adequate surveillance opportunities.

Based on the above analysis, Staff deems the proposed drive-through in compliance with the specific use standards as required.

The proposed use of a financial institution is subject to the specific use standards listed in UDC 11-4-3-17. The proposed site plan appears to show compliance with all of the standards and will be further verified with the future Certificate of Zoning Compliance (CZC) application. At the time of CZC review, Meridian Police Department will verify compliance with the required specific use standards.

Access: One driveway access is proposed to the site via the north/south driveway along the west boundary of the site from W. Lost Rapids Dr. from the south and a driveway access via N. Ten Mile Rd. adjacent to the property along the south boundary. A reciprocal cross-access easement exists for lots in this subdivision as noted on the Lost Rapids subdivision plat (note #12) and in the Declaration of Easements, Covenants, Conditions and Restrictions (Inst. 2020-071547).

Parking: A minimum of one (1) parking space is required to be provided for every 500 square feet of gross floor area for nonresidential uses. The proposed building is shown as 4,276 square feet requiring a minimum of 9 (rounded up from 8.5) parking spaces; the submitted site plan shows 30 proposed parking spaces exceeding UDC minimums.

The recorded Declaration of Easements, Covenants, Conditions and Restrictions for this development establish cross-parking easements for lots in certain groups within the development (Inst. 2020-071547, Amended Inst. #2020-171404). This lot (Lot 12) is grouped with Lot 11 directly to the north and shares a perpetual, non-exclusive cross-parking easement with that lot.

A minimum one (1) bicycle parking space is required to be provided for every 25 vehicle spaces or portion thereof per UDC [11-3C-6G](#); bicycle parking facilities are required to comply with the location and design standards listed in UDC [11-3C-5C](#). Bicycle parking is shown on the submitted plans in compliance with code.

Pedestrian Walkways: A pedestrian walkway is depicted on the site plan from the arterial/perimeter sidewalk along N. Ten Mile Rd. to the main building entrance as required by UDC 11-3A-19B.4a and meets code as submitted.

Landscaping: Parking lot landscaping is required to be provided in accord with the standards listed in UDC 11-3B-8C. Landscaping is depicted on the landscape plan in Section VII.B in planter islands within the parking area as required.

A minimum 5-foot wide landscape buffer is required to be provided along the perimeter of the parking or other vehicular use areas as set forth in UDC 11-3B-8C.1. The submitted landscape plan shows the required perimeter buffer but the buffer along the north boundary does not show any trees within this buffer. Trees are required to be provided for within these buffers at a ratio of at least 1 tree every 35 linear feet. **With the CZC submittal, the landscape plan should be revised to show compliance with this standard.**

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Street buffer landscaping, including a sidewalk, along N. Ten Mile Rd. was installed with development of the overall subdivision. The submitted landscape plans show a majority of this buffer remaining as it currently exists but towards the southern end of this buffer the plans show additional landscaping to highlight the building and future monument sign. This area of the buffer also contains the new sidewalk connection from the existing sidewalk along Ten Mile to the front of the proposed building.

Mechanical Equipment: All mechanical equipment on the back of the building and outdoor service and equipment should be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets as set forth in UDC [11-3A-12](#). If mechanical equipment is proposed to be roof-mount, all equipment should be screened and out of view as noted above.

Building Elevations: The Applicant applied for Design Review concurrently with this CUP application and therefore provided building elevations to be reviewed. The building elevations were submitted as shown in Section VII.C and incorporate two main field materials, fiber cement siding and stone. The siding and stone are two contrasting colors (coal-like color and white, respectively) which adds to the overall modern design of the building. On the east and west elevations, the number of proposed windows can act as either an accent material or a third field material. The lack of modulation along the north and south elevations are of concern to Staff. In order to meet the modulation requirements for these two façades, a column of stone at least 6 inches in depth should be added to each façade, matching the overall aesthetic by placing them as evenly as possible on each façade.

The detached drive-through canopy is shown with the same two field materials (fiber cement siding and stone) as the main building and meets all of the applicable design standards outlined in the Architectural Standards Manual.

