

EXHIBIT A

STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



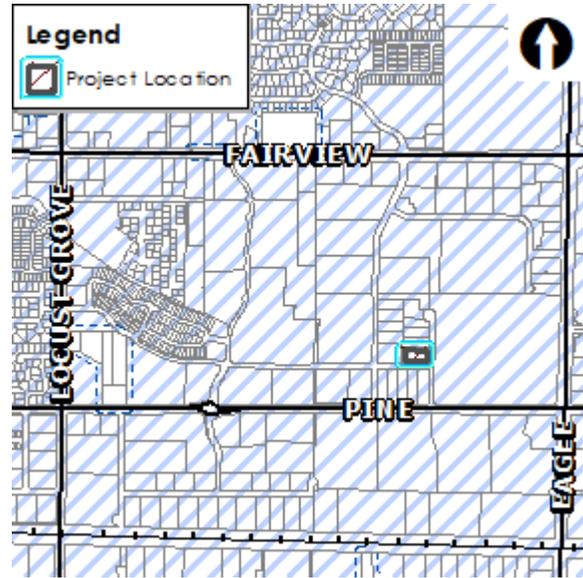
HEARING DATE: November 4, 2021

TO: Planning & Zoning Commission

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: H-2021-0069
Meridian Swim School

LOCATION: 2730 E. State Ave., in the NE ¼ of
Section 8, T.3N., R.1E. (Parcel
#R3073780100)



I. PROJECT DESCRIPTION

Conditional use permit (CUP) for an indoor recreation facility on 1.1 acres of land in the I-L (Light Industrial) zoning district.

II. SUMMARY OF REPORT

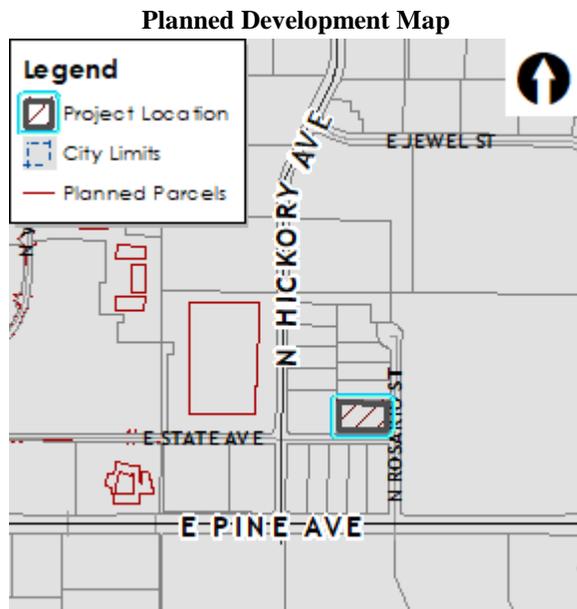
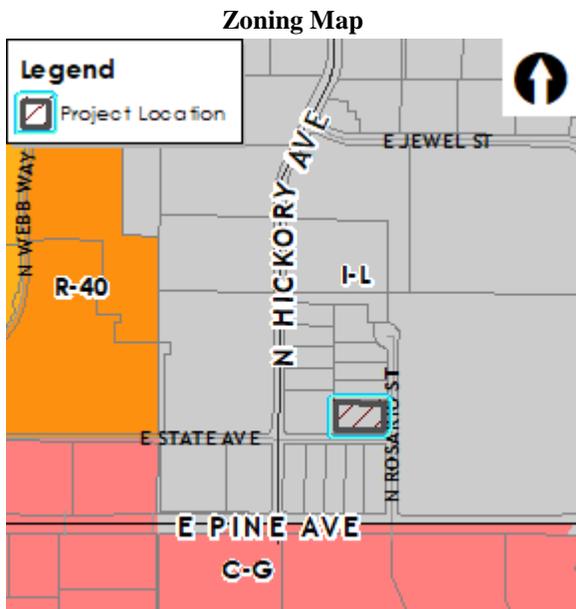
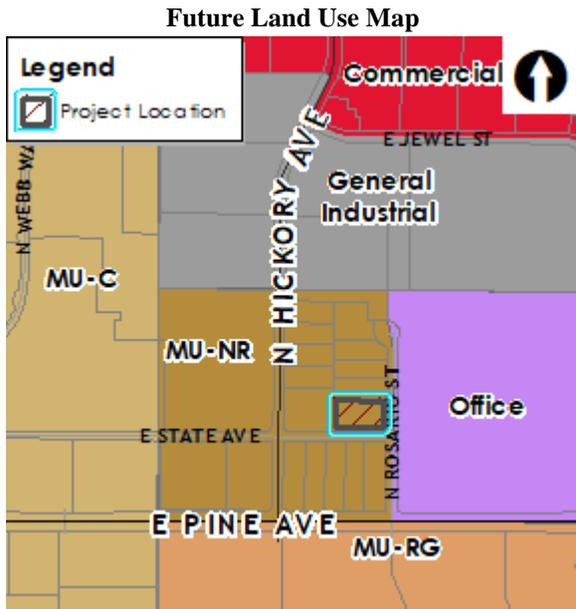
A. Project Summary

