

**Public Hearing for Treasure Valley Athletic Center (MCU-2024-0003)
by Erik Hagen Architecture, located at 1250 & 1251 E. Piper Ct.**

- A. Request: Modified Conditional Use Permit to modify the existing Conditional Use Permit (CUP-03-056 Meridian Soccer Center) to expand the indoor recreation facility use in the I-L zoning district.

7. Public Hearing for Treasure Valley Athletic Center (H-2024-0033) by Erik Hagen Architecture, located at 1250 & 1251 E. Piper Ct.

- A. Request: Modified Development Agreement to modify the existing development agreement for Medimont Subdivision (Inst. #97072405) to enter into a new agreement for the subject property and remove the requirement for a buffer to adjacent residential land uses and modify dimensional standards and any other applicable provisions.

Lorcher: So, tonight we are actually going to do something a little bit different in regard to the Treasure Valley Athletic Center. They have two applications, Item No. 0003 and 0033, and we are going to do both of those together, because I believe all of the information pertains to both at the same time. So, we will begin with the staff report for Treasure Valley Athletic Center.

Allen: Thank you, Madam Chair, Members of the Commission. The applications before you tonight are a request for a conditional use permit modification and a development agreement modification. This site consists of 2.12 acres of land. It's zoned I-L, light industrial, and is located at 1251 and the southern portion of 1250 East Piper Court, south of East Franklin Road and West of South Locust Grove Road. This property was annexed back in 1997 as part of the larger Medimont Subdivision with the requirement of a development agreement. A conditional use permit was later approved in 2003 for an indoor soccer recreation facility on the subject property in the I-L zoning district. A property boundary adjustment application was recently tentatively approved between the subject property and the abutting property to the north to shift the shared property line an additional 75 feet to the north to accommodate the proposed expansion. That is as shown on the record of survey before you there. The Comprehensive Plan future land use map designation is general industrial. The development agreement modification request is as shown. The applicant is proposing a modification to the existing development agreement to enter into a new agreement for the subject property. The following modifications are proposed to the existing DA provisions. Removal of provision number 4-E which requires a 20 foot wide landscape buffer easement to be provided adjacent to residential uses. At the time the development agreement was adopted the abutting property to the west was zoned R-40 and was planned to develop with residential uses. Subsequently the property was rezoned to C-G and developed with a mix of commercial and office nonresidential uses. Staff agrees with excluding this provision from the new agreement as there is no longer a need for the buffer. The next modification is to the special setback requirements in provision number 4-P to reduce the minimum rear yard setback from 20 feet to ten feet

as there is no longer a need for a buffer to residential uses. The ten foot buffer will ensure structures don't encroach in the irrigation pipe easement depicted on the plat. Staff recommends the minimum side yard building setback of five feet per story is also removed, because it's not required in the I-L district. All other setbacks shall be required as noted in the Unified Development Code. And, lastly, removal of provision 4-S pertaining to maximum lot coverage, which limits the building footprint to no more than 50 percent of the building lot. Staff agrees with excluding this provision from the new agreement as current code has no restriction on lot coverage. Staff has reviewed all other provisions in the development agreement and does not recommend any other provisions are carried over into the new development agreement. Staff recommends as a provision of the DA that future development generally complies with the site and the landscape plan and conceptual elevations submitted with the subject application and complies with the conditions contained herein. For the conditional use permit modification application a conditional use permit was approved in 2003, as I mentioned earlier, for an indoor soccer field with accessory uses in the I-L zoning district. A modification of the conditional use permit is proposed to expand the use to include a new 14,700 square foot building to the north of the existing building, which will contain sand courts for beach volleyball, with a weight and training room and eight additional parking spaces on the east side of the building. No changes are proposed to the existing building or the site. So, this is the existing site plan that was approved with the conditional use permit on the left and the proposed site plan on the right. The existing building is here at the south end of the site, if you can see my cursor. All of this parking area is existing. This is the new building proposed and the new parking area. The applicant estimates that on a typical day and evening there will be approximately 30 patrons and two employees within the primary building, the south end of the site, and 20 patrons and two employees in the secondary building. The primary users of the facility will be people of all ages and the facility will be used from 9:00 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to 7:00 p.m. Saturday and Sunday. The heaviest periods of use for the facility are anticipated to be evenings and weekends. Tournaments are held in the existing building, but will not be held in the new building. Off-street parking is required at a minimum of one space for every 2,000 square feet of gross floor area. Based on 37,700 square feet -- that's for the existing and the proposed building -- a minimum of 19 spaces are required for the overall site. A total of 65 spaces are proposed at a ratio of one per 580 square feet, exceeding the minimum standard by 46 spaces. The applicant is in the process of completing a shared access and parking easement agreement with the abutting property to the north, Dutchman Motorsports. This will allow cross-access between properties and provide more parking for the proposed use if needed during the heaviest periods of use in the evenings and weekends. Conceptual building elevations were submitted as shown for the proposed single story building. Building materials consist of vertical and horizontal metal panels, horizontal corrugated metal panels, fiber cement panel accents and glazing with metal standing seam roof. The final design is required to be consistent with the nonresidential design standards for the I-L zoning district listed in the Architectural Standards Manual. Written testimony has been received from Eric Hagen, the applicant's representative. He is in agreement with the provisions in the staff report. No other written testimony has been received. The staff is recommending approval per the provisions in the staff report. Staff will stand for any questions. The applicant is here to present tonight.