No elevations were submitted that show the proposed trash enclosure; this should be corrected with the future CZC submittal and should match the color of the proposed building. The submitted landscape plans show adequate screening of the trash enclosure.

Certificate of Zoning Compliance: A Certificate of Zoning Compliance application is required to be submitted for the proposed use prior to submittal of a building permit application to ensure consistency with the conditions in Section VIII and UDC standards.

VI. DECISION

A. Staff:

Staff recommends approval of the proposed conditional use permit with the conditions included in Section VIII per the Findings in Section IX. The Director has approved the administrative design review request.

B. The Meridian Planning & Zoning Commission heard this item on May 6, 2021. At the public hearing, the Commission moved to approve the subject Conditional Use Permit request.

1. Summary of the Commission public hearing:

- a. In favor: Shane Sanders, Sanders Associates—Applicant Representative
- b. In opposition: None
- c. Commenting: Shane Sanders; Kent Brown, Kent Brown Planning.
- d. Written testimony: None
- e. Staff presenting application: Joseph Dodson, Associate Planner
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

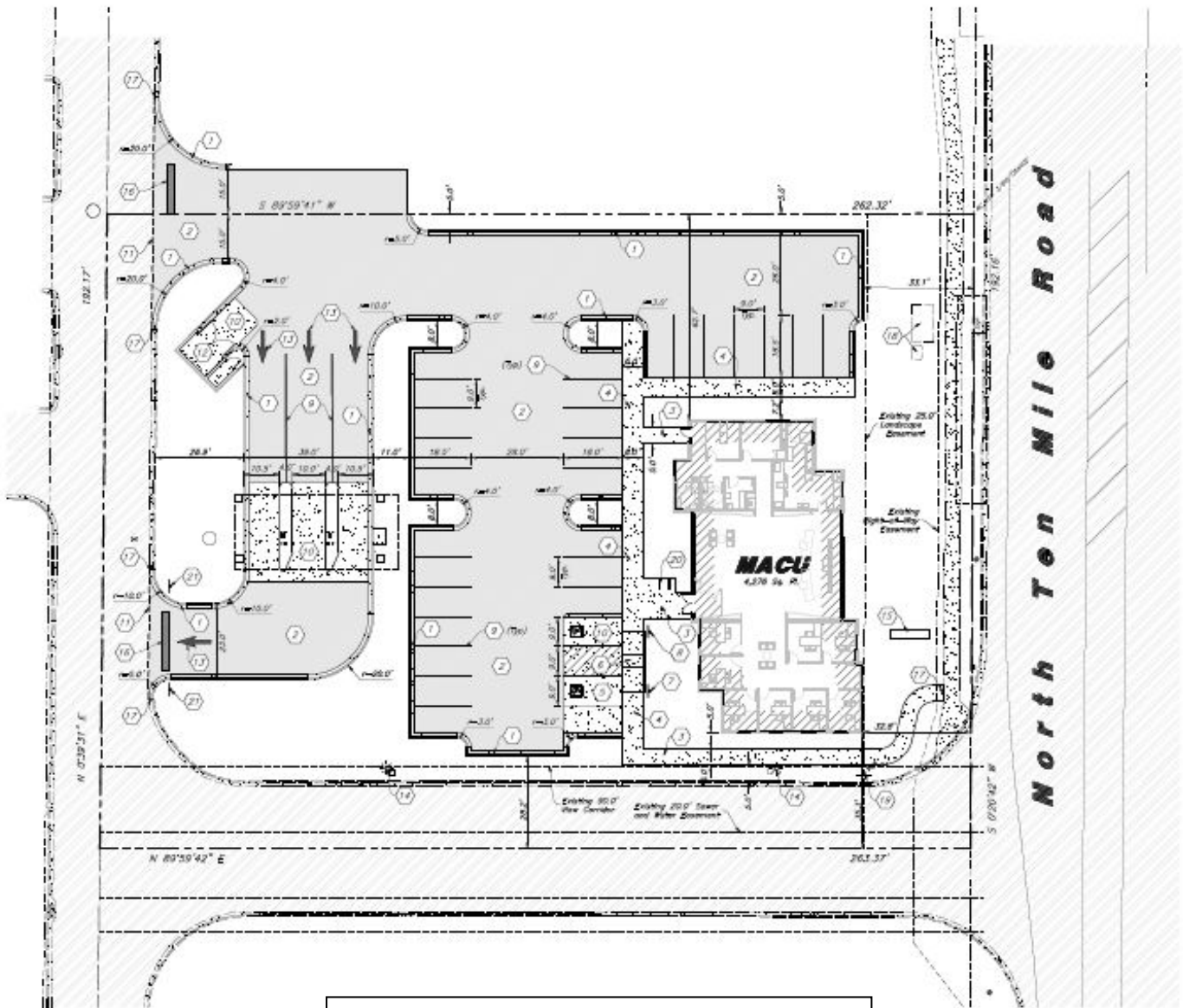
- a. Complexity of drive aisles and vehicle circulation within commercial developments.