Description	Details	Page
Acreage	1.1-acres	
Future Land Use Designation	Mixed Use – Non-Residential (MU-NR)	
Existing Land Use(s)	Vacant/undeveloped land	
Proposed Land Use(s)	Indoor recreation facility/swim school	
Neighborhood meeting date; # of attendees:	Sept. 7, 2021; one (1) attendee	
History (previous approvals)	A CUP was approved in 1991 for a PUD – General (Gemtone Inc.). Platted as Lot 1, Block 2, Gemstone Center No. 2.	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
<ul style="list-style-type: none"> • Staff report (yes/no) • Requires ACHD Commission Action (yes/no) 	<p>Yes</p> <p>No</p>	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	One (1) access via E. State Ave. and one (1) access via N. Rosario St., both local streets.	
Existing Road Network	Yes	

C. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Mandie Brozo, CSHQA – 200 Broad Street, Boise, ID 83702

B. Owner:

Brock & Sarah Ward, Adventures in Aquatics, LLC – 2730 E. State Ave., Meridian, ID 83646

C. Representative:

James Marsh – CSHQA – 200 Broad Street, Boise, ID 83702

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	10/19/2021	
Radius notification mailed to properties within 300 feet	10/12/2021	
Site Posting Date	10/23/2021	
NextDoor posting	10/15/2021	

V. COMPREHENSIVE PLAN (*Comp. Plan*)

This property is designated Mixed Use – Non-Residential (MU-NR) on the Future Land Use Map (FLUM) in the Comprehensive Plan.

The purpose of the MU-NR designation is to designate areas where new residential dwellings will not be permitted, as residential uses are not compatible with the planned and/or existing uses in these areas. For example, MU-NR areas are used near the City’s Wastewater Resource Recovery Facility and where there are heavy industrial or other hazardous operations that need to be buffered from residential. Developments are encouraged to be designed similar to the conceptual MU-NR plan depicted in Figure 3E in the Comprehensive Plan (see page 3-18).

The Applicant proposes to develop the site with an indoor recreation facility (i.e. swim school). Because the use is non-residential adjacent to office and flex space uses and is located approximately 570 feet from industrial uses to the north, it should be an appropriate use in the MU-NR FLUM designation.

In reviewing development applications, the following items will be considered in MU-NR areas: (*Staff’s analysis in italics.*)

- No new residential uses will be permitted (existing residential may remain). *No residential uses are proposed.*
- All developments should have a mix of at least two types of land uses. *At 1.1-acres, the size of the subject property is too small to allow the development of two land use types. The overall MU-NR designated area will have a mix of uses; offices, flex space and a church exist to the north and northwest of this site within the MU-NR area.*
- Development is not required to comply with the minimum number of uses in the general mixed-use standards. *Noted.*
- Street sections consistent with the Ada County Highway District Master Street Map are required within the Unified Development Code. *No new streets are proposed.*

- There is neither a minimum nor maximum imposed on non-retail commercial uses such as office, food service/restaurants, industry, or warehouse uses. *Noted.*
- A transitional use is encouraged on the perimeter of the MU-NR areas between any existing or planned residential development. *Although this site is on the east perimeter boundary of the MU-NR area, no residential uses exist or are planned to the east.*

