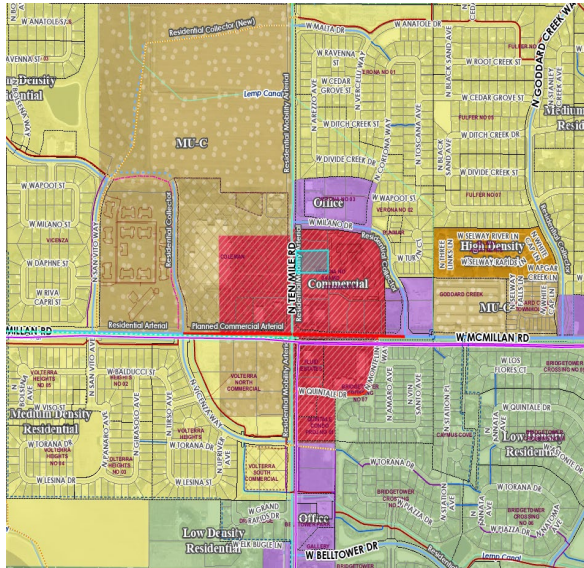
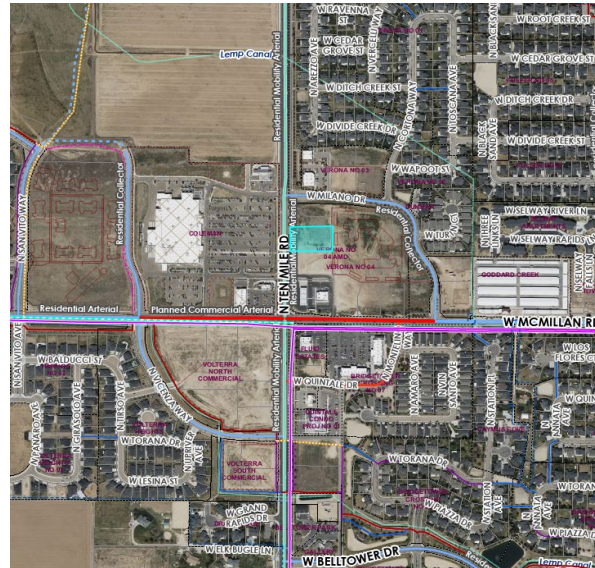


A. Project Area Maps

Future Land Use Map



Aerial Map



III. APPLICANT INFORMATION

A. Applicant:

Steven Peterson, CLH Architects & Engineers – 2484 Washington Blvd., Ste. 510, Ogden UT 84401

B. Owner:

East Idaho Credit Union – 865 S. Woodruff Avenue, Idaho Falls, ID 83401

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date
Newspaper Notification	10/5/2022
Radius notification mailed to properties within 500 feet	9/29/2022
Site Posting Date	9/23/2022
Next Door posting	9/30/2022

V. STAFF ANALYSIS

Comprehensive Plan:

COMMERCIAL LAND USES

This designation will provide a full range of commercial uses to serve area residents and visitors. Desired uses may include retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses. Sample zoning include: C-N, C-C, and C-G.

The subject site is one of multiple commercial zoned and designated properties that frame the intersection of Ten Mile and McMillan Roads. Therefore, there are a myriad of commercial uses existing and under construction with more to come as this area continues to develop. The proposed use of a financial institution with a drive-through fits within the professional services use designated within the Commercial designation in the Comprehensive Plan, as noted above. The proposed use, in conjunction with the already approved or constructed uses, satisfy the general Commercial future land use designation for this area. Staff finds the proposed project is generally consistent with the Comprehensive Plan.

