

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND
DECISION & ORDER**



In the Matter of the Request for a conditional use permit for WaFed at Ten Mile, Located at 688 N. Cliff Creek Lane in the C-C Zoning District, by Joy Patrick.

Case No(s). H-2024-0051

For the Planning & Zoning Commission Hearing Date of: November 21st, 2024 (Findings on December 5th, 2024)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of November 21st, 2024, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of November 21st, 2024, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of November 21st, 2024, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of December 5th, 2024, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian Planning & Zoning Commission takes judicial notice of its Unified Development Code codified at Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Amended Comprehensive Plan of the City of Meridian, which was adopted April 19, 2011, Resolution No. 11-784 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this decision, which shall be signed by the Chairman of the Commission and City Clerk and then a copy served by the Clerk upon the applicant, the Planning Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the conditions of approval in the attached staff report for the hearing date of November 21st, 2024, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the Planning & Zoning Commission's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for a conditional use permit is hereby approved in accord with the conditions of approval in the staff report for the hearing date of November 21st, 2024, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Two (2) Year Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City in accord with UDC 11-5B-6F.1. 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. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period in accord with UDC 11-5B-6F.2.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6F.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as determined and approved by the Commission may be granted. With all extensions, the Director or Commission may require the conditional use comply with the current provisions of Meridian City Code Title 11.

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of November 21st, 2024.

By action of the Planning & Zoning Commission at its regular meeting held on the _____ day of _____, 2024.

COMMISSIONER MARIA LORCHER, CHAIRMAN VOTED_____

COMMISSIONER JARED SMITH, VICE CHAIRMAN VOTED_____

COMMISSIONER BRIAN GARRETT VOTED_____

COMMISSIONER ANDREW SEAL VOTED_____

COMMISSIONER PATRICK GRACE VOTED_____

COMMISSIONER MATTHEW SANDOVAL VOTED_____

COMMISSIONER SAM RUST VOTED_____

Maria Lorcher, Chairman

Attest:

Chris Johnson, City Clerk

Copy served upon the Applicant, the Planning and Development Services divisions of the Community Development Department, the Public Works Department and the City Attorney.

By:_____ Dated:_____
City Clerk's Office

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

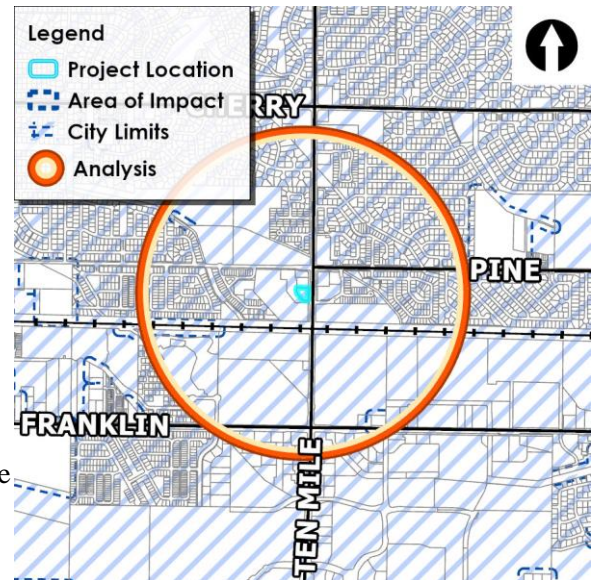


HEARING 11/21/2024
DATE:
TO: Planning & Zoning Commission
FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org

APPLICANT: Joy Patrick

SUBJECT: H-2024-0051
WAFed at Ten Mile

LOCATION: Located at 688 N. Cliff Creek Lane in the
NE ¼ of the SE ¼ of Section 10, T.3N.,
R1W.



PROJECT OVERVIEW

Summary

A Conditional Use Permit (CUP) is requested for a 2,435 square foot drive drive-through establishment within 300-feet of another drive-through facility and a residential use. The site consists of 0.77-acre of land in the C-C zoning district.

