

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: June 6, 2023
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: H-2022-0091
Linder Storage Condos –AZ, VAC
LOCATION: 300 N. Linder Rd. in the SW 1/4 of
Section 12, T.3N., R.1W.



I. PROJECT DESCRIPTION

Annexation of 0.98-acre of land with an I-L (Light Industrial) zoning district; and vacation of the 30-foot wide easement along the east boundary of the property.

II. SUMMARY OF REPORT

A. Project Summary

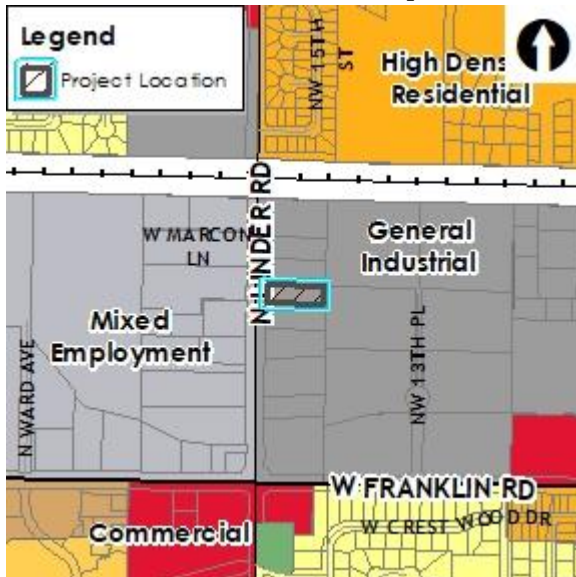
Description	Details	Page
Acreage	0.98-acre	
Future Land Use Designation	General Industrial	
Existing Land Use	Rural residential property	
Proposed Land Use(s)	Self-service storage facility	
Current Zoning	R1 in Ada County	
Proposed Zoning	I-L (Light Industrial)	
Physical Features (waterways, hazards, flood plain, hillside)	None	
Neighborhood meeting date	1/16/23	
History (previous approvals)	Lot 4, Heppers Acre Subdivision	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
Staff report (yes/no)	Yes	
Requires ACHD Commission Action (yes/no)	No	
Existing Conditions	Linder Rd. is fully improved with 5-travel lanes, vertical curb, gutter & 7' attached sidewalk. <i>No additional improvements or right-of-way dedication is required with this application.</i>	
CIP/IFYWP	NA (no further improvements required)	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access is proposed via Linder Rd.	
Proposed Road Improvements	None	
Fire Service	<i>No comment.</i>	
Police Service	<i>No comment.</i>	

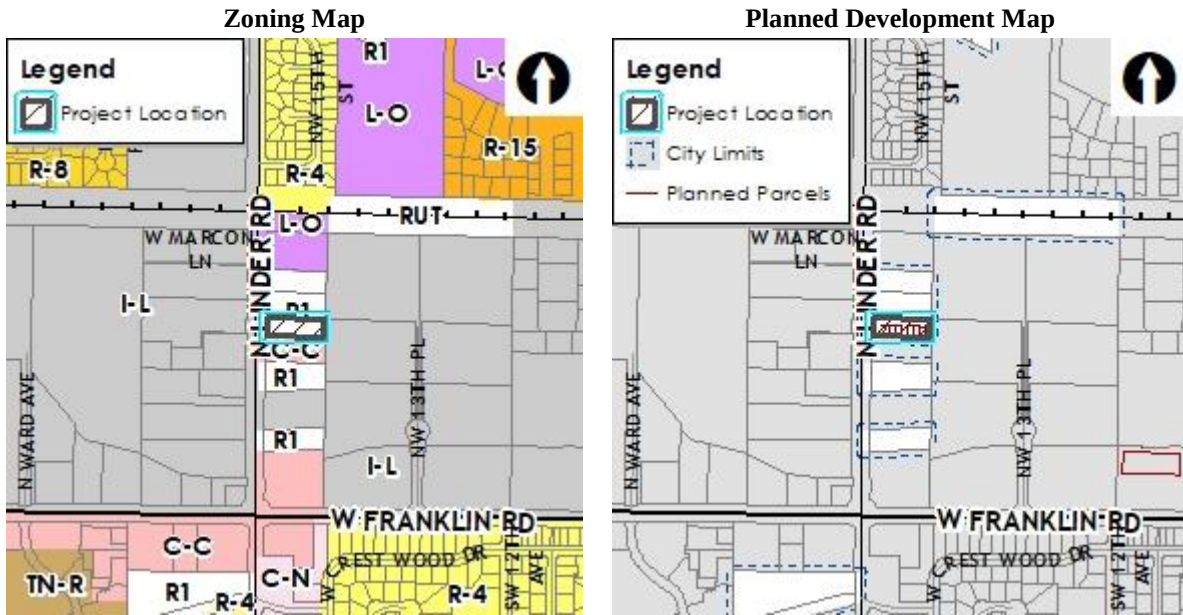
C. Project Maps

Future Land Use Map



Aerial Map





III. APPLICANT INFORMATION

A. Applicant:

Julie Miller, EVStudio – 725 E. 2nd St., Meridian, ID 83642

B. Owner:

Greg Herman – 300 N. Linder Rd., Meridian, ID 83642

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper notification published in newspaper	4/19/2023	5/21/2023
Radius notification mailed to property owners within 300 feet	4/14/2023	5/12/2023
Public hearing notice sign posted on site	4/17/2023	5/12/2023
Nextdoor posting	4/14/2023	5/15/2023

V. COMPREHENSIVE PLAN ANALYSIS

LAND USE: This property is currently designated as General Industrial on the Future Land Use Map (FLUM) contained in the [Comprehensive Plan](#). This designation allows a range of uses that support industrial and commercial activities. Industrial uses may include warehouses, storage units, light manufacturing, flex, and incidental retail and offices uses. In some cases, uses may include processing,

manufacturing, warehouses, storage units, and industrial support activities. Sample zoning include: I-L and I-H.