The following goals and policies in the Comprehensive Plan are supported by the proposed development:

- “Plan for an appropriate mix of land uses that ensures connectivity, livability, and economic vitality.” (3.06.02)
The proposed use will contribute to the mix of uses in this area that ensure livability and economic vitality of the community.
- “Encourage and support mixed-use areas that provide the benefits of being able to live, shop, dine, play, and work in close proximity, thereby reducing vehicle trips, and enhancing overall livability and sustainability.” (3.06.02B)
The subject mixed-use area currently contains office and church uses and will eventually include other non-residential uses. The proposed use will provide a service in close proximity to residential neighbors to the west.
- “Provide, partner, and preserve public and private indoor and outdoor recreation amenities for a diverse range of physical activities.” (5.01.01C)
The proposed private recreation facility offering swim lessons to the public will contribute to the range of physical activities offered in the City.

VI. UNIFIED DEVELOPMENT CODE ([UDC](#))

The proposed use, an indoor recreation facility, is listed as a conditional use in the I-L (Light Industrial) zoning district per UDC Table [11-2C-2](#). Compliance with the dimensional standards listed in UDC Table [11-2C-3](#) is required.

VII. STAFF ANALYSIS

As discussed above in Section V, the proposed swim school is considered an appropriate use and meets the development guidelines listed for the MU-NR designation. The use is also consistent with the Planned Unit Development approved in 1991 for Gemtone Inc., which approved a mix of commercial and light industrial uses in the I-L zoning district.

The proposed building for the swim school will be one-story tall and approximately 8,788 square feet (s.f.). A covered patio with a seating area is proposed on the west side of the building.

The proposed use is subject to the following Specific Use Standards ([UDC 11-4-3-2](#)) - Arts, Entertainment or Recreation Facility, Indoors and Outdoors: (*Staff analysis in italics*)

A. General Standards:

1. All outdoor recreation areas and structures that are not fully enclosed shall maintain a minimum setback of one hundred feet (100') from any abutting residential districts. The playing areas of golf courses, including golf tees, fairways, and greens, are an exception to this standard. (Ord. 07-1325, 7-10-2007). *No outdoor recreation areas are proposed; all activities will take place within the structure.*

2. No outdoor event or activity center shall be located within fifty feet (50') of any property line and shall operate only between the hours of six o'clock (6:00) A.M. and eleven o'clock (11:00) P.M. *No outdoor events or activities are proposed.*
 3. Accessory uses including, but not limited to, retail, equipment rental, restaurant, and drinking establishments may be allowed if designed to serve patrons of the use only.
 4. Outdoor speaker systems shall comply with section 11-3A-13, "Outdoor Speaker Systems", of this title. *No outdoor speakers are proposed.*
- B. Additional Standards for Swimming Pools: Any outdoor swimming pool shall be completely enclosed within a six foot (6') non-scalable fence that meets the requirements of the building code in accord with title 10, chapter 1, of this code. *An indoor swimming pool is proposed; therefore, this standard is not applicable.*
- C. Additional Standards for Outdoor Stage or Musical Venue: Any use with a capacity of one hundred (100) seats or more or within one thousand feet (1,000') of a residence or a residential district shall be subject to approval of a conditional use permit. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005). *No outdoor stage or musical venue is proposed.*

Access (UDC [11-3A-3](#)):

Two (2) driveway accesses are depicted on the site plan – one (1) via E. State Ave. and one (1) via N. Rosario St., both existing local streets. ACHD has approved the location of both access driveways.

Because local street access is available to this site and adjoining properties and a cross-access easement was not provided to this property with development of the property to the west (A-2021-0021 Hickory Flex Building), Staff is not recommending cross-access easements are required to adjoining properties.

Sidewalks (UDC [11-3A-17](#)):

There are existing 5-foot wide attached sidewalks along E. State Ave. and N. Rosario St. that meet UDC standards. Any damaged curb, gutter or sidewalk is required to be replaced by ACHD.