Recommendation

Staff: Recommend Approval with Conditions

Decision

Commission: Approved

COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Financial Institution/Drive Through Establishment	-
Existing Zoning	C-C (Community Business District)	0
Proposed Zoning	C-C (Community Business District)	
Adopted FLUM Designation	MU-C (Mixed Use Community)	0
Proposed FLUM Designation	MU-C (Mixed Use Community)	

Table 2: Process Facts

Description	Details
Preapplication Meeting date	5/28/2024
Neighborhood Meeting	7/25/2024
Site posting date	11/8/2024

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		0
Comments Received	Yes	-
Commission Action Required	No	-
Access	N. Ten Mile Road (Arterial)	-
ITD Comments Received	No	
Meridian Public Works Wastewater		
Distance to Mainline	Available at site	
Impacts or Concerns	No	
Meridian Public Works Water		
Distance to Mainline	Available at site	
Impacts or Concerns	Yes	

Note: See section 0. **CITY/AGENCY COMMENTS & CONDITIONS** for comments received or see public record

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=365370&dbid=0&repo=MeridianCity>.

STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

General Overview

This property is designated as Mixed- Use Community (MU-C) on the Future Land Use Map (FLUM). The use of a financial institution and drive-through establishment is consistent with the plan for MU-C designation.

The subject site is among several commercially zone properties fronting along Ten Mile in the Mile High Pines Subdivision. The proposed use of a financial institution with a drive-through aligns with the desired uses specified within the Mixed-Use Community designation in the comprehensive plan, as noted above. In conjunction with the already approved medical office directly to the north and the current residential to the west, the proposed use satisfies the general Mixed-Use Community future land use designation for this area.

A financial institution is a permitted use in the C-C zoning district but the drive through is within 300 feet of a residential district therefore a conditional use permit is required. The proposed financial institution and drive through are required to comply with UDC 11-4-3-11 and 11-4-3-17.

Table 4: Project Overview

Description	Details
History	H-2020-0099 (AZ, PP, CUP), FP-2021-0013, DA Inst# 2021-046525
Acreage	0.77 acre

History

The subject property is part of the Mile-High Pines Subdivision that was annexed with a concept plan in 2020. The development agreement associated with the annexation currently governs the site (DA Inst# 2021-046525) and requires future development to be generally consistent with the approved site/landscape plan. The building elevations are required to be generally consistent with the approved concept elevations in size, form, scale and roof lines; at a minimum, at least (1) field material and color that matches the residential portion of the site is required. See below for analysis on compliance with the existing DA.

Site Development and Use Analysis

Proposed Use Analysis (*UDC 11-2*):

The proposed use of a financial institution and drive-through establishment aligns well with the Mixed-Use Community (MU-C) future land use designation, which supports a blend of residential, commercial, and recreational uses. By offering service options within proximity to both residential areas and existing commercial developments, this project contributes to the community's overall livability and sustainability. Specifically, it adheres to Policy 3.06.02B, which encourages and supports mixed-use areas that provide the benefits of living, shopping, dining, and working nearby, thereby reducing vehicle trips. Additionally, the proposal is consistent with Policy 3.07.02B, which recommends locating smaller-scale, neighborhood-serving commercial uses in clusters that complement and provide convenient access to nearby residential areas, while minimizing direct access to major roadways. The establishment's location adjacent to N. Ten Mile Road and within the Mile-High Pines Subdivision enhances its accessibility and supports the local commercial landscape, fulfilling the need for such amenities in the immediate and broader community.

Dimensional Standards (UDC 11-2):

Development of the site shall comply with the dimensional standards of the C-C district in UDC Table 11-2B-3. *Staff has reviewed the proposed plans and building elevations and they comply with the required standards.*

Specific Use Standards (UDC 11-4-3):

Drive-Through Establishment: The proposed drive-through establishment is subject to the specific use standards listed in UDC 11-4-3-11, Drive-Through Establishment. All establishments providing drive-through service are required to identify the stacking lane, menu and speaker location (if applicable), and window location on the site plan. *The proposed site plan depicts the stacking lane and service locations.*

The site plan is required to demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties. *Pedestrian walkways are depicted on the site plan that will provide safe pedestrian connectivity to the west and the north from the sidewalk along N. Ten Mile Road. Vehicular access and circulation is provided on this site and with adjacent properties that should be safe.*

At a minimum, the plan is required to demonstrate compliance with the following standards:

- 1) Stacking lanes have sufficient capacity to prevent obstruction of driveways, drive aisles and the public right-of-way by patrons;

The stacking lane provides sufficient capacity to prevent obstruction of driveways and drive aisles by patrons.