TRANSPORTATION: The Master Street Map (MSM) does not depict any collector streets across this property.

PROPOSED USE: The Applicant proposes to annex the subject property with an I-L zoning district and develop the site with two (2) structures containing a total of eight (8) self-service storage units consistent with the General Industrial FLUM designation.

Goals, Objectives, & Action Items: Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in *italics*):

- “Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.” (3.03.03F)
City water and sewer service is available and can be extended by the developer of the property proposed to be annexed with development in accord with UDC 11-3A-21.
- “Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.” (3.07.01A)
With development, a landscaped street buffer will be required along N. Linder Rd. and buffering and screening will be required to the residential property to the north in accord with UDC standards.
- “Encourage compatible uses and site design to minimize conflicts and maximize use of land.” (3.07.00)
The operation of the proposed storage facility should be fairly low-impact due to the number of units and should be generally compatible with the birthing center to the south, residential use to the north and industrial uses to the east and west. The required buffer to the residential land use to the north should minimize conflicts between land uses.
- “Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development.” (3.03.03A)
The proposed development will be required to connect to City water and sewer systems with development; services are required to be provided to and though this development in accord with current City plans.
- “Require appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.).” (3.07.01C)
A 25-foot wide street buffer is required to be provided with development along N. Linder Rd., an arterial street, per UDC Table 11-2C-3, landscaped per the standards in UDC 11-3B-7C.
- “Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.” (6.01.02B)
The Director recommends a cross-access/ingress-egress easement is granted to the property to the north for future access via Linder Rd. through the subject property to reduce access points on the arterial street (i.e. Linder Rd.).

- “Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.” (3.03.03G)

Curb, gutter and sidewalk was recently constructed with the road widening project along Linder Rd. Hook-up to City water and sewer service is required with development.

VI. STAFF ANALYSIS

A. ANNEXATION (AZ)

The Applicant proposes to annex 0.98-acre of land with an I-L (Light Industrial) zoning district consistent with the FLUM designation of General Industrial. A legal description and exhibit map for the annexation area is included in Section VIII.A.

The subject property is one of a few lots in a larger enclave surrounded by City annexed property. Annexation of this land will provide more efficient provision of City services. Industrial uses zoned I-L exist to the west across N. Linder Rd. and to the east; a single-family residence exists to the north zoned R1 in Ada County; and a commercial birthing center exists to the south in the C-C zoning district.

There is an existing home and accessory buildings on the site that are proposed to be removed with redevelopment of the site. There is also a 30-foot wide easement depicted on the Heppers Acre Subdivision plat along the east boundary of the site that is proposed to be vacated with this application (see Section VIII.D, E and analysis below in Section B). The type of easement is not defined on the plat.

Conceptual Development Plan: The conceptual development plan shown in Section VIII.B depicts the proposed structures, associated parking, driveway access, drive-aisles and green space for landscaping.

The Applicant plans to develop the property with two (2) buildings for self-service storage containing a total of eight (8) units. These units will be designed to accommodate RV’s, boats, cars, etc. with large overhead doors and separate man doors to each unit. Compliance with the dimensional standards listed in UDC Table 11-2C-3 for the I-L district is required. **Changes are necessary to the concept plan as detailed below under the Access section.**

Specific Use Standards: A self-service storage facility is listed as a principal permitted use in the I-L district per UDC [Table 11-2C-2](#), subject to the specific use standards listed in UDC [11-4-3-34](#), as follows: *(Staff’s analysis in italics)*

- A. Storage units and/or areas shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item by a tenant from or at a self-service storage facility is specifically prohibited.
- B. On site auctions of unclaimed items by the storage facility owners shall be allowed as a temporary use in accord with Chapter 3, Article E, "temporary use requirements", of this Title.
- C. The distance between structures shall be a minimum of twenty-five (25) feet. *30-feet is provided between the two structures.*
- D. The storage facility shall be completely fenced, walled, or enclosed and screened from public view. Where abutting a residential district or public road, chain-link shall not be allowed as fencing material. *The proposed storage units will be enclosed.*
- E. If abutting a residential district, the facility hours of public operation shall be limited to 6:00 a.m. to 11:00 p.m. *A residential district abuts the property on the north.*
- F. A minimum twenty-five-foot wide landscape buffer shall be provided where the facility abuts a residential use, unless a greater buffer width is otherwise required by this title. Landscaping shall

be provided as set forth in subsection 11-3B-9.C of this Title. *The facility abuts a residential use to the north; the Applicant request City Council approval of a buffer reduction to 5-feet.*

- G. If the use is unattended, the standards in accord with [Section 11-3A-16](#), "self-service uses", of this Title shall also apply. *The use will be unattended.*
- H. The facility shall have a second means of access for emergency purposes as determined by the Fire Marshal. *The Fire Marshal has determined one access is sufficient with the proposed turnaround.*
- I. All outdoor storage of material shall be maintained in an orderly manner so as not to create a public nuisance. Materials shall not be stored within the required yards. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.
- J. The site shall not be used as a "vehicle wrecking or junk yard" as herein defined.
- K. For any use requiring the storage of fuel or hazardous material, the use shall be located a minimum of one thousand (1,000) feet from a hospital. *There are no hospitals within 1,000 feet.*

Access: One (1) full driveway access exists to this site via Linder Rd. that is proposed to be reconstructed and narrowed to 30-feet in width.

The intent of the UDC (11-3A-3) is to improve safety by combining and/or limiting access points to arterial streets to ensure motorists can safely enter all streets. Where local street access is not available, the property owner is required to grant cross-access/ingress-egress easements to adjoining non-residential properties. Although the use to the north is currently residential, it's anticipated to change to a non-residential use at some point in the future. The use to the south is commercial; as a provision of the development agreement, a cross-access/ingress-egress easement was required to be provided to the subject property at the time of future construction on the site and/or expansion of the existing parking lot, which has not occurred ([AZ-09-004](#)).