A 5-foot wide continuous internal pedestrian walkway is required to be provided from the perimeter sidewalk to the main building entrance(s); the walkway should 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](#). The plans should be revised to reflect compliance with this standard.

Parking (UDC [11-3C](#)):

Based on 8,788 s.f. of gross floor area, a minimum of 17 off-street parking spaces are required. A total of 48 parking spaces are proposed, exceeding UDC standards. Based on 48 parking spaces provided, a minimum of one (1) bicycle parking space is required to be provided. **Bicycle parking facilities should be designed in accord with the standards listed in UDC [11-3C-5C](#). A detail demonstrating compliance with these standards should be included on the plans.**

Landscaping (UDC [11-3B](#)):

A 10-foot wide street buffer is required to be provided along E. State Ave. and N. Rosario St., both local streets, landscaped per the standards listed in UDC [11-3B-7C](#). **Shrubs should be added within the street buffers in accord with UDC 11-3B-7C.3a.**

There are no residential uses abutting this site that require buffering.

Parking lot landscaping is required per the standards listed in UDC [11-3B-8C](#). **Staff recommends adding a tree within the planter area where the two rows of parking converge at the southeast corner of the site.**

Outdoor Lighting (UDC [11-3A-11](#)):

All outdoor lighting is required to comply with the standards listed in UDC 11-3A-11C unless otherwise approved through alternative compliance. Light fixtures that have a maximum output of 1,800 lumens or more are required to have an opaque top to prevent up-lighting; the bulb shall not be visible and shall have a full cutoff shield in accord with Figure 1 in UDC 11-3A-11C.

Details of the lighting proposed on the site that demonstrate compliance with the standards listed in UDC 11-3A-11 should be submitted with the Certificate of Zoning Compliance application.

Fencing (UDC [11-3A-7](#)):

A privacy fence is depicted on the site plan along portions of the north and west property boundaries. A detail of the proposed fencing should be included on the plans that demonstrates compliance with the standards in UDC 11-3A-7.

Building Elevations:

Conceptual building elevations and perspectives were submitted for the proposed structure as shown in Section IX.C. Building materials consist primarily of EIFS and stone with glazing and wood accents/trim and metal roofing. The elevations appear to generally comply with the standards in the Architectural Standards Manual; however, a detailed review will take place with the administrative Design Review application.

Certificate of Zoning Compliance (UDC [11-5B-1](#)):

A Certificate of Zoning Compliance (CZC) is required to be submitted for the proposed use prior to submittal of a building permit application to ensure compliance with UDC standards and the conditions listed in Section X.

Administrative Design Review (UDC [11-5B-8](#)):

An application for administrative Design Review is required to be submitted concurrent with the CZC application. The design of the site and structures is required to comply with the standards listed in UDC 11-3A-19 and in the Architectural Standards Manual ([ASM](#)).

VIII. DECISION

A. Staff:

Staff recommends approval of the proposed conditional use permit with the conditions in Section X per the Findings in Section XI.

B. The Meridian Planning & Zoning Commission heard this item on Nov. 4th. At the public hearing, the Commission moved to approve the subject CUP request.

1. Summary of the Commission public hearing:

- a. In favor: Mandie Brozo, CSHQA
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: Mandie Brozo, CSHQA
- e. Staff presenting application: Sonya Allen
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. None

3. Key issue(s) of discussion by Commission:

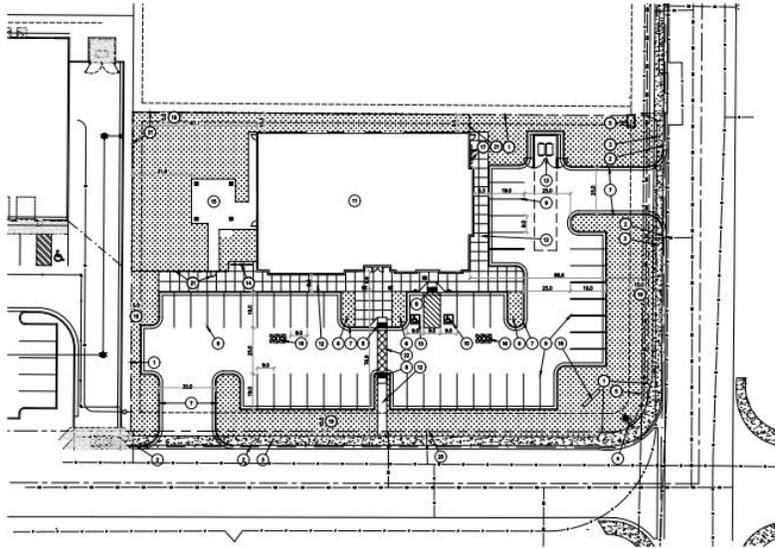
- a. In favor of the proposed indoor recreation facility/swim school.