- 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 designated employee parking.

The stacking lane is a separate lane from the parking and circulation lanes.

- 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

An escape lane is depicted on the site plan meeting this requirement.

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

The drive-through is located on the west side of the building and is visible from N. Ten Mile Rd.

Financial Institution: The proposed use is also subject to the specific use standards listed in UDC 11-4-3-17 for financial institutions, as follows:

The location, access and safety features of all automated teller machines (ATMs) shall be subject to review and approval by the Meridian Police Department, and in accord with the standards set forth in section 11-3A-16 of this title. *The Police Dept. has reviewed and approved the proposed site plan.*

All ATMs shall be deemed an accessory use to a financial institution.

All approaches and entrances to ATMs should be highly visible and adequately lit so that people cannot loiter, or enter, without being seen. The addition of security cameras

are highly recommended. *One (1) ATM is located in the drive-through on the east side of the building visible from N. Ten Mile Rd. and one (1) is located on the west side of the building visible from the parking lot and adjoining businesses. Lighting shall be provided at both ATM locations. Security cameras should be provided in all ATM locations.*

Self-service Uses: Any unattended, self-service uses, including, but not limited to, laundromats, automatic teller machines (ATMs), vehicle washing facilities, fuel sales facilities, and storage facilities, shall comply with the following requirements. The Meridian Police Chief or designee may approve alternative standards where it is determined that a similar or greater level of security is provided.

Entrance or view of the self-service facility shall be open to the public street or to adjoining businesses and shall have low impact security lighting. *The ATM located on the west side of the building is visible from the neighboring businesses and residential.; the ATM located on the east side of the building is visible from N. Ten Mile Rd. Lighting is not depicted on the elevations and shall be provided with the submittal of certificate of zoning compliance and design review.*

Financial transaction areas shall be oriented to and visible from an area that receives a high volume of traffic, such as a collector or arterial street. *The ATM on the west side of the building is visible from Ustick Rd., an arterial street; the ATM's located on the east side of the building are not visible from a collector or arterial street but will be visible from the driveway along the east side of the property that provides access for the development via N. Ten Mile Road.*

Landscape shrubbery shall be limited to no more than three (3) feet in height between entrances and financial transaction areas and the public street. *The Applicant should comply with this standard; modifications to the existing street buffer landscaping along N. Ten Mile Road. may be necessary.*

Design Standards Analysis

Landscaping (UDC 11-3B):

Landscape buffers along streets

A 25-foot wide street buffer is required along N. Ten Mile Road, an arterial road. This landscape buffer shall be landscaped per the standards in UDC 11-3B-7C. *The proposed landscaping does not meet the minimum requirements. Lawn and other grasses shall not comprise of more the 65 percent of the vegetated coverage. This shall be revised with the submittal of certificate of zoning compliance and design review.*

Parking lot landscaping

Landscaping is required to be provided along all parking areas per the standards listed in UDC 11-3B-8. *The proposed landscape plan does not meet the minimum requirements. The west landscape buffer shall be widened to 7 feet and the parking stall shall be reduced to 17 feet to provide adequate vehicle hang over. Additionally, the northern most parking stall on the west buffer shall be removed and curbing shall be extended to the next parking stall.*

Landscape buffers to adjoining uses

Landscaping is required to meet the standards of UDC 11-3B-9. *The landscape plan meets the minimum requirements.*

Storm integration

Storm drainage is required to comply with the standards listed in UDC 11-3A-18.
Drainage swales should not be within the landscape setbacks along N. Ten Mile Road.