In accord with UDC 11-3A-3, Staff recommends as a provision of the development agreement, driveway stubs are constructed to the north and south property lines and a cross-access/ingress-egress easement granted to the properties to the north (Parcel #R3579000015) and south (Parcel #R3579000025) in an effort to combine and limit access points to the arterial street (i.e. Linder Rd.). Copies of the recorded easements should be submitted with the Certificate of Zoning Compliance application for the proposed use. With a future development application, ACHD recommends the existing driveway is closed and a new driveway is constructed in alignment with the driveway on the west side of Linder Rd. A revised concept plan should be submitted prior to the Commission hearing consistent with ACHD's and Staff's recommendations.

A fire truck turnaround is proposed on the site as shown on the conceptual development plan.

Sidewalk/Pathway: An attached 7-foot wide sidewalk was recently constructed along N. Linder Rd. along the frontage of this site. The Pathways Plan designates a 10-foot wide detached multi-use pathway in this area. Because the sidewalk was recently constructed, the Park's Dept. does *not* recommend it's removed and a new pathway constructed in its place at this time. If a new pathway is constructed in the future, there should be adequate room within the existing right-of-way (11' +/-) for the pathway without dedication of a public use easement.

Parking: Self-service storage facilities do not require parking unless there is an office associated with the use, which there is not. The concept plan depicts nine (9) off-street parallel parking spaces. Based on the number of proposed parking spaces, a bicycle rack capable of holding a minimum of one (1) bicycle is required per UDC 11-3C-6G that complies with the design standards listed in UDC [11-3C-5C](#).

Landscaping: A 25-foot wide street buffer is required to be constructed along N. Linder Rd., an arterial street, measured from back of sidewalk, landscaped per the standards listed in UDC [11-3B-7C](#).

Parking lot landscaping is required per the standards listed in UDC [11-3B-8C](#). **A minimum 5-foot wide buffer should be provided along the east property boundary unless the requirement is reduced or waived by the Director for truck maneuvering areas as set forth in UDC 11-3B-8C.1a.**

A 25-foot wide buffer is required to the residential land use to the north as set forth in UDC [Table 11-2C-3](#) and [11-4-3-34F](#), landscaped per the standards listed in UDC [11-3B-9C](#). **The Applicant requests City Council approval of a reduced buffer width from 25- to 5-feet adjacent to the residential use to the north as allowed by UDC 11-3B-9C.2 with notice to surrounding property owners. A reduction to the buffer width shall not affect building setbacks; all structures shall be set back from the property line a minimum of the buffer width required in the I-L district (i.e. 25-feet).** A letter was submitted from the abutting property owner to the north, Ronald Hatch, agreeing to the proposed reduced buffer.

Landscaping is required along the multi-use pathway adjacent to N. Linder Rd. per the standards listed in UDC [11-3B-12C](#).

There are existing trees on this site that may require mitigation if removed per the standards listed in UDC [11-3B-10C.5](#).

Waterways: The conceptual development plan depicts an existing irrigation ditch on the eastern portion of the site. **All ditches not being used as a water amenity or linear open space must be piped as set forth in UDC [11-3A-6](#).**

Floodplain: A portion of this project is within the Meridian Floodplain Overlay District. **A floodplain development permit with base flood elevations and flood protection elevations will be required.**

Fencing: The conceptual development plan depicts existing vinyl fence around the perimeter of the site.

Elevations: Conceptual building elevations were submitted for the proposed structures as shown in Section VIII.C. The structures are proposed to be pre-engineered metal frame buildings, which will be designed with large overhead doors and man doors for each unit. Building materials are proposed to consist of stucco in two (2) different colors with reveals, fenestration and stone veneer wainscot.

The design of the structures is required to comply with the design standards in the [Architectural Standards Manual](#) (ASM). **Staff recommends the design is required to comply with the design standards for commercial buildings rather than industrial buildings because the property fronts on an arterial street (i.e. Linder Rd.) and will be highly visible.** Detailed review of the elevations for compliance with these standards will take place with the Certificate of Zoning Compliance and Design Review application prior to submittal of an application for a building permit.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. **To ensure the site develops as proposed and recommended with this application, Staff recommends a DA is required with the provisions discussed above and included in Section IX.A.**

B. VACATION (VAC)

The Applicant proposes to vacate the 30-foot wide easement along the east boundary of the property depicted on the Heppers Acre subdivision plat in Section VIII.D. The easement is not defined on the plat and it seems utilities may not have been installed within the easement area.

The Applicant proposes to vacate this easement so that the east building can be constructed closer to the eastern boundary of the site within the existing easement area. A legal description and exhibit map of the easement proposed to be vacated is included in Section VIII.E below.

[Relinquishment letters](#) have been submitted from all potential easement holders [i.e. Lumen (fka Qwest), NMID, Intermountain Gas, Sparklight and Idaho Power] in agreement with the proposed request.

VII. DECISION

A. Staff:

Staff recommends approval of the proposed Annexation with the requirement of a Development Agreement per the provisions in Section IX in accord with the Findings in Section X; and approval of the vacation request *if* relinquishment letters are received from all potential easement holders prior to the City Council hearing.

B. The Meridian Planning & Zoning Commission heard these items on May 4, 2023. At the public hearing, the Commission moved to recommend approval of the subject AZ request.

1. Summary of Commission public hearing:

- a. In favor: Julie Miller, EVStudio
- b. In opposition: None
- c. Commenting: Tim O'Donnell
- d. Written testimony: None
- e. Staff presenting application: Sonya Allen
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. Comments pertaining to the availability of information online and transparency of the process from a citizen.

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

- a. Commercial vs. Industrial design standards for the development.

4. Commission change(s) to Staff recommendation:

- a. None

5. Outstanding issue(s) for City Council:

- a. The Applicant requests Council approval of a reduced buffer width to the residential property to the north from 25 to 5-feet.

