

Public Hearing for 2730 E. Franklin (H-2026-0034) by Jason Nienhouse, located at 2730 E. Franklin Rd.

- A. Request: Annexation of 0.675 acres of land with the C-G zoning district for the purpose of complying with the terms outlined in the consent to annex agreement for the existing commercial building that is already connected to City utilities.

Lorcher: The next item on the agenda is H-2026-0034, Jason Nienhouse. Hopefully I said that right. Requests annexation into the city for a commercial building that's already or in the process of being connected to city utilities and we will start with the staff report.

Napoli: Madam Chair, Members of the Commission, next item on the agenda is the annexation for 2730 East Franklin Road. So, the applicant is requesting annexation of 0.675 acres of land with the C-G zoning district for the purpose of complying with the terms outlined in the consent to annex agreement for the existing commercial building and property. The site is located at 2730 East Franklin Road and the future land use map -- the future land use map designation is commercial and the current zoning is C-2 in Ada county. So, the site currently operates as a commercial property with three commercial tenants on the site consisting of different professional services. In addition, there is an approved car dealer lot on the rear -- on the rear of the property. The applicant has indicated they would have no intention of redeveloping the property at this time and would like to -- like it to remain as is. Staff would like to note that there are several nonconformities as a result of this developing in Ada county and not in the city and developed I believe in 2006. These nonconformities include deficiencies related to landscape buffer -- the landscape buffer along Franklin Road, parking lot landscaping, drive aisle widths, parking location and an unpaved area currently utilized as a car dealership. At this time staff is not recommending that all these existing nonconformities be brought into full compliance as a part of the annexation. However, staff does recommend removing the ADA parking stall on the southern portion of the site. That would be right here. And adding three parking stalls in the rear of the site, as well as changing the circulation from clockwise to counterclockwise. Primarily the removal of this ADA stall. First of all, they already have one that would comply with building code regulation. So, it wouldn't make them non-compliance with that. And, two, there is not enough -- this drive aisle is about three feet wide with that parking stall if there is two cars parked there, so it would be impossible for EMS, fire, police, anyone to get in there or customers. So, that's one of the remedies that staff is going to be asking for and I have talked with -- or e-mailed with Jason and he is in -- he is in agreement with that and willing to do that. So, the site's main access is off of Franklin Road and it will remain that way probably for the foreseeable future. However, in the future staff is recommending or requiring cross-access to the eastern and western parcels, so these lots can be consolidated -- access points can be consolidated in the future with redevelopment. Staff has not received any written comments on this and is recommending approval and I will stand for any questions that you guys have.

Lorcher: Would the applicant like to come forward? Is Jason --- are you Jason? Who is Jason -- what is Jason's family or --

Napoli: I don't -- I think he is online.

Lorcher: Oh, he is online? Jason, if you -- would you like to speak?

Nienhouse: Can you hear me?

Lorcher: Yes. Can you state your name and address for the record, please.

Nienhouse: Sure. Jason Nienhouse and address is 1425 Chicago Street in Nampa with the subject address, obviously, 2730 East Franklin Road.

Lorcher: Okay. Do you have anything else to add to Nick's comments? You are in agreement with the staff report?

Nienhouse: Yeah. I think it's all pretty straightforward. With -- I sent over the revisions on the parking structure for -- or the park -- the parking layout. Excuse me. I believe that's been revised or somewhat agreed to. Existing landscape buffers, et cetera. I mean there is -- essentially there is not going to be anything done from what -- from my understanding at least from our meetings there is really not going to be anything -- what's going to be required outside of maybe restriping.

Lorcher: Right. And, Nick, you mentioned changing the -- the flow from clockwise to counterclockwise?

Napoli: Correct.

Lorcher: All right. Thank you very much.

Nienhouse: Yeah.

Lorcher: Madam Clerk, do we have anyone signed up for -- to testify?

Lomeli: Madam Chair, no one has signed up.

Lorcher: Jason, did you have any final comments before we close the public hearing?

Nienhouse: I don't have any other comments, no.

Lorcher: Okay. Thank you very much. May I get a motion to close the public hearing? Oh, wait. Is there anybody else in -- in Chambers that would like to speak before I do that?

Perreault: Madam Chair?

Lorcher: Yes.

Perreault: Just have a quick question for staff.

Lorcher: Sure.

Perreault: So, is the applicant going to be required to provide access east and west now? Is there access now or does it need to be provided now or is it just in future development?

Napoli: Madam Chair, Members of the Commission, Commissioner Perreault, correct, it would be with future development. It's not going to be at this time. We are not requiring him to stub it at this time. However, there would be an easement that would be required. That's correct. So, when he has a residential property that's annexed, because their well failed to the west and, then, the property to the east is still in Ada county, but is a commercial development. So, when those do redevelop, which we anticipate they will at some point, because of the commercial FLUM designation out there, we will consolidate some access points and make it essentially function as a frontage road along Franklin.

Lorcher: Right. May I get a motion to close the public hearing?

Stoll: So moved.

Perreault: Second.

Lorcher: It's been moved and seconded to close the public hearing on H-2026-0034. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.

Lorcher: Any comments about this application? Seems pretty straightforward. I mean what's happening is that as old wells and sewer septic fail and it's adjacent to the city there has been a trend to access to city services and Ada county's approval process is slightly different than the city of Meridian, so there is always a little bit of crossover there.

Stoll: Madam Chair, if it's appropriate --

Lorcher: Commissioner Stoll.

Stoll: I would like to make a motion. After considering all staff, applicant's and public testimony, I move to recommend approval to the City Council of File No. H-2026-0034 as presented in the staff report for the hearing date of August 20, 2026.

Gelsomino: Seconded.

Lorcher: It has been moved and seconded to approve File No. H-2026-0034. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.