4. Commission change(s) to Staff recommendation:

- a. None

IX. EXHIBITS

A. Site Plan (date: 9/10/2021) - Updated



CONTACT INFORMATION
 OWNER: BRUCE WARD
 ADVENTURES IN AQUATICS LLC
 2380 EAST STATE AVENUE
 MERIDIAN, ID 83642
 P: 208-344-9444

ARCHITECT: JAMES MARSH
 CSH6A
 100 BECKHOF ST.
 BOISE, ID 83725
 P: 208-342-8388

SITE PLAN INFORMATION
 PROJECT LOCATION:
 2700 S. STATE AVE
 MERIDIAN, IDAHO 83642

PARCEL:
 ZONE CODE: R1
 TOTAL AREA: 1.4 ± AC (61,303 SQ FT)
 PROPERTY DESCRIPTION: LOT 1, BLK 2 GARDENVIEW CENTER #2
 TOWNSHIP/PARCELS SECTION: 28/28N

DIMENSIONAL STANDARDS IN THE LIGHT INDUSTRIAL DISTRICT

FROM TABLE 11.20.1.1 OF THE MERIDIAN CITY CODE

FRONT SETBACK (IN FEET)	0
REAR SETBACK (IN FEET)	0
INTERIOR SIDE SETBACK (IN FEET)	0
STREET SETBACK (IN FEET)	0
STREET LANDSCAPE BUFFER (IN FEET)	0
LOCAL ST. REQUIREMENT	10'
LOCAL ST. STATE AVE	25'
COLLECTOR	25'
ARTERIAL	25'

LANDSCAPE BUFFER TO RESIDENTIAL: 20'
 LANDSCAPE BUFFER TO INDUSTRIAL USE: 0'
 MERIDIAN BUILDING HEIGHT (IN FEET): 20'

SITE AREA CALCULATIONS:
 BUILDING AREA: 8,788 SQ. FT.
 LANDSCAPE AREA: 14,741 SQ. FT.

PERCENTAGE OF SITE DEVOTED TO BUILDING: 59.6%
 PERCENTAGE OF SITE DEVOTED TO LANDSCAPING: 30.4%
 PERCENTAGE OF SITE DEVOTED TO PARKING: 10.0%

PARKING REQUIREMENTS: SECTION 11.20.1.1.1
 ONE PARKING SPACE REQUIRED FOR EVERY 100 SQ. FT. OF GROSS FLOOR AREA
 8,788 SQ. FT. GFA = 88 PARKING SPACES REQUIRED
 48 PARKING SPACES PROVIDED

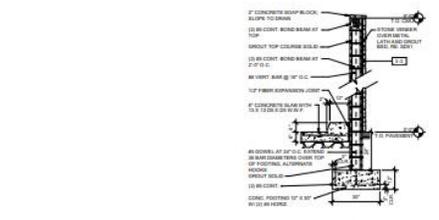
LANDSCAPE REQUIREMENTS REFER TO LANDSCAPE PLAN

LEGEND:

- BARRIERS PANEL BOUNDARY
- ADJACENT RECORD BOUNDARY
- FOOT OF SW
- EXISTING EASEMENT
- EXISTING SIDE YARDING
- EXISTING SIDE BRIDGE ELECTRICAL EQUIPMENT
- NEW SIDE BRIDGE ELECTRICAL EQUIPMENT
- NEW LANDSCAPE PLANTING
- NEW SIDE BRIDGE
- NEW FOOTING AND RAMP
- NEW FINISH OF DRIVEWAY
- NEW SIDE PARKING STALLS
- NEW BUILDING FOOTING
- NEW CONCRETE SIDEWALK
- NEW TRAIL ENCLOSURE
- NEW SIDE FINISH
- NEW SIDE FINISH
- NEW SIDE BRIDGE
- NEW SIDE BRIDGE UNDERGROUND RETENTION
- PROPOSED ELECTRICAL AND GAS METER LOCATION
- PROPOSED TRAIL BOUNDARY
- EXISTING GUTTER DRAINAGE
- EXISTING FIRE HOSEWAY
- NEW RETIRED SIDE FINISH AND SIDE
- SLOPED CONCRETE SIDEWALK

SHEET NOTES:

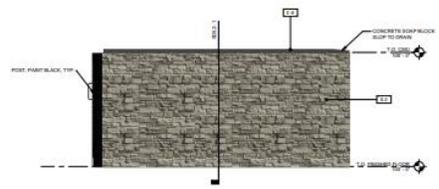
1. PROJECT BOUNDARY
2. EXISTING CURB AND BUFFER
3. EXISTING CONCRETE SIDEWALK
4. EXISTING SIDE YARDING
5. EXISTING SIDE BRIDGE ELECTRICAL EQUIPMENT
6. NEW LANDSCAPE PLANTING
7. NEW SIDE BRIDGE
8. NEW FOOTING AND RAMP
9. NEW FINISH OF DRIVEWAY
10. NEW SIDE PARKING STALLS
11. NEW BUILDING FOOTING
12. NEW CONCRETE SIDEWALK
13. NEW TRAIL ENCLOSURE
14. NEW SIDE FINISH
15. NEW SIDE FINISH
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17. NEW SIDE BRIDGE UNDERGROUND RETENTION
18. PROPOSED ELECTRICAL AND GAS METER LOCATION
19. PROPOSED TRAIL BOUNDARY
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21. EXISTING FIRE HOSEWAY
22. NEW RETIRED SIDE FINISH AND SIDE
23. SLOPED CONCRETE SIDEWALK



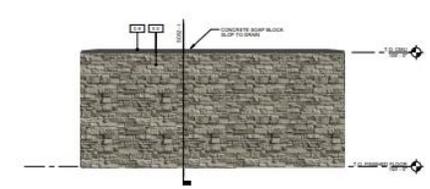
1 TRASH ENCLOSURE - WALL SECTION
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2 ENCLOSURE FRONT - ELEVATION
10' x 11'



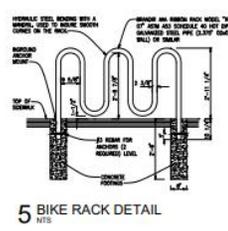
3 ENCLOSURE SIDE - ELEVATION
10' x 11'