VIII. EXHIBITS

A. Annexation Legal Description and Exhibit Map



Annexation Land Description

A parcel of land being Lot 4 of Heppers Acre Subdivision, Book 19 of Plats, Pages 1298 and 1299, Records of Ada County, and a portion of North Linder Road, lying within the Southwest Quarter of the Southwest Quarter of Section 12, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the found 4 inch aluminum cap monument in asphalt, labeled PLS 1029, at the Southwest corner of Section 12, T.3N., R.1W., B.M, from which the found 3 inch brass cap in asphalt, labeled PLS 5082, at the Quarter corner common to sections 11 & 12, T.3N., R.1W., B.M., bears N 00° 31' 39" E a distance of 2645.87 feet, thence N 00° 31' 39" E along the section line a distance of 922.75 feet to the **REAL POINT OF BEGINNING**.

Thence N 00° 31' 39" E along said section line and the centerline of North Linder Road for a distance of 120.00;

Thence S 88° 13' 52" E for a distance of 356.62 feet to the Northeast corner of said lot 4, witnessed by a set 5/8" iron pin with a 2 inch aluminum cap labeled PLS 11463, which bears S 00° 38' 53" W a distance of 1.00 feet;

Thence S 00° 38' 53" W along the East line of said lot 4 for a distance of 120.00 feet to a found 5/8th inch iron pin with a plastic cap labeled PLS 12025 at the Southeast corner of said lot 4;

Thence N 88° 13' 49" W along the South line of said lot 4 for a distance of 356.37 feet to a found 1/2 inch iron pin with plastic cap labeled PLS 11463 to the **REAL POINT OF BEGINNING**.

Said parcel contains 0.982 acres or 42,770 square feet, more or less.



ANNEXATION MAP

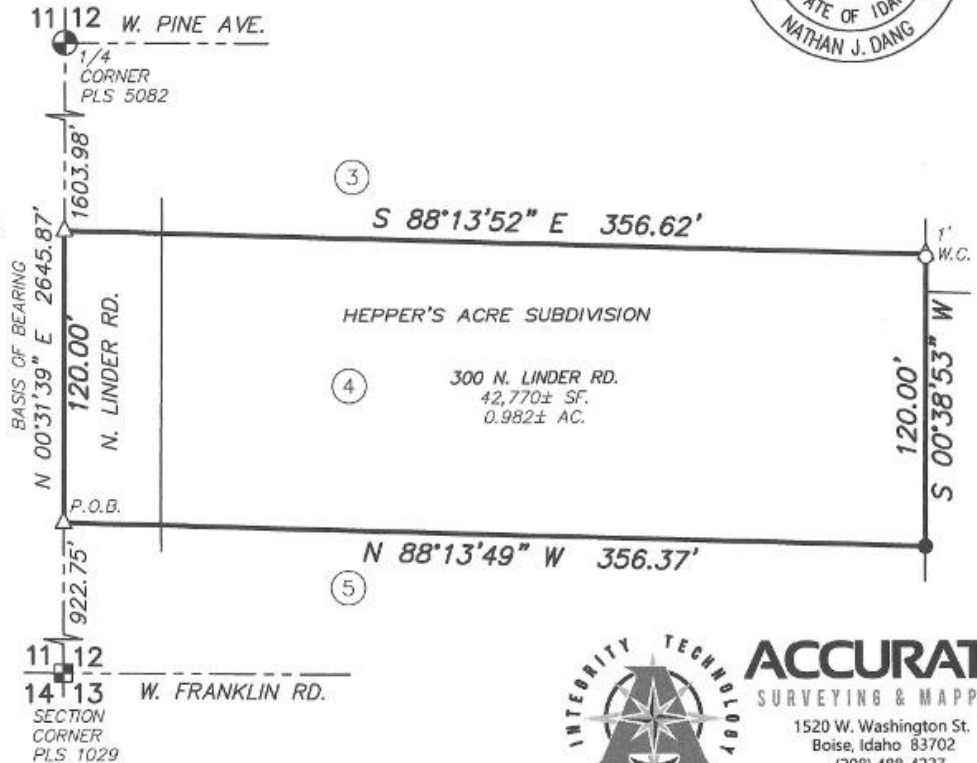
LOT 4, BLOCK 1, HEPPERS ACRE SUBDIVISION,
BOOK 19 OF PLATS, PAGES 1298-1299, ADA COUNTY RECORDS
AND A PORTION OF NORTH LINDER ROAD.
LYING WITHIN THE SW 1/4 OF THE SW 1/4 SECTION 12, T.3N., R.1W., B.M.
COUNTY OF ADA—STATE OF IDAHO



SCALE: 1"=60'

LEGEND

- ANNEXATION BOUNDARY LINE
- SECTION LINE
- PARCEL LINE
- FOUND 3" BRASS CAP MONUMENT, IN ASPHALT, PLS 5082
- FOUND 4" ALUMINUM CAP IN ASPHALT, PLS 1029
- FOUND 5/8" IRON PIN, WITH PLASTIC CAP, PLS 12025
- FOUND 1/2" IRON PIN, NO CAP SET PLASTIC CAP, PLS 11463
- SET 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 11463
- CALCULATED POINT
- PLATTED LOT NUMBER
- P.O.B. POINT OF BEGINNING
- W.C. WITNESS CORNER

