

**Public Hearing continued from August 7, 2025 for Ten Mile Flex (H-2025-0027) by Jeff Hatch, located at 4255 N. Ten Mile Rd.**

- A. Request: Annexation of 5.55 acres of land for the construction of approximately 15,900 sq.ft. of flex space and 70,250 sq.ft. of self-service storage (storage condos) in the I-L zoning district.

Simison: Thank you. Item No. 3 on the agenda is H-2025-0027, which requests annexation for Ten Mile Flex which are self-storage condos at 4255 North Ten Mile Road. We will begin with the staff report.

Napoli: Mr. Chair, Members of the Commission, next item on the agenda is the annexation for Ten Mile Flex. The applicant is requesting annexation of 5.55 acres of land for the construction of approximately 15,900 square feet of multi-tenant industrial and 70,250 square feet of self-service storage or storage condos in the I-L zoning district. The site is located at 4255 North Ten Mile Road and as shown on the screen the existing zoning is RUT in Ada county and the FLUM designation is mixed use nonresidential. This is the annexation exhibit. So, yeah, the purpose of the mixed use nonresidential designation is to designate areas where new residential dwelling units will not be permitted, as residential uses are not compatible with the plan or existing uses in the area. For example, the mixed use nonresidential areas are near the city's wastewater resource recovery facility and where heavy industrial uses or other hazardous operations are needed and buffered from residential uses. So, the applicant is proposing two different types of uses on the site and has worked with staff to achieve this. Self service storage on the rear or storage condos and multi-tenant industrial buildings fronting on Ten Mile that will provide employment. The self-service storage condos are heightened use for storage as they will be bought individually for luxury storage, so it will be more of a -- they will condo the actual buildings and they will sell them, where the land will still be owned by the developer however. The multi-tenant industrial buildings will be allowed to develop with all the uses allowed in the UDC with the exception of a storage facility self-service and storage outdoor. We restricted these uses as staff, because these -- primarily these units on the frontage are to provide employment. That is the main reason for them. We worked with the applicant to achieve that. At first it was all proposed to be storage and the applicant worked with staff to provide some employment uses. So, like I said, the self-service storage will be part of phase one with all the site improvements and the multi-tenant industrial buildings will be part of phase two to be developed at a later date. Access is proposed off a North Ten Mile Road, which is an arterial street through a single curb cut. The applicant has condensed the two access points to Ten Mile that currently exist into a single one in the form of Dock Lane, which is a private access easement that actually does lead to a county property just to the west that is still a residential use. This is a 30 foot access easement that runs on the northern portion of the property and will provide access to the west and will be improved with this application. The applicant will be requesting City Council waiver to reduce the landscape buffer -- the 25 foot landscape buffer to residences to the southwest and to the north. To the south and to the west they will be asking to reduce it from 25 feet to ten feet and to the north they will be asking to reduce it from 25 feet to 15 feet. This will ultimately be a City Council decision. However,

if you guys do have comments on it tonight we can take that into account. So, staff has not received any written testimony on this application and we are recommending approval and I will stand for any questions you have.

Smith: Do any Commissioners have questions of staff? All right. Would the applicant like to come forward. And, please, state your name and address for the record.