Pathway landscaping

Landscaping is required to be provided along all pathways per the standards listed in UDC 11-3B-12C. *The proposed landscape plan appears to meet the minimum requirements.*

Parking (UDC 11-3C):

Nonresidential parking analysis

A minimum of one (1) off-street parking space is required per 500 square feet of gross floor area. Based on the 2,435 square-foot building, a minimum of 5 spaces are required. *A total of 18 parking spaces are proposed exceeding the minimum requirements in the UDC. However, staff is recommending the removal of one (1) parking stall on the western buffer as it is encroaching into required open space for the neighboring multi-family development.*

Bicycle parking analysis

A minimum of one (1) bicycle parking space must 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. *Bicycle parking is depicted on the plans submitted with this application that meet the requirements.*

Building Elevations (Comp Plan, Architectural Standards Manual):

Goal 2.09.03A of the Comprehensive Plan highlights establishing distinct, engaging identities within commercial and mixed-use enters through design standards to integrate commercial, multifamily, and parking areas with existing neighborhoods. In response, the developer has submitted conceptual building elevations for the proposed structure as shown in Section VII.C. Building materials consist of EIFS stucco, stone veneer, aluminum panels with the appearance of wood, parapet metal wall cap flashing, and glazing. *The conceptual building elevations appear to meet guidelines set forth in the Architectural Standards Manual. The final design is required to comply with the Architectural Standards Manual for Commercial Design Guidelines.*

Transportation Analysis

Access (Comp Plan, UDC 11-3A-3, UDC 11-3H-4):

Goal 6.01.02B focuses on minimizing access points to arterial streets by implementing strategies like cross-access agreements, access management, and developing frontage and backage roads, while enhancing connectivity between local and collector streets. The site plan includes a single access point via a private drive aisle (W. Treva Lane) on the southern side, along with cross-access to the property to the north. Vehicles will enter from the south, with parking available on the west side of the building and a drive-through option on the eastern side. An escape lane is also provided on the east side (along Ten Mile) to meet regulatory requirements.

Sidewalks and Pathways (UDC 11-3A-17):

The proposed plan includes a pedestrian walkway from the main walkway on the north side of the building connecting to the main entrance on the west side of the building. Where pedestrian walkways cross vehicular driving surfaces, they're required to be distinguished from the vehicular driving surface through the use of pavers, colored or scored concrete, or

bricks as set forth in UDC 11-3A-19B.4. *The site/landscape plan submitted do not reflect compliance with this standard and shall be revised with the certificate of zoning compliance and design review. Additionally, staff recommends moving pedestrian connections on the north portion on the site to the south to better align with the existing sidewalk to the west. This will reduce the landscaping between the pathway and drive through exit.*

Services Analysis

Pressurized Irrigation (UDC 11-3A-15):

Underground pressurized irrigation water is required to be provided as set forth in UDC 11-3A-15.

Storm Drainage (UDC 11-3A-18):

Storm drainage is required to comply with the standards listed in UDC 11-3A-18. Drainage swales shall not be within the street landscape buffer along N. Ten Mile Road.

Utilities (Comp Plan, UDC 11-3A-21):

Both the Comp Plan and the UDC outline policies and regulations for extending and connecting to City utilities. Goal 3.03.03G of the Plan requires that urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, and water and sewer utilities. Additionally, all utilities for the proposed development must be installed in accordance with the standards specified in UDC 11-3A-21.

CITY/AGENCY COMMENTS & CONDITIONS

Meridian Planning Division

Future development of this site shall comply with the previous conditions of approval and terms of H-2020-0099 (AZ, PP, CUP), FP-2021-0013, DA Inst# 2021-046525, and the conditions contained herein.

The site plan and/or landscape plan, as applicable, shall be revised with the certificate of zoning compliance application as follows:


- The west landscape buffer shall be widened to 7 feet and the parking stall shall be reduced to 17 feet to provide adequate vehicle hangover.
 - Revise the eastern landscape buffer to incorporate a variety of vegetation coverage as lawn and other grasses shall not comprise of more the 65 percent of the vegetated coverage.
 - A tree shall be depicted in the planter island to the northwest of the trash enclosure.
 - Delineate the pedestrian connection through the drive aisle with the use of pavers or stamped and colored concrete.
 - Shift the northern pedestrian connection to the south to better align with the existing pedestrian connection on the western portion of the site.
 - Remove the northernmost parking stall on the western landscape buffer and provide landscaping in lieu of the stall per the recorded development agreement.
1. Compliance with the standards listed in UDC 11-4-3-17 and 11-4-3-11 is required.
 2. Preserve and protect the existing landscaping on the north and east buffers of the site during construction, per UDC 11-3B-10.
 3. The building elevations shall be revised to incorporate additional lighting around the ATM's for surveillance purposes.
 4. A Certificate of Zoning Compliance and Design Review application shall be submitted and approved for the proposed use prior to submittal of a building permit application. The design

of the site and structure shall comply with the standards listed in UDC 11-3A-19; the design standards listed in the Architectural Standards Manual and with the Development Agreement.