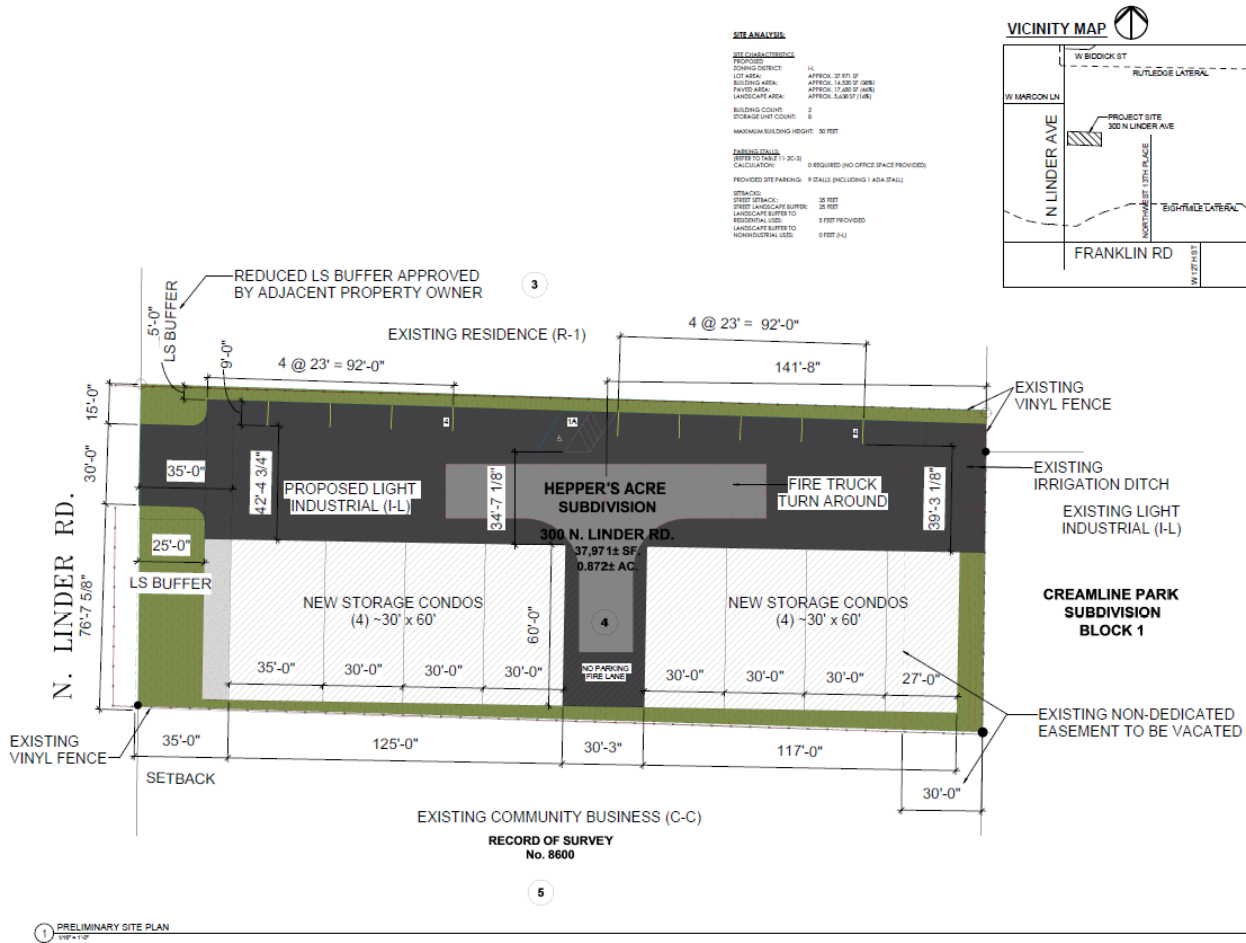


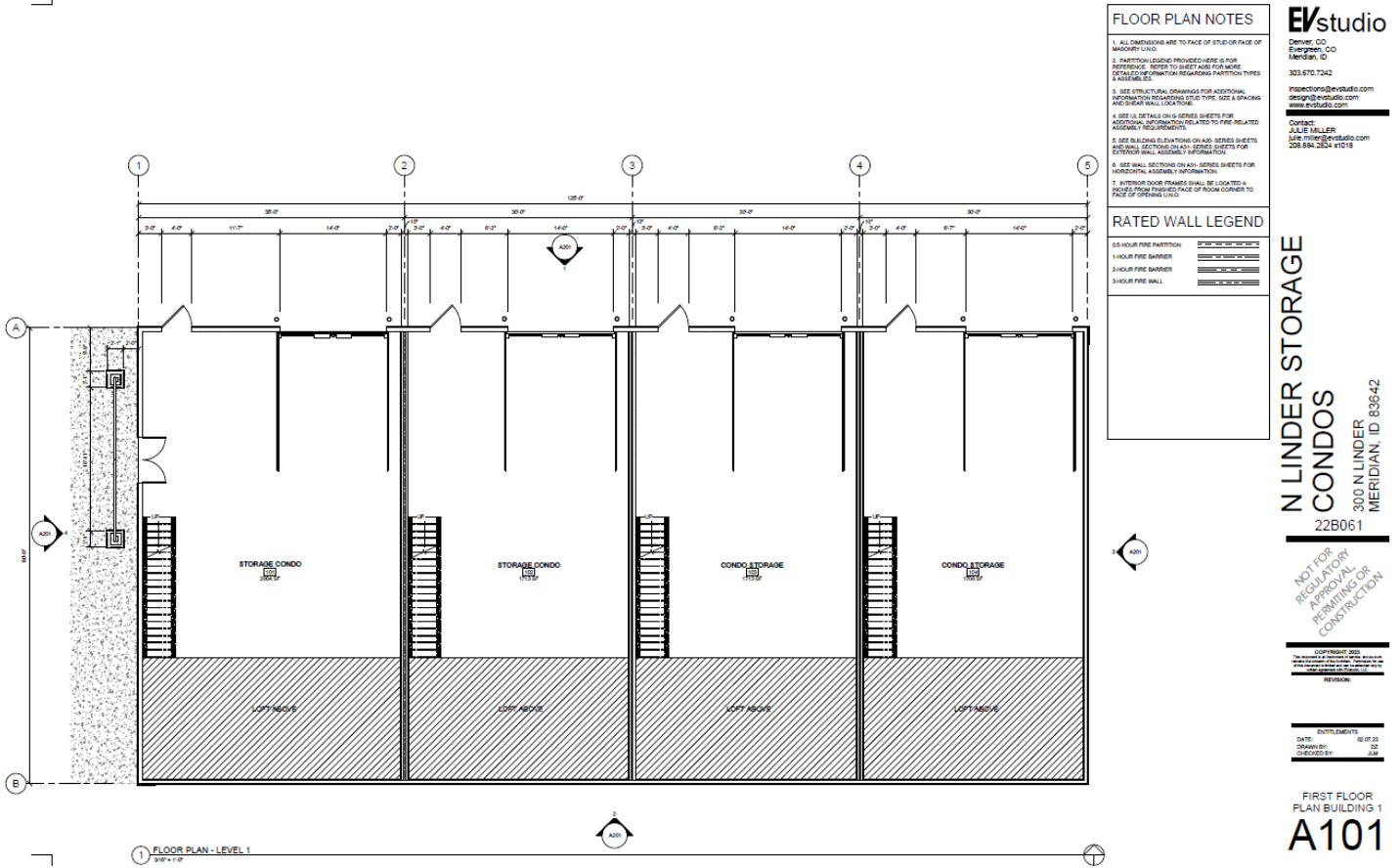
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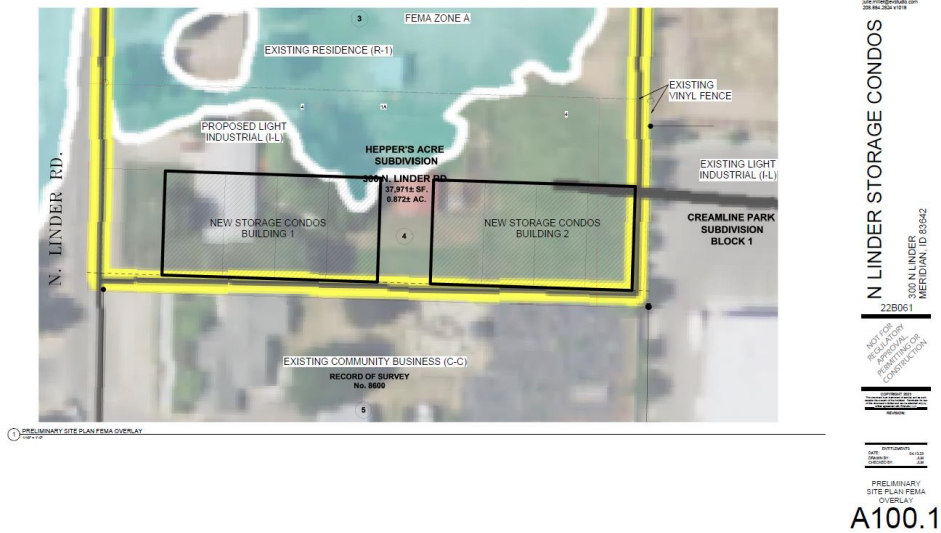
DATE: FEBRUARY, 2023 JOB 22-171

B. Conceptual Development Plan – NOT APPROVED





FEMA Overlay:



EVstudio
Denver, CO
Evergreen, CO