SITE DESIGN AND CODE ANALYSIS

The proposed drive-through is for a financial institution that is within 300-feet of a residential use to the east (McMillan Independent Senior Living Facility) currently under construction (H-2020-0004), which requires Conditional Use Permit approval (CUP) per UDC Table 11-2B-2. *There are also a number of vehicular dominated uses to the south (a vehicle washing facility and a fuel sales facility) but they did not require CUP approval as they are specific uses that are principally permitted in the C-G zoning district. Nonetheless, the nature of the nearby uses are vehicle dominated similar to that of a drive-through which should be taken into account with the analysis of this project.*

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 subject 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 a one-way drive aisle that circles the proposed building and leads to four (4) covered drive-through lanes for drive-up services for the bank. Therefore, the stacking lane is approximately 185 feet in length from the start of the aisle to the drive-up facilities. Due to the site design and length of available stacking Staff believes the stacking lane has sufficient capacity to serve the use without obstructing driveways and drive aisles by patrons. The Applicant should ensure there is adequate signage to direct patrons through the one-way stacking lane.

- 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 lane is separate from any circulation lanes on the subject site. Staff does not foresee the stacking lanes impeding the circulation lanes, especially due to the proposed design and length of the stacking lane.

- 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

The stacking lane is approximately 185 feet in length so an escape lane is required and proposed. According to the submitted plans, a minimum 12-foot wide escape lane is proposed outside of the drive-through lane sphere of influence. Staff finds the submitted plans depict compliance with this standard.

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

Both the stacking lane and the drive-up windows/kiosks are visible from Ten Mile Road to the west because the lane and services are on the west and south side of the building, respectively.

Based on the above analysis, Staff deems the proposed drive-through to be 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 also assist in verification of compliance to the specific use standards and with UDC 11-3A-16 for self-service uses, specifically in regards to visibility of the drive-up ATM or any walk-up ATM. Staff has analyzed the submitted site and landscape plans against UDC 11-3A-16 and finds the proposed site design to be compliant.

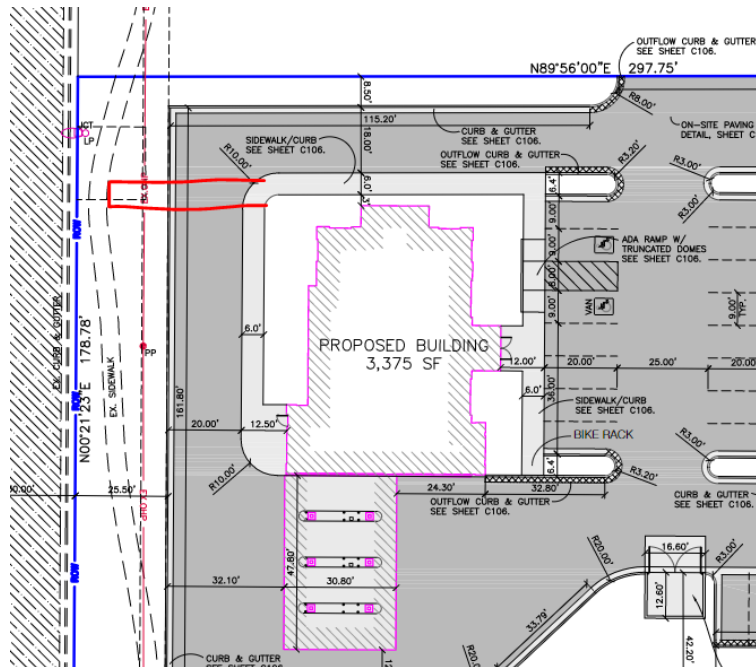
Access: Two driveway accesses are proposed to the site via the shared north/south driveway along the east boundary of the site; this access is a shared access for all of the properties within this commercial subdivision that front on the abutting arterial streets (the senior living facility does not access this shared drive aisle). The shared access drive connects to both Ten Mile Road south of the subject site and also to Milano Drive north of the site.

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 3,375 square feet requiring a minimum of 7 parking spaces—the submitted site plan shows 38 proposed parking spaces exceeding UDC minimums.

The recorded Declaration of Easements, Covenants, Conditions and Restrictions for this development establish cross-parking and cross-access easements for lots within the development (Inst. 2021-129579). This lot is proposed to share some drive aisles and parking areas with the lot directly to the north that is currently undeveloped. Due to the existing agreement and easements, staff finds the parking is sufficient for the proposed use.

A minimum of 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](#). A bike rack is labeled on the site plan and its design will be verified with the future CZC application.