5. 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.

Irrigation Districts

Nampa & Meridian Irrigation District



October 21, 2024

Chris Johnson, City Clerk
City of Meridian
33 E. Broadway Avenue, Suite 102
Meridian, ID 83642-2619

RE: H-2024-0051/WAFed at Ten Mile; 688 N Cliff Creek Ln

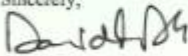
To Whom It May Concern:

Providing all storm drainage is retained on-site there will be no impact to Nampa & Meridian Irrigation District (NMID). Therefore, no further review will be required at this time.


If any surface drainage leaves the site, NMID requires a filed Land Use Change Application for review prior to final platting.

All private laterals and waste ways must be protected. It is recommended that irrigation water be available to all developments within NMID. Developers must comply with Idaho Code 31-3805.

Please call with any further questions at (208) 466-0663.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ eol

Cc: Office/ File



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

Ada County Highway District (ACHD)



Alexis Pickering, President
Miranda Gold, Vice-President
Jim Hansen, Commissioner
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner

October 1, 2024

To: Joy Patrick
Driftmier Architects
7983 NE Leary Way
Redmond, WA 98052

Subject: MER24-0099 / H-2024-0051
688 N Cliff Creek Lane
WAFed at Ten Mile

The Ada County Highway District (ACHD) has reviewed the submitted application for the application referenced above and has determined that there are no improvements required to the adjacent street(s).

The applicant shall be required to:

1. Pay a traffic impact fee, if applicable. For any questions regarding the traffic impact fee please contact ACHD's Impact Fee Administrator at impactfees@achdidaho.org.
2. If applicable, a traffic impact fee shall be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD.
3. Payment can be accepted over the phone by calling (208) 387-6170 or can be sent/ delivered to the following address:

Ada County Highway District
Attn: Development Services
1301 N Orchard St, Suite 200
Boise, ID 83706

 - Reference the file number above when making the payment.
 - Please note:
 - Fees are subject to change if not paid prior to October 1st
 - All card payments are subject to a 3% processing fee
 - All e-check payments are subject to a \$1.50 processing fee
4. Submit a driveway approach request for any proposed driveways. Driveway approach permits can be found at:

<https://www.achdidaho.org/home/showpublisheddocument/988/638245965711600000>
5. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
6. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Public Right-of-Way Accessibility Guidelines (PROWAG) requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 208-387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 208-387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

FINDINGS

Conditional Use (UDC 11-5B-6E)

The commission shall base its determination on the conditional use permit request upon the following:

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 Commission finds the site is large enough to accommodate the proposed development and meet all dimensional and development regulations of the C-C zoning district.

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 financial institution with a drive-through will be harmonious with the Comprehensive Plan and is consistent with applicable UDC standards with the conditions noted in Section IV of this report.

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 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.

That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The Commission finds the proposed use will not adversely affect other properties in the vicinity if it complies with the conditions in Section IV of this report.

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 served by essential public facilities and services as required.

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 will not create additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

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.

The Commission finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.

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.

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

Additional findings for the alteration or extension of a nonconforming use:

This finding is not applicable.

That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,

This finding is not applicable.

That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.

This finding is not applicable.

ACTION

A. Staff:

Staff recommends approval of the proposed Conditional Use Permit per the provisions included in Section IV in accord with the Findings in Section V.

Commission:

The Meridian Planning & Zoning Commission heard this item on November 21st, 2024. At the public hearing, the Commission moved to approve the subject conditional use permit request.