Meridian, ID
303.670.7242
inspections@evstudio.com
design@evstudio.com
www.evstudio.com

22B061

N LINDER STORAGE CONDOS
300 N LINDER MERIDIAN, ID 83642

NOT FOR REGULATION
APPROVAL PERMITTING OR CONSTRUCTION

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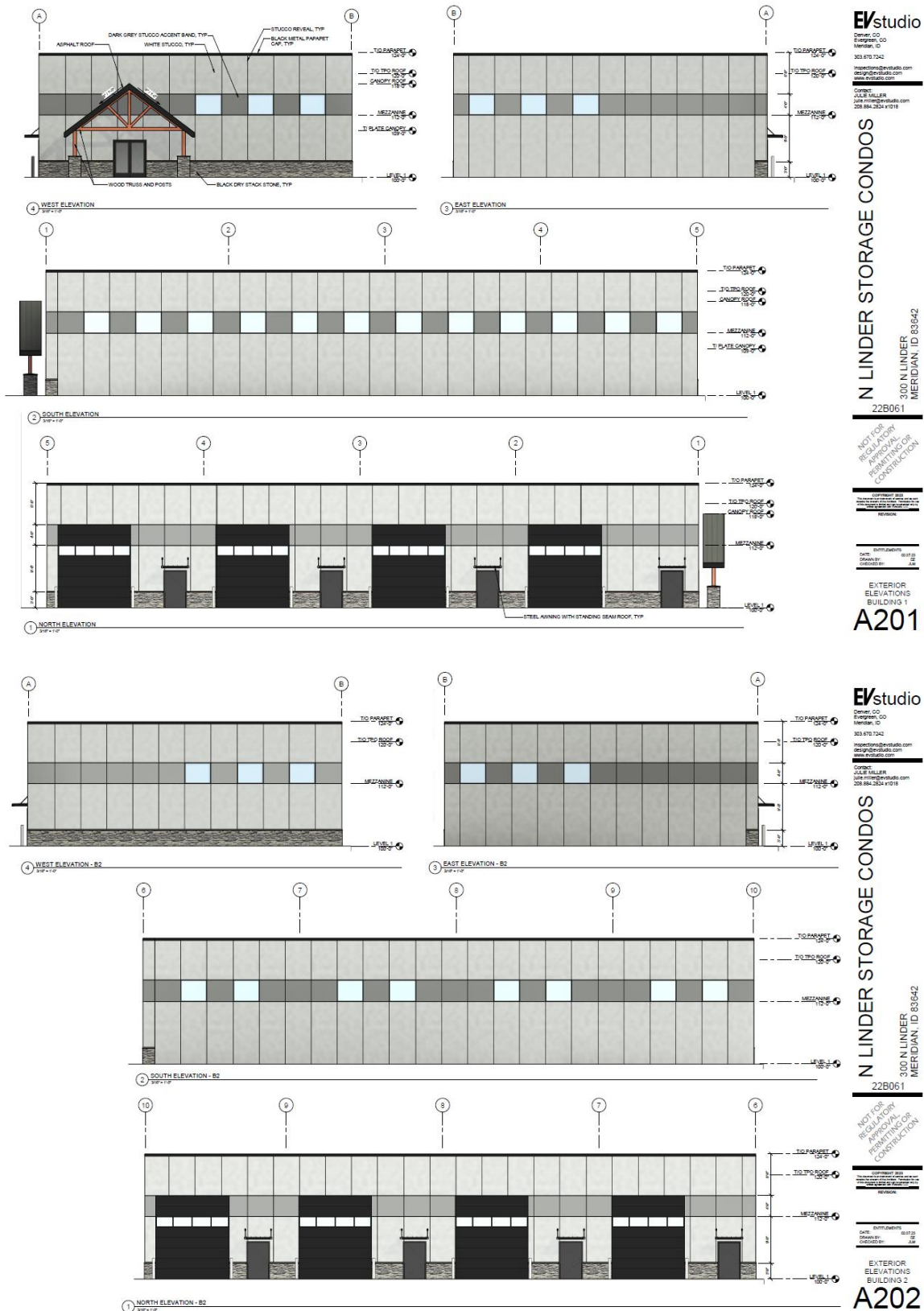
REVISIONS:

DATE	BY	REVISION
02/27/22	JLM	ISSUED FOR PERMITTING

PRELIMINARY SITE PLAN/FEMA OVERLAY

A100.1

C. Conceptual Building Elevations





2 SIDE PERSPECTIVE VIEW
1/2" = 1'-0"



1 FRONT PERSPECTIVE VIEW
1/2" = 1'-0"

EVstudio

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Meridian, ID

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22B061

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REVISION:

ENTITLEMENTS
DATE: 02/07/23
DRAWN BY: JLM
CHECKED BY: JLM

PERSPECTIVE
VIEWS
A203

[illegible]

E. Easement Proposed to be Vacated



Job No. 22-171

Utility Easement Vacation Description

An easement to be vacated over and across a portion of Lot 4 of Heppers Acre Subdivision as recorded in Book 19 of Plats at Pages 1298 and 1299, Records of Ada County, said parcel is located in the Southwest Quarter of the Southwest Quarter of Section 12, Township 3 North, Range 1 West of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the found 4 inch aluminum cap monument at the corner common to Sections 11, 12, 13 and 14, T3N, R1W from which the found 3 inch brass cap monument in asphalt at the quarter corner common to Sections 11 and 12, T3N, R1W bears N 00° 32' 39" E a distance of 2645.87 feet; thence N 00° 32' 39" E along the section line for a distance of 922.75 feet; thence S 88° 13' 49" W for a distance of 326.37 feet to the **REAL POINT OF BEGINNING**;

Thence N 00° 38' 53" E for a distance of 120.00 feet;

Thence S 89° 13' 52" E along the line common to Lots 3 and 4 for a distance of 30.01 feet to the northeast corner of Lot 4 witnessed by a found 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463, which bears S 00° 38' 53" W a distance of 1.00 feet;

Thence S 00° 38' 53" W for a distance of 120.00 feet to a found 5/8th inch iron pin with a cap plastic cap labeled PLS 12025 at the southeast corner of Lot 4;

Thence N 88° 13' 49" W along the line common to Lots 4 and 5 for a distance of 30.01 feet to the **REAL POINT OF BEGINNING**.

Vacated Easement contains 0.083 acres, or 3,601 square feet, more or less.



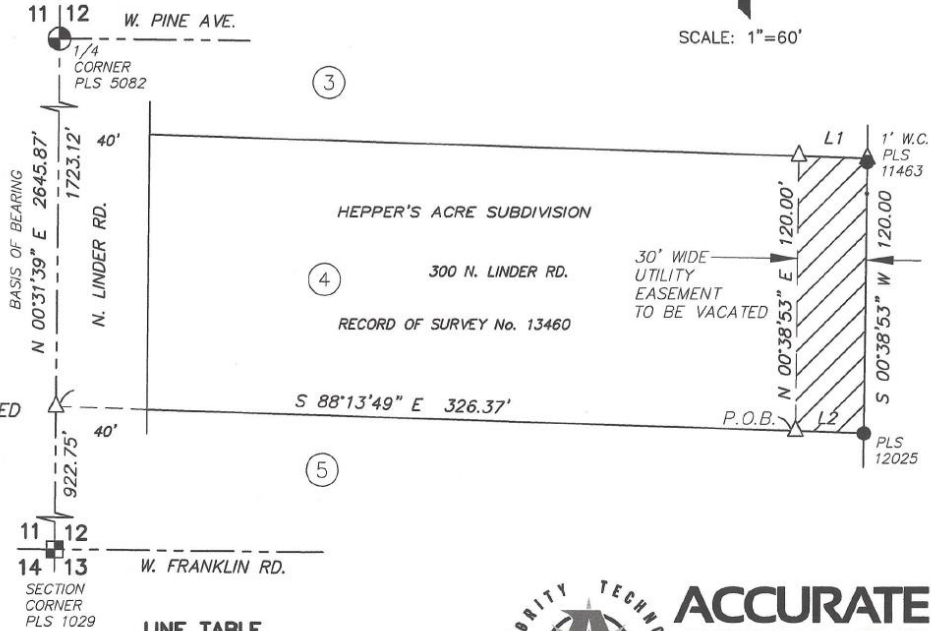
EXHIBIT MAP

30' WIDE UTILITY EASEMENT VACATION
ACROSS A PORTION OF LOT 4, BLOCK 1, HEPPERS ACRE SUBDIVISION,
BOOK 19 OF PLATS, PAGES 1298-1299, ADA COUNTY RECORDS
LYING WITHIN THE SW 1/4 OF THE SW 1/4 SECTION 12, T.3N., R.1W., B.M.
COUNTY OF ADA—STATE OF IDAHO