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- 3. Key issue(s) of discussion by Commission:
 - a. Location of the drive-through exit in relation to the main drive aisle entrance into the larger commercial development.
- 4. Commission change(s) to Staff recommendation:
 - a. None

VII. EXHIBITS

A. Proposed Site Plan (dated: 3/23/2021)



Lot with previously approved drive-through (Lost Rapids Drive-through, H-2021-0001).

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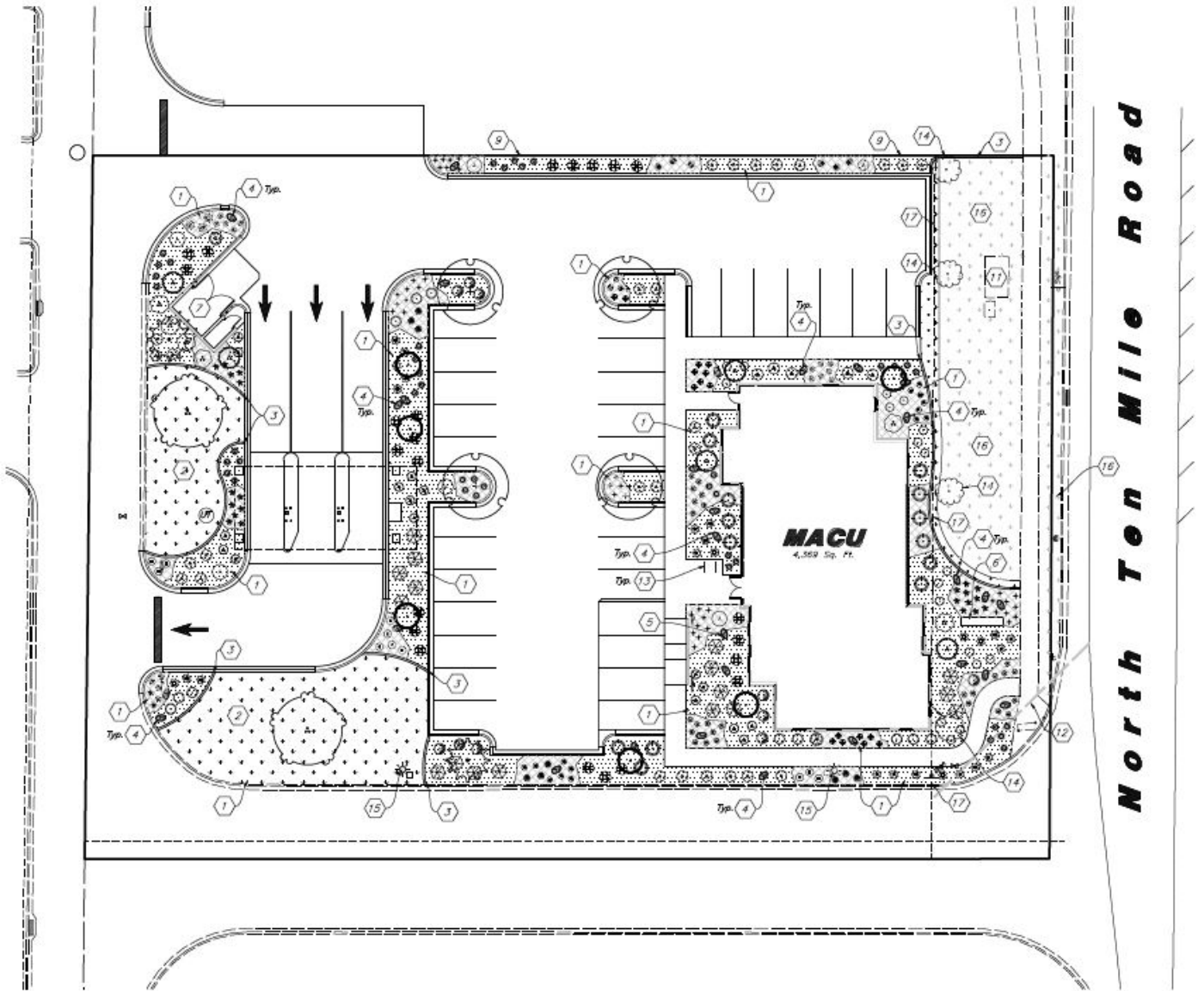


