

**Public Hearing for Foldesi Reserve (H-2024-0055) by Jeff Hatch,
located at 3915 N. Ten Mile Rd.**

- A. Request: Annexation of 3.31 acres of land for the construction of approximately 46,000 sq. ft. of flex space in the I-L zoning district.

Lorcher: All right. The next item up is Foldesi? Am I saying that right? Foldesi Reserve. Requests annexation at 3915 North Ten Mile Road. And we will start with the staff report.

Napoli: Good evening, Madam Chair, Members of the Commission. The next item on the agenda is the annexation for Foldesi Reserve. The applicant is requesting annexation of 3.31 acres of land for the construction of approximately 46,000 square feet of industrial space in the I-L zoning district. The site consists of 3.31 acres of land and is located at 3915 North Ten Mile Road as shown on the screen. The current zoning is RUT in Ada county and the FLUM designation is mixed use nonresidential. The current use of the property is residential with several existing buildings on the property. All the structures will be removed and existing well and septic will be abandoned as required. The applicant has indicated the proposed uses for the site will be industrial buildings for industrial users. The use of industrial buildings aligns well with the mixed use nonresidential future land use designation, which accommodates a range of commercial industrial users. Access is proposed off North Ten Mile Road, an arterial street, through a single curb cut. The applicant has condensed the three access points along North Ten Mile Road into a single access point in the center of the property. Additionally, cross-access shall be stubbed to the property to the north and south. The applicant has chosen to do a water conserving design to reduce the landscape buffer along Ten Mile by 50 percent. So, that would reduce it down to 12 and a half feet. The landscaping -- the landscaping will be analyzed with the CZC submittal. The developer is proposing three industrial buildings with a mix of one and two story tenant spaces comprised of stucco, brick veneer, stucco wainscot, metal panels and metal panel roofing with moderate to large setbacks from the street and fringes exceeding the required 30 percent windows along streets. Staff is recommending approval with condition -- or with a development agreement and has not received any written testimony and I will stand for questions at this time.

Lorcher: Okay. Would the applicant like to come forward? Good evening.

Thiessen: Good evening, Madam Chair, Commissioners.

Lorcher: If you can state your name and address for the record.

Thiessen: My name is Steve Thiessen. I'm representing the applicant Hatch Design Architecture. Address is 200 West 36th Street in Boise.

Lorcher: Okay. Just speak up in the microphone, so we can hear you.

Thiessen: Get this thing working right here.

Lorcher: Okay.

Thiessen: Okay. And tonight we are looking at Foldesi is the pronunciation on that. Foldesi.

Lorcher: Oh, did I say it wrong?

Thiessen: That's okay.

Lorcher: Foldesi? Is that how you say it?

Thiessen: Foldesi.

Lorcher: Foldesi. Okay.

Thiessen: And this is an annex with zoning to I-L. Do I have control of this?

Lorcher: If the mouse doesn't work you might want to try the arrows on the keyboard.

Thiessen: Okay. I don't see that on there. Oh, there we are. Okay. Thank you. Okay. All right. Thank you. Sorry about that. Get this figured out. Okay. And here is our vicinity map. This is off of Ten Mile. We are just north of the water treatment facility. I wanted to give a little background on the name itself. If we can go back. There we are. The former owner of the property -- his name is Foldesi and from Hungary and this -- the name means strong connection to the land and nature and we -- and the place itself, a sense of being -- of belonging to a specific place. Even in -- there is a walnut tree to the west of the -- just to the west, kind of center of the property that will be preserved and this walnut tree was planted from seed from Hungary.

Lorcher: Oh. Fabulous.

Thiessen: Cool to go with the history of the facility there -- of the place there. As stated before, this is