Pedestrian Walkways: No 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. Therefore, the Applicant should revise the site plan to depict this required sidewalk. Specifically, Staff recommends this sidewalk connection be made near the northwest corner of the site to add the sidewalk connection to the proposed sidewalk on the north side of the building. See snip below:



Consistent with UDC 11-3A-19B.4b, the pedestrian facility should be distinguished from the vehicular driving surface through the use of pavers, colored or scored concrete, or bricks where this pedestrian connection traverses the drive-through lane.

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.

In addition, 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 buffers along the north, east, and south boundaries. However, it is unclear what the reddish/brown hatched design is depicting on the submitted landscape plan for the planting areas. **With the CZC submittal, the landscape plan will be reviewed to ensure compliance with the landscape material standards outlined in UDC 11-3B-5.**

Street buffer landscaping, including a sidewalk, along N. Ten Mile Rd. was installed with development of the overall subdivision. The submitted landscape plans show this buffer remaining as it currently exists. Therefore, the submitted plans show compliance with this requirement.

Mechanical Equipment: All mechanical equipment and outdoor service 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 submitted conceptual building elevations for the proposed financial institution. The building elevations depict three (3) main materials of cement lap siding, brick veneer, and stone/rock veneer. In addition, the site plan depicts appropriate wall modulation along each side of the building. The Applicant did not submit color renderings but based on the conceptual elevations, Staff anticipates the building will comply with all Architectural Standards Manual (ASM) standards.

Certificate of Zoning Compliance and Design Review: A Certificate of Zoning Compliance (CZC) and Administrative Design Review (DES) applications are required to be submitted for the proposed building prior to submittal of a building permit application to ensure consistency with the conditions in Section VIII and UDC standards.

VI. DECISION

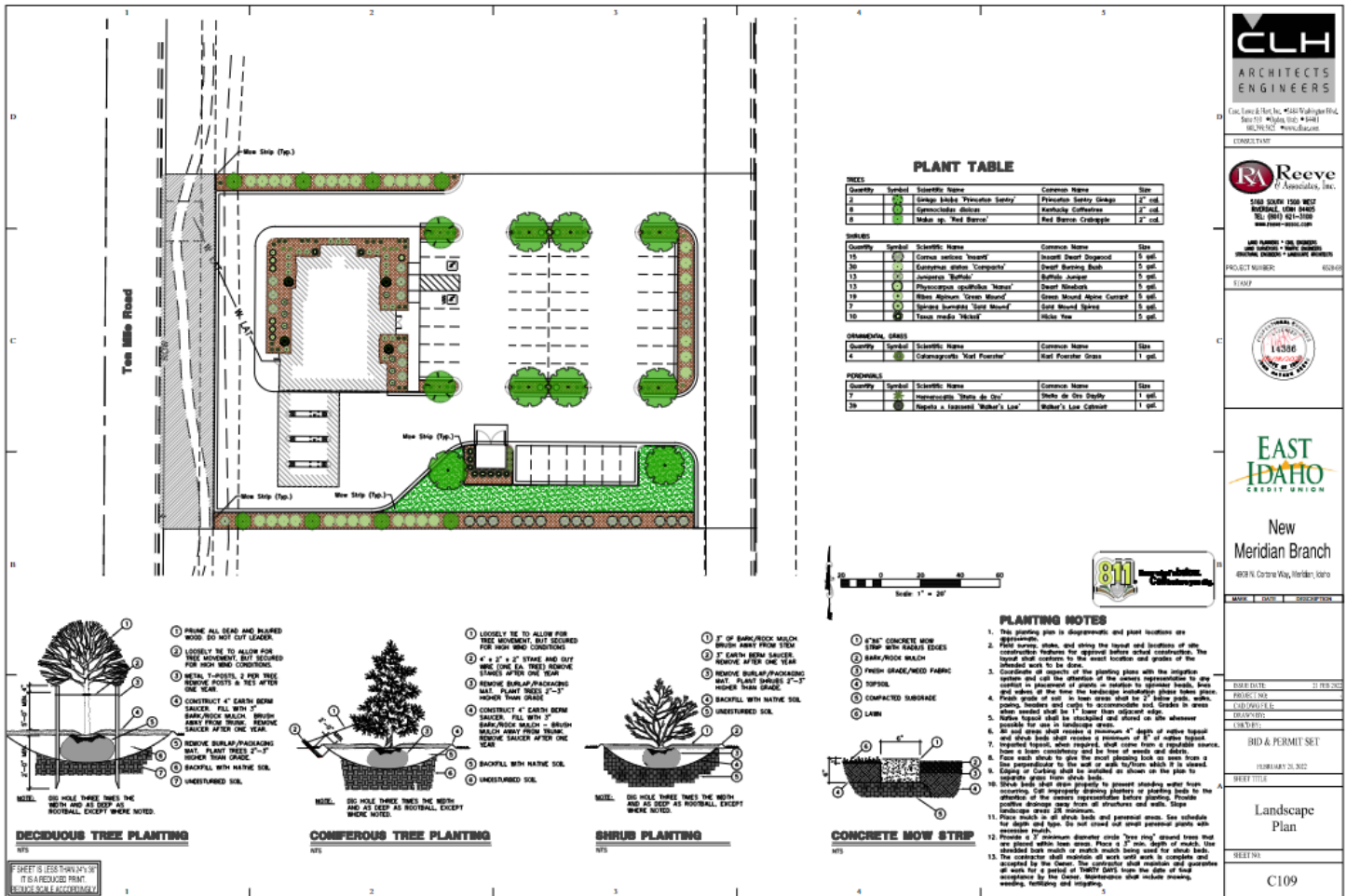
A. Staff:

Staff recommends approval of the proposed conditional use permit with the conditions included in Section VIII per the Findings in Section IX.

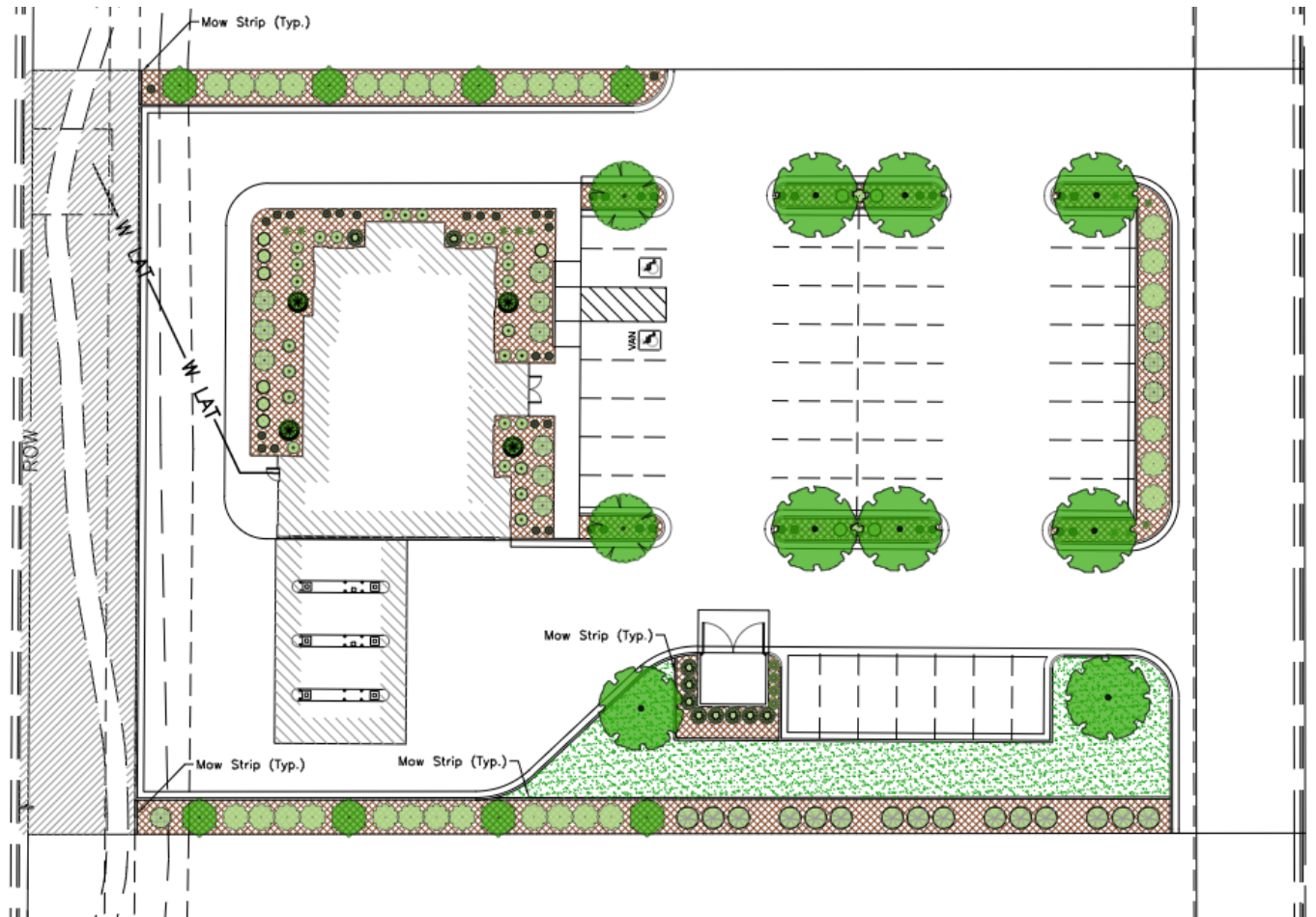
A. Site Plan (signed: 4/18/2022)