4 ENCLOSURE REAR - ELEVATION
10' x 11'

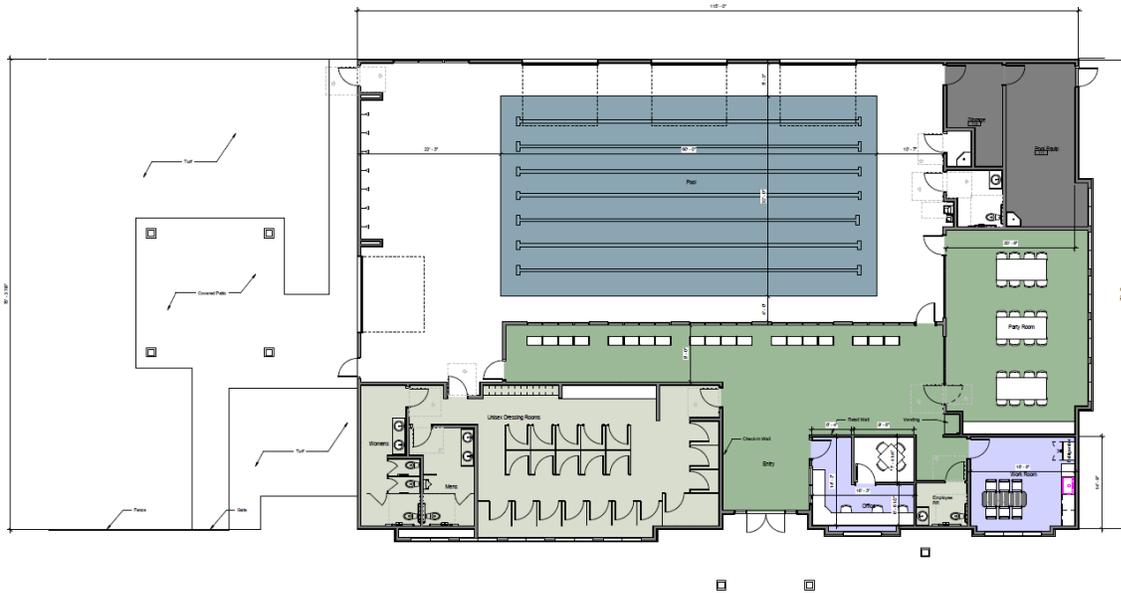
MATERIAL LEGEND

A. BRICK	1. NOT USED
B. METAL	2. NOT USED
C. COMPLICATED METAL	3. NOT USED
D. CONCRETE	4. RECONSTRUCTED BRICK
E. STONE	5. BRICKWORK
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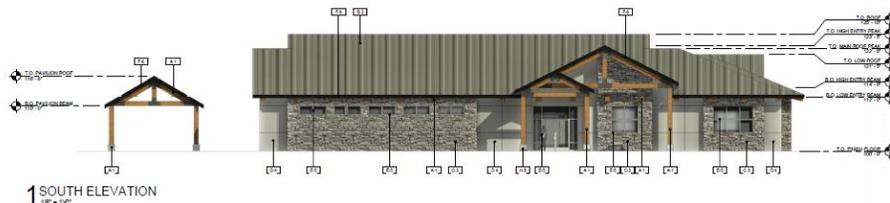
5 BIKE RACK DETAIL
NTS

C. Floor Plan & Building Elevations (dated: 8/31/21)



Scale: 3/16" = 1'-0"
21161

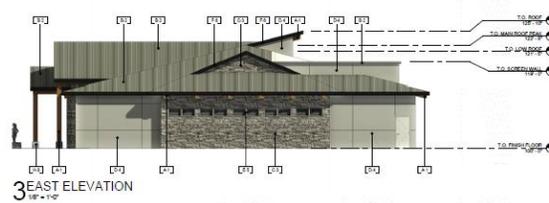
FLOOR PLAN
DRAWN BY: CHEGEBROKH
SCHEMATIC DESIGN | pg. SD51



1 SOUTH ELEVATION
1/8" = 1'-0"

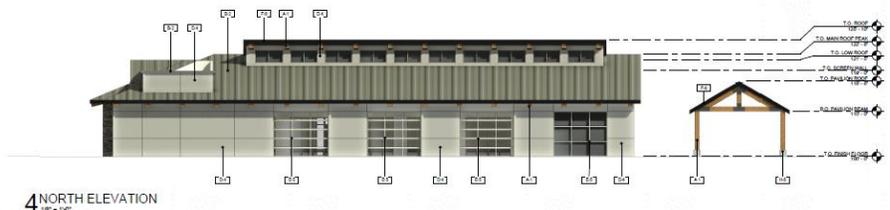


2 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"

MATERIALS & FINISH SCHEDULE:	
MATERIAL	FINISH/COLOR
[Symbol] WOOD	HEAVY TIMBER STAIN - STAINED
[Symbol] METAL - ROOF	BERNARDI STANDING SEAM METAL ROOF - COLEMAN
[Symbol] STONE	FLOOR-HOOD STONE - SILVER LINING
[Symbol] PAINT DRIFT OUTFALLATION	PAINT - INTERIOR WHITE
[Symbol] ALUMINUM EXTRUSION	CLEAR ANODIZED ALUMINUM
[Symbol] PAINT	PAINT - INTERIOR BLACK
[Symbol] WOOD	CEILING - CLEAR STAIN
[Symbol] CONCRETE	CAST-IN-PLACE LIGHT GRAY