Lorcher: Thank you. Would the applicant like to come forward? Hi.

Hagen: Hi.

Lorcher: If you can state your name and address for the record.

Hagen: Eric Hagen. 280 North 8th Street, No. 204, Boise, Idaho.

Lorcher: Thank you.

Hagen: Good evening, Madam Chair and fellow Commissioners. The client -- or the owner of the property is currently using the facility for volleyball -- indoor volleyball. There is a need in the valley for indoor beach volleyball. As you know, it gets cold in the winter and most people don't want to be on the beach. So, he's been wanting to build this facility and expand his facility for quite some time and the opportunity came up between him and his neighbor to the north to kind of do a trade and purchase the property. So, we have been working along those lines and trying to fit in three -- three beach volleyball sized courts within a pre-engineered metal building. The metal building would match in style to the existing building, creating a cohesiveness to the whole project and, then, we will be working through the design view process to fine tune the front facade, creating some undulation and staying within the -- the design guidelines for Meridian. Other than that I feel that Ms. Allen did an excellent job of summarizing the project. I don't really have anything else to add to that, but I will stand for questions.

Lorcher: Commissioners, do we have any questions for the applicant at this time? Thank you very much.

Hagen: Thank you.

Lorcher: Madam Clerk, do we have anyone to testify?

Lomeli: Madam Chair, no one has signed up.

Lorcher: So, no one has signed up. Did you want to add anything else or are you good? All right. May I have a motion to close the public hearing?

Smith: So moved.

Seal: Second.

Lorcher: It has been moved and seconded to close the public hearing on both applications, 0003 and 0033. All those in favor say aye. Any opposed? All right. Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Lorcher: Kurt, I do have a quick question in regards to this. We are voting on a DA modification and a conditional use permit modification. Is this body the deciding factor or is the DA modification going to City Council?

Starman: Thank you, Madam Chair. Typically this body is the decision maker for conditional use permits, but in this instance our code is structured with the conditional use permit is being heard in concert with another application, in this case a modified development agreement. You are just a recommending body and the Council will make the final decision on both applications, both the conditional use permit and the DA modification. So, you will be recommending to the Council on both items.

Lorcher: Okay. Thank you very much. I went by here for the first time the other day. I didn't even know where Piper Street was, so that was kind of cool. Not a volleyball player, so I guess it's not in my purview, but there is plenty of space out there. That parcel is big enough to be able to accommodate your new building. There was plenty of parking as well and if it adds an opportunity for more people to get out and be active I support this project.

Seal: Madam Chair?

Lorcher: Commissioner Seal.

Seal: Just two quick questions. On the Dutchman Motorsports, is that a regular kind of 9:00 to 5:00, 8:00 to 5:00 type business? Do we know?

Allen: Commission, yes, that's what I understand.

Seal: Okay. And, then, on the -- I mean just from the literal picture that we have in front of us it looks like there is a lot of trees are going to be taken out and tree mitigation part of this application, that's all been taken care of?

Allen: With the conditions of approval.

Seal: Okay. Perfect. Thank you. Nothing further.

Smith: Madam Chair?

Lorcher: Mr. Smith.

Smith: After considering all staff, applicant and public testimony, I move to recommend approval to the City Council of File Nos. MCU-2024-0003 and H-2024-0033 as presented in the staff report.

Sandoval: Second.

Lorcher: It's been moved and seconded to approve two applications for Treasure Valley Athletic Center. All those in favor say aye. Any opposed? Motion carries. Thank you very much.

MOTION CARRIED: FIVE AYES. TWO ABSENT.