EXHIBIT A

C. Conceptual Building Elevations



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VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

1. Future development of this site shall comply with the existing Development Agreement (Inst. #[2018-079970](#), Lost Rapids - GFI Meridian Investments II, LLC) and associated conditions of approval (H-2018-0004; FP-2019-0056).
2. The site plan submitted with the future Certificate of Zoning Compliance application shall be revised as follows:
 - a. Depict the parking stalls in accordance with [UDC Table 11-3C-5](#) to be at least 9' wide and 19' deep unless there is at least a 2' overhang in front of the stall allowing the stall depth to be reduced to 17'.
 - b. If 17' stall depths are desired abutting the proposed building, depict the sidewalk to be at least 7' in width; all sidewalks shall be at least 5' in width.
3. The landscape plan submitted with the future Certificate of Zoning Compliance application shall be revised as follows:
 - a. Depict the required number of trees within the planter bed along the north boundary, per UDC 11-3B-8.
4. The elevations submitted with the Administrative Design Review (DES) application are approved with the following revisions:
 - a. Show the north and south elevations with additional qualifying modulation per standard 3.1A & 3.1B in the [Architectural Standards Manual](#). The revisions to the elevations are required with the submittal of the certificate of zoning compliance application.
5. Submit elevations of the trash enclosure that matches the proposed building color.
6. Comply with the standards listed in UDC [11-4-3-11](#) – Drive-Through Establishment is required.
7. Comply with the standards listed in UDC [11-4-3-17](#) – Financial Institution.
8. A Certificate of Zoning Compliance application shall be submitted and approved for the proposed use prior to submittal of a building permit application.
9. Prior to receiving Certificate of Occupancy, the required 35-foot landscape buffer along Ten Mile Road shall be vegetated and completed in accord with previous approvals and [UDC 11-3B-7](#).
10. The conditional use permit is valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground as set forth in UDC [11-5B-6](#). A time extension may be requested as set forth in UDC 11-5B-6F.

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B. PUBLIC WORKS

1. There are no utilities shown with the plans submitted. Any changes to public water or sewer infrastructure must be reviewed by Public Works prior to approval.

C. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=227458&dbid=0&repo=MeridianCity>

D. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=226253&dbid=0&repo=MeridianCity>

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=225686&dbid=0&repo=MeridianCity>

IX. FINDINGS

Conditional Use (UDC 11-5B-6)

Findings: 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.**

Commission finds the site is large enough to accommodate the proposed development and meet all dimensional and development regulations of the C-G zoning district.

2. **That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.**

Commission finds the proposed financial institution with a detached drive-through will be harmonious with the Comprehensive Plan and is consistent with applicable UDC standards with the conditions noted in Section VIII 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.**

Commission finds the design, construction, operation and maintenance of the proposed use will 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.**

Commission finds the proposed use will not adversely affect other properties in the vicinity if it complies with the conditions in Section VIII 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.**

Commission finds the proposed use will be served by essential public facilities and services as required.

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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.**

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.**

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. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)**

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