4 NORTH ELEVATION
1/8" = 1'-0"

Scale: As indicated
21161

ELEVATIONS
SCHEMATIC DESIGN | pg. SD53



Scale:
21161

PERSEPECTIVES
SCHEMATIC DESIGN | pg. SD54

X. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning

1. Future development shall substantially comply with the site plan, landscape plan and building elevations in Section IX.
2. The Applicant shall comply with the specific use standards listed in UDC 11-4-3-2 – Arts, Entertainment or Recreation Facility, Indoors and Outdoors, including but not limited to the following:
 - a. Accessory uses including, but not limited to, retail, equipment rental, restaurant, and drinking establishments may be allowed if designed to serve patrons of the use only, and not the general public.
3. Outdoor lighting shall comply with the standards listed in UDC [11-3A-11](#). Lighting details shall be submitted with the Certificate of Zoning Compliance application that demonstrate compliance with these standards.
4. The ~~site~~/landscape plan submitted with the Certificate of Zoning Compliance shall be revised as follows:
 - a. A detail of the proposed fencing shall be included on the plan that demonstrates compliance with the standards listed in UDC [11-3A-7](#).
 - ~~b. A detail of the bicycle rack that demonstrates compliance with the standards listed in UDC [11-3C-5C](#) shall be depicted on the plan. *Depicted on revised plan.*~~
 - ~~c. Depict a 5 foot wide continuous internal pedestrian walkway from the perimeter sidewalk to the main building entrance(s); the walkway 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](#). *Depicted on revised plan.*~~
 - ~~d. Shrubs should be added within the street buffers in accord with UDC [11-3B-7C.3a](#). *Depicted on revised plan.*~~
 - ~~e. Add a tree within the planter area where the two rows of parking converge at the southeast corner of the site in accord with UDC [11-3B-8C.2d](#). *Depicted on revised plan.*~~
5. ~~Submit a detail of the trash enclosure that complies with the standards listed in UDC [11-3A-12](#). *Depicted on revised plan.*~~
6. A Certificate of Zoning Compliance and administrative Design Review application is required to be submitted to the Planning Division and approved prior to submittal of a building permit application.

B. Public Works

1. Site Specific Conditions of Approval
 - 1.1 A geotechnical report must be submitted and reviewed with the building permit application.
 - 1.2 Utility plans must be submitted and reviewed by Public Works prior to building permit approval.
 - 1.3 The proposed pool must not be connected to the sewer system for drainage.
 - 1.4 Any existing water or sewer services or mains that will be unused must be abandoned back to the main that is to remain in service.

2. General Conditions of Approval

- 2.1 Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
- 2.2 Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
- 2.3 The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD.
- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
- 2.5 Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
- 2.6 All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
- 2.7 Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
- 2.8 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
- 2.9 All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
- 2.10 Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
- 2.11 It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.

- 2.12 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.13 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.14 Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
- 2.15 The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
- 2.16 The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
- 2.17 At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
- 2.18 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
- 2.19 The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

C. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=239067&dbid=0&repo=MeridianCity>

A Traffic Impact Study (TIS) was not required for this project.

D. Nampa & Meridian Irrigation District (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=239641&dbid=0&repo=MeridianCity>

E. Settler's Irrigation District (SID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=238539&dbid=0&repo=MeridianCity>

XI. FINDINGS

A. Conditional Use Permit

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 site meets all the dimensional and development regulations of the I-L zoning district for the proposed use. Therefore, the Commission finds the site is large enough to accommodate the proposed use.

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 use will be harmonious with the Comprehensive Plan in that it will provide an indoor recreation use which will contribute to the mix of uses desired in the MU-NR designation.

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 with the conditions imposed, should be compatible with other uses in the general vicinity and shouldn't adversely change the 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.

If the proposed use complies with the conditions of approval in Section X as required, the Commission finds the proposed use should not adversely affect other properties in the vicinity.

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 serviced adequately by all of the essential public facilities and services listed.

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 should not create any 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.

Although traffic will increase in this area due to the proposed use, it shouldn't be excessive. The Commission finds the proposed use shouldn't involve any other activities that would be detrimental to any persons, property or the general welfare.

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)

The Commission finds 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.