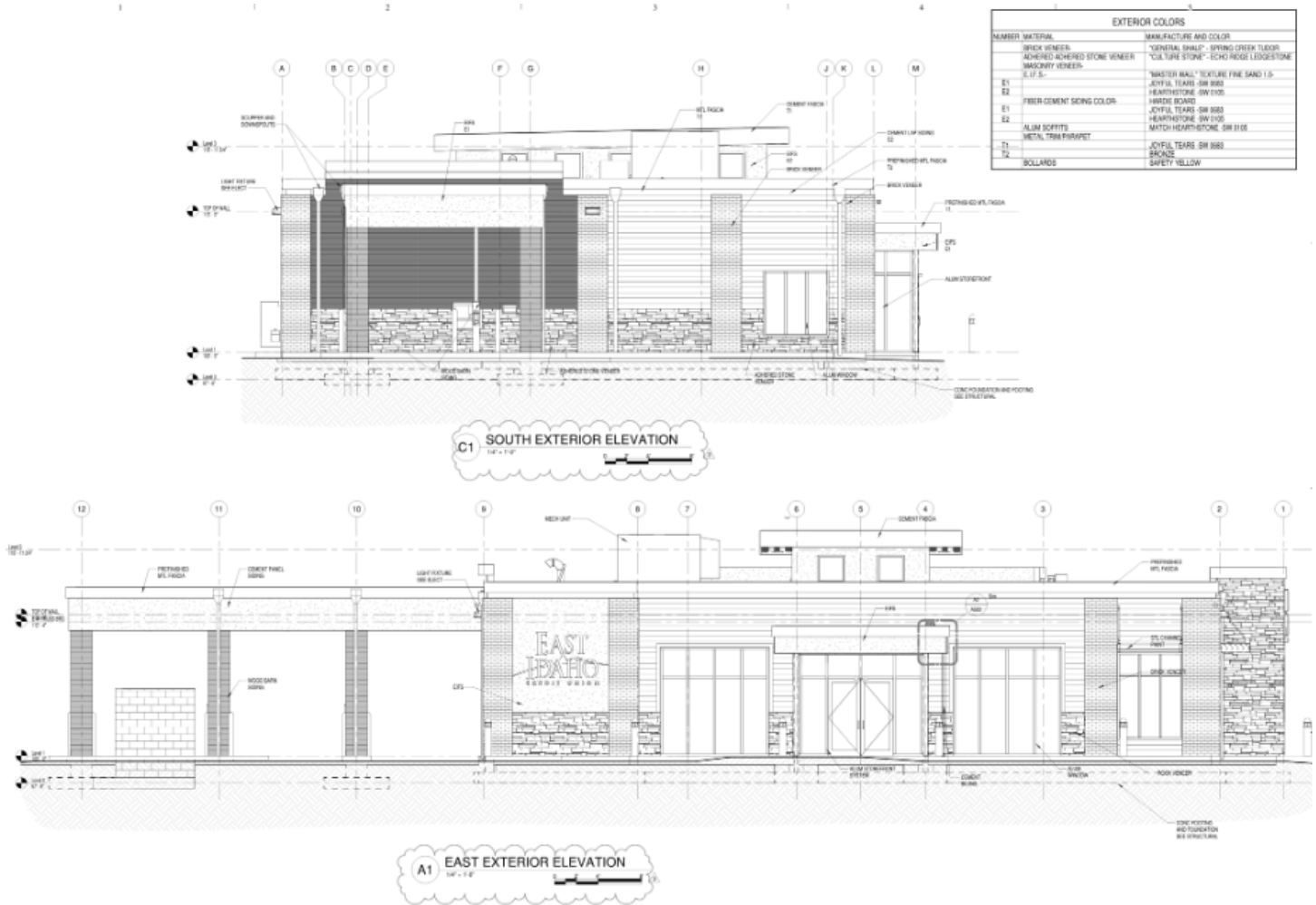
B. Landscape Plan (signed: 4/18/2022)