LEGEND

- SECTION LINE
- PARCEL LINE
- /// EASEMENT
- ⊕ FOUND 3" BRASS CAP MONUMENT IN ASPHALT
- ⊞ FOUND 4" ALUMINUM CAP MONUMENT IN ASPHALT
- FOUND 5/8" IRON PIN, WITH PLASTIC CAP, AS NOTED
- △ CALCULATED POINT
- ⑨ PLATTED LOT NUMBER
- P.O.B. POINT OF BEGINNING
- W.C. WITNESS CORNER



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°13'52" E	30.01'
L2	N 88°13'49" W	30.01'



ACCURATE
SURVEYING & MAPPING
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Boise, Idaho 83702
(208) 488-4227
www accuratesurveyors.com

DATE: MARCH, 2023

JOB 22-171

IX. CITY/AGENCY COMMENTS & CONDITIONS

The Applicant should submit a conceptual development plan for the site that complies with ACHD's and the City's comments pertaining to access and cross-access prior to the Commission hearing.

A. PLANNING DIVISION

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer.

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the conceptual development plans included in Section VIII, Unified Development Code standards, design standards in the Architectural Standards Manual and the provisions contained herein.
- b. Comply with the specific use standards for self-service storage facilities listed in UDC [11-4-3-34](#) and the standards for self-service uses in [UDC 11-3A-16](#).
- c. The existing driveway via N. Linder Rd. shall be closed and a new driveway constructed in alignment with the driveway on the west side of N. Linder Rd., unless otherwise approved by the City and ACHD.
- d. A driveway stub shall be constructed to the northern property line and a cross-access/ingress-egress easement granted to the property to the north (Parcel #R3579000015) in accord with UDC [11-3A-3A.2](#). A copy of the recorded easement should be submitted to the Planning Division with the Certificate of Zoning Compliance application for the proposed use.
- e. A driveway stub shall be constructed to the southern property line and a cross-access/ingress-egress easement granted to the property to the south (Parcel #R3579000025) in accord with UDC 11-3A-3A.2. A copy of the recorded easement should be submitted to the Planning Division with the Certificate of Zoning Compliance application for the proposed use.
- f. A 25-foot wide buffer shall be provided to the residential land use to the north (Parcel #R3579000015) as set forth in UDC Table 11-2C-3 and 11-4-3-34F, landscaped per the standards listed in UDC 11-3B-9C, unless otherwise approved by City Council. *Note: The Applicant requests City Council approve a reduced buffer width of 5-feet with this application.*
- g. Mitigation is required for existing trees on this site that are removed as set forth in UDC [11-3B-10C.5](#).
- h. The storage facility hours of public operation shall be limited to 6:00 a.m. to 11:00 p.m. as set forth in UDC [11-4-3-34E](#) as long as the property abuts a residential district.
- i. Future structure(s) on the site shall comply with the non-residential design standards in the Architectural Standards Manual for commercial districts (i.e. CD).
- j. The existing irrigation ditch on the eastern portion of the site shall be piped or otherwise covered as set forth in UDC [11-3A-6](#).
- k. A floodplain development permit with base flood elevations and flood protection elevations shall be required with a future development application.

B. PUBLIC WORKS

1. A streetlight plan will be required for the development of this property.
2. Additional 250 gpd committed to model. WRRF decline balance is 14.60 MGD
3. Pressure Zone – 2
4. Estimated ERU - See Application
5. Water Quality Concerns – None
6. Project Consistent with Master Plan – Yes
7. Single structure, multi-tenant units that are for rental only should have a single City meter. Provide one meter for each building.
8. Only have one connection to the main in Linder rd. Bring an 8" stub and "dog leg" it on the property. Make water service connections to this stub. Max distance between the dead-end and the service connection should be 3'. No blow-off is needed.
9. The 8" dog leg will require a 20' easement with the water main centered in the easement.
10. Water services require a 20' easement up and 10' beyond the water meter.
11. If a well is located on the site it must be abandoned per regulatory requirements and proof of abandonment must be provided to the City.
12. Additional 250 gpd committed to model. WRRF decline balance is 14.60 MGD
13. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement.
14. Property is in the Meridian Special Flood Hazard Area - A floodplain permit and elevation certificates will be required. Flood protection elevation is 2 feet above Base Flood Elevation.

C. ADA COUNTY DEVELOPMENT SERVICES

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=294157&dbid=0&repo=MeridianCity>

D. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=294153&dbid=0&repo=MeridianCity>

E. NAMPA-MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=294320&dbid=0&repo=MeridianCity>

F. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=294352&dbid=0&repo=MeridianCity>

I. FINDINGS

A. Annexation and/or Rezone (UDC 11-5B-3E)

Required Findings: Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;

The Commission finds the Applicant's proposal to annex 0.98-acre of land with I-L zoning for the development of a self-service storage facility is consistent with the General Industrial FLUM designation for this property. (See section V above for more information.)

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;

The Commission finds the proposed map amendment to I-L and conceptual development plan generally complies with the purpose statement of the I-L district in that it will encourage industrial uses that are clean, quiet and free of hazardous or objectionable elements and that are operated entirely or almost entirely within enclosed structures and is accessible to an arterial street (i.e. Linder Rd.).

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;

The Commission finds the proposed map amendment should not be detrimental to the public health, safety and welfare as the proposed industrial use should be conducted entirely within a structure.

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and

The Commission finds City services are available to be provided to this development.

5. The annexation (as applicable) is in the best interest of city.

The Commission finds the proposed annexation is in the best interest of the City.