1. Summary of the Commission public hearing:
 - a. In favor: Joy Patrick and Joe Berretta
 - b. In opposition: None
 - c. Commenting: Joe Berretta
 - d. Written testimony: None
 - e. Staff presenting application: Nick Napoli
 - 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. None
4. Commission change(s) to Staff recommendation:
 - a. None

EXHIBITS

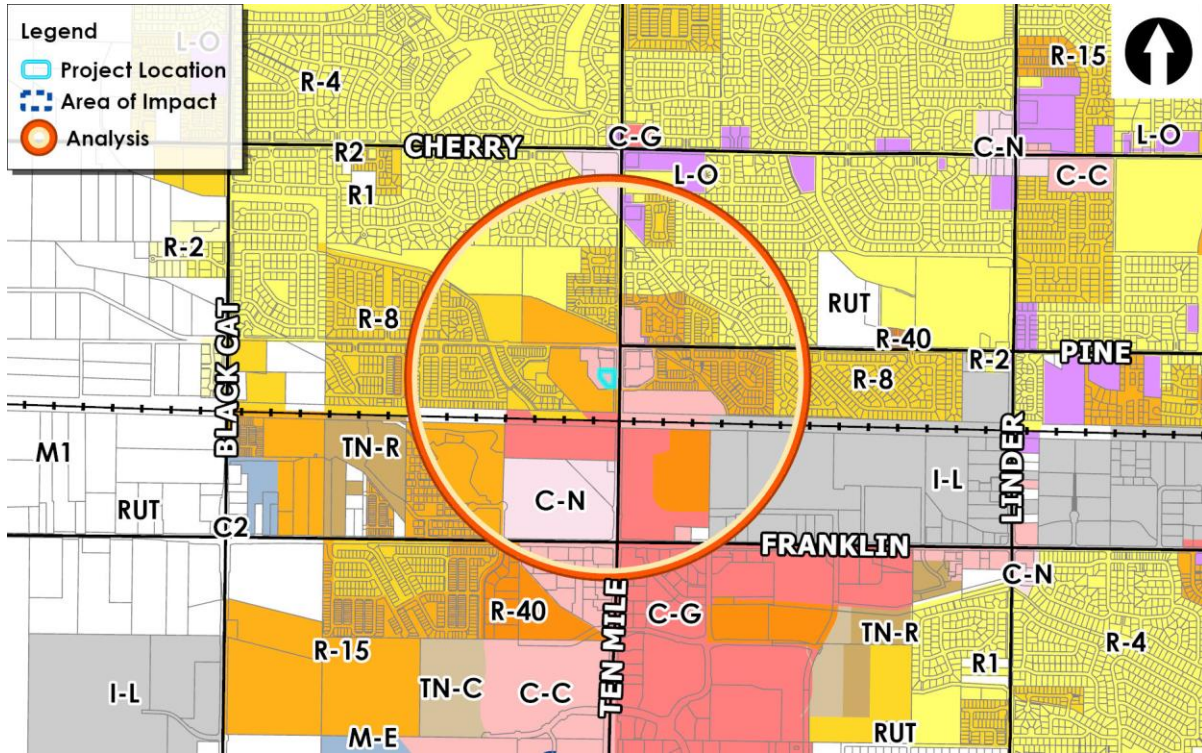
Project Area Maps

(link to [Project Overview](#))