Ten Mile Road



C. Conceptual Building Elevations



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

1. Future development of this site shall comply with all previous approvals: AZ-03-005; PP-07-022; FP-08-010; A-2019-0290 (PBA, ROS #12081); PBA-2021-0007 (ROS #12991); H-2019-0126 (MDA); H-2022-0011 (MDA).
2. The site plan submitted with the future Certificate of Zoning Compliance application shall be revised as follows:
 - a. Depict the required pedestrian connection from the arterial sidewalk to the main building entrance near the northwest corner of the property as depicted in Section V above, per UDC 11-3A-19B.4a— the pedestrian facility should be distinguished from the vehicular driving surface through the use of pavers, colored or scored concrete, or bricks where this pedestrian connection traverses the drive-through lane.
 - b. Include exhibits and locations of signage for the one-way drive through lane along the north and west boundaries.
3. The landscape plan submitted with the future Certificate of Zoning Compliance application shall be revised as follows:
 - a. Depict the required pedestrian connection as noted above in Section VIII.A.2a.
 - b. Ensure compliance with UDC 11-3B-5 for all landscaped areas and comply with the parking lot landscaping standards in accord with UDC 11-3B-8C.
 - c. Existing landscaping shall be protected during construction in accord with UDC 11-3B-10C.3.
4. Comply with the standards listed in UDC [11-4-3-11](#) – Drive-Through Establishment is required.
5. Comply with the standards listed in UDC [11-4-3-17](#) – Financial Institution.
6. Comply with the standards listed in UDC [11-3A-16](#) for self-services uses (i.e. automatic teller machines).
7. Certificate of Zoning Compliance and Administrative Design Review applications shall be submitted and approved for the proposed use prior to submittal of a building permit application.
8. 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.

B. PUBLIC WORKS

1. Flow is committed
2. No existing sewer service to parcel.
3. If bringing main to parcel, sewer services cannot be connected by cleanout. Cleanout should be replaced with manhole.
4. Manholes must have a 14' wide access road.

5. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement.
6. Ensure no sewer services pass through infiltration trenches.
7. There is no existing water meter at the west side of the site. The existing 8" stub to the site ends in a blow-off. Call out removal of the blow-off and tie in water meter to the 8" stub.
8. The existing water meter and water easement do not line up. If the existing water line on the property does not have an easement a 20' easement must be provided.

C. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=274619&dbid=0&repo=MeridianCity>

IX. FINDINGS

Conditional Use Findings (UDC 11-5B-6): 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.**

Staff 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.**

Staff finds the proposed financial institution with drive-through lanes 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.**

Staff 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.**

Staff 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.**

Staff 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.**

Staff 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.**

Staff 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)**

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