Hatch: Jeff Hatch with Hatch Design Architecture. Our address is 200 West 36th Street, Boise, Idaho. 83714. Good evening, Commissioners. Thank you for your consideration of our annexation application this evening. Staff did a great job of indicating the location of our property. Based on the recommended zoning map for annexation, the majority of the property to the south of us is light industrial and we would just be proposing to oblige with that zoning, as well as the future land use map designation. The proposed project, working with staff, they wanted more of a street presence, more curb appeal and more ability to engage the general public along Ten Mile, so I think in working with them, both from the frontage standpoint, landscaping and, then, also the appearance of the buildings, we wanted to make sure that we made that Ten Mile corridor what Meridian envisions it. We also see that this flex business driven component is complementary to self-storage and the residential neighbors. So, we thought that that was a good feedback from -- from the city and we were happy to oblige that. In addition for future connectivity, our keynote number one has our pedestrian sidewalk going all the way to the west for future development, not only just for our site, but also the development to the west and to the north and, then, in addition to that we are anticipating some cross-access conditions on the north and south of our property as well, which are indicated with that keynote annotation number two. As staff mentioned, we did have a neighborhood meeting and discussed with our neighbors as far as the consideration for reducing some of our landscaping buffers, especially with the roadway extension that's being proposed on the north, that request, as well as the ones to the west and south seem to be supportive from neighbors. They don't have concerns and we have been able to get letters of support from those neighbors substantiating that. As far as the flex buildings and what we would see from Ten Mile, here is an example of what that would look like and so with that we are wanting something that has more of a commercial presence, but has nice shadow lines, nice materials and is engaging to both the pedestrians, but also people driving down Ten Mile. Keeping the same language, but paring it down into more of a condo product, we have the storage condo examples as well and I will stand for any questions.

Smith: Commissioners, are there any questions for the applicant?

Stoll: Mr. Chair?

Smith: Commissioner Stoll.

Stoll: Mr. Hatch, you are requesting a variance for the berm width? How many properties is that adjacent to that that would impact?

Hatch: Commissioner Stoll, we are requesting a reduction, which could be considered a version of a variance. The landscape buffers on the north and the west and the south, which I believe from our vicinity map would be three properties.

Stoll: Okay. And in the public hearing documents I saw two letters of support from property owners. What's the status with the third property owner?

Hatch: Commissioner Stoll, we have reached out to that property owner. We have also provided them in writing the request. We have not heard back from them --

Stoll: Either even verbally or --

Hatch: They didn't come to our neighborhood meeting and we haven't received correspondence from our requests at this time.

Smith: Any other questions?

Stoll: I'm good.

Smith: All right. Thank you. We will now move on to any public comment. Madam Clerk, is there anyone signed up to speak?

Lomeli: Thank you, Vice-Chair Smith. I have Chris Adler. I also have Larry and Deborah Bowman. Okay. Did Larry or Deborah want to speak? All right. No one else has signed up.

Smith: All right. Is there anyone on Zoom or in the audience that would like to speak? All right. Would the applicant like to come back forward? And your name and address for the record.

Adler: Chris Adler. 6554 North Fox Run Avenue, Meridian, Idaho. 83646. Good evening, Commissioners. Thanks for the opportunity to speak. My name is Chris Adler. I live just a couple miles from here in Meridian with my wife and our two boys. I'm here because this community is our home and not only is the person bringing this project forward, but as a neighbor who cares deeply about contributing to the future of Meridian this project is about being part of the growth of the city that I'm proud to call home. Meridian has been a wonderful place for my two boys to grow up in and I want to help ensure it continues to be a place where families and businesses feel supported and able to grow. I'm committed to making Ten Mile Flex a project that not only fits the character of the area, but strengthens our community for many years to come. Thank you for your time and for considering this project.

Smith: Commissioners -- I mean are there any questions of the applicant? All right. I will take a motion to close the public hearing.

Rust: So moved.

Stoll: Second.

Smith: It's been moved and seconded. All those in favor say aye. Opposed? Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Smith: Any discussions here on this one? It's also straightforward. Commissioner Rust, do you have anything?

Rust: Yeah. Just that this area is zoned the way it is for a reason in the master plan. I think this is a great use and I -- eventually those homes that surround it are going to be developed as well and eventually won't be residential property anymore. So, I'm in favor of the reduction as well. I know we are not the deciding body on that, but I think it's a good application. I will be voting yes.

Smith: With that will take a motion if there is no other discussion.

Perreault: Mr. Chair?

Smith: Commissioner Perreault.

Perreault: I move that we approve application H-2025-0027 after considering all staff, applicant and public testimony, recommend approval to the City Council as presented in the staff report for the hearing date of August 21st, 2025, with no modifications.

Rust: Second.

Smith: Moved and seconded to recommend approval. All those in favor say aye. Any opposed? Motion passes.

MOTION CARRIED: FIVE AYES. TWO ABSENT.