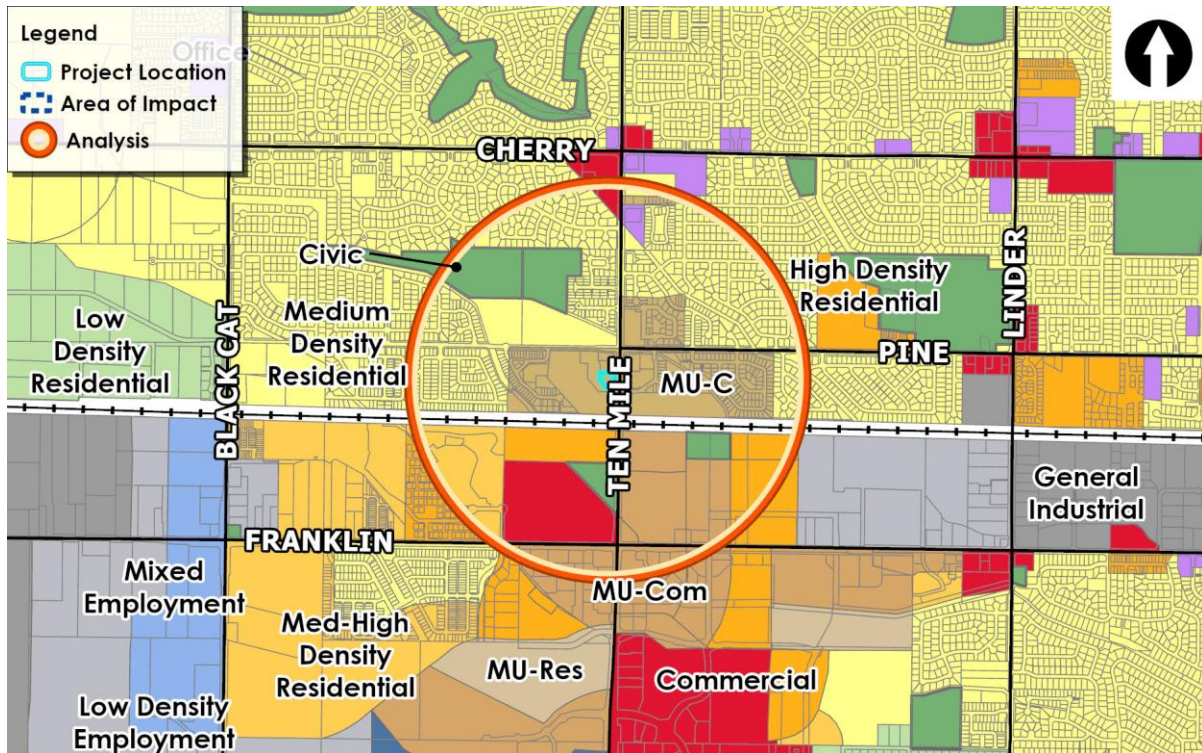
Aerial



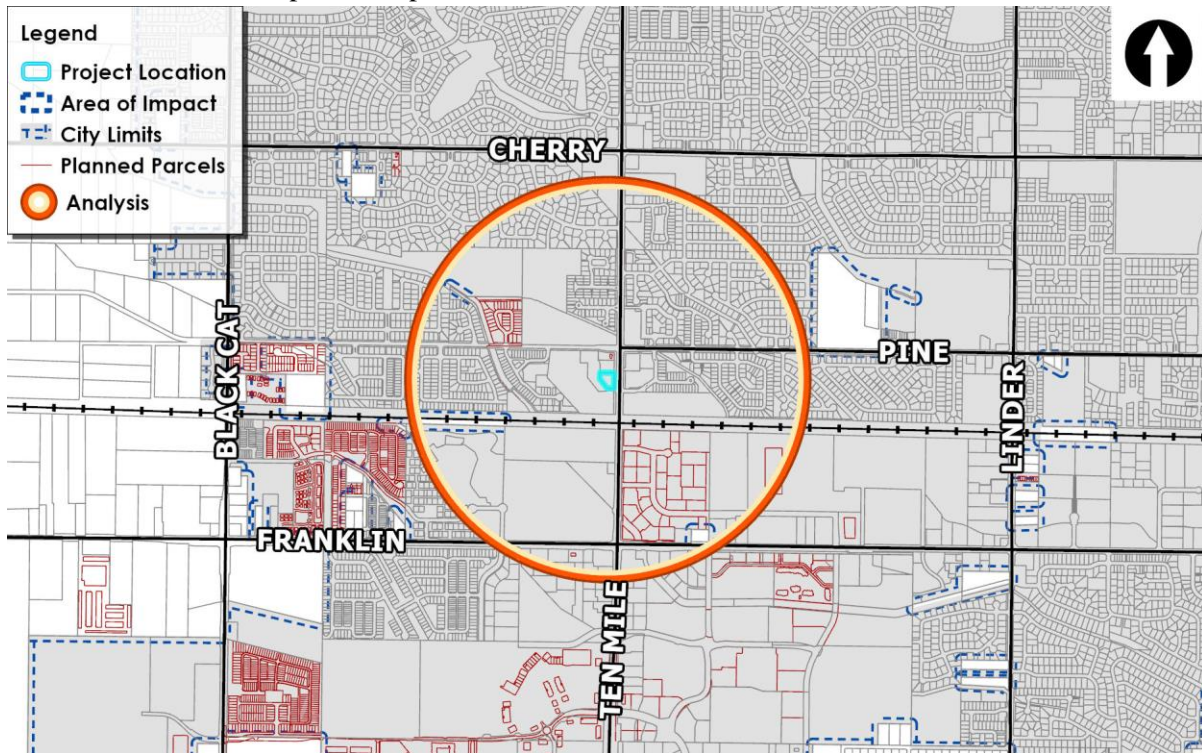
Zoning Map



Future Land Use



Planned Development Map



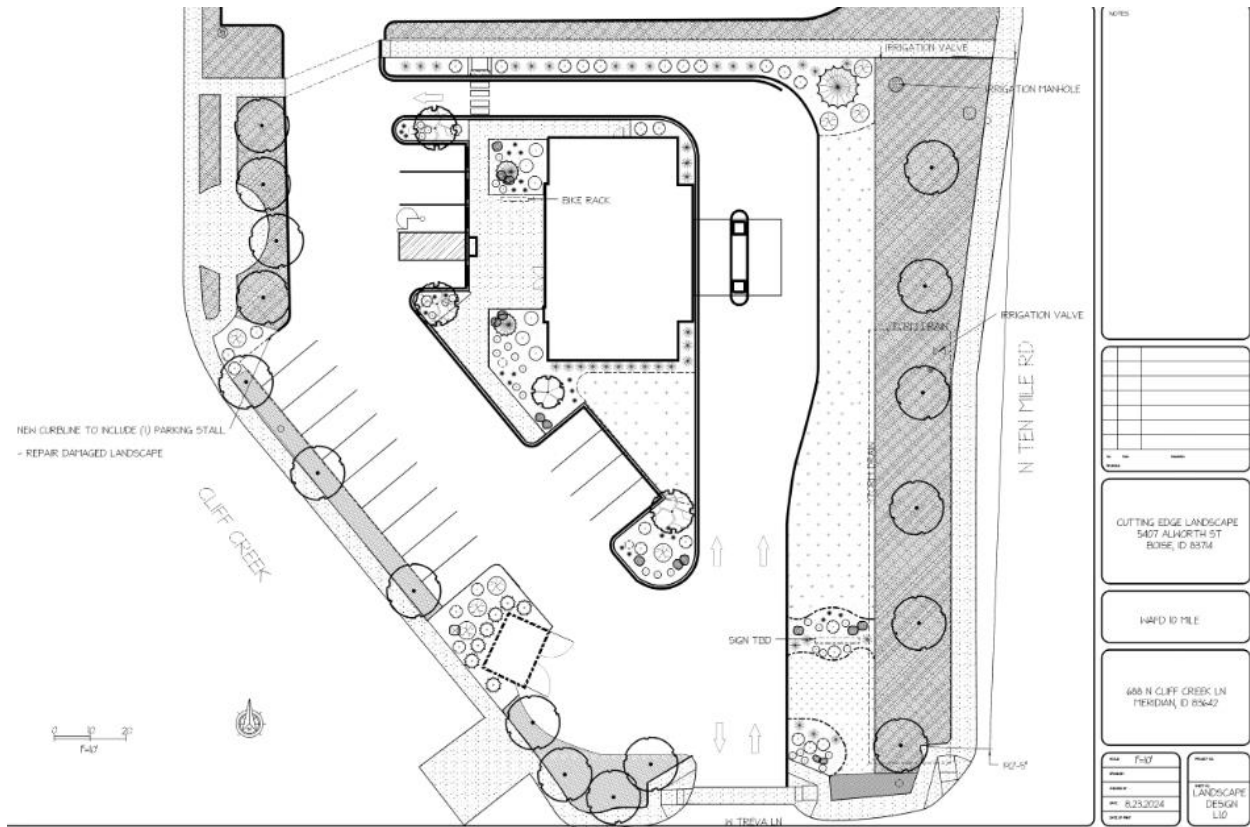
Service Accessibility Report

Overall Score: 38	98th Percentile
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Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Within 1/4 mile of future transit route	YELLOW
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN

[illegible]

Landscape Plan (date: 8/23/2024)



Building Elevations (date: 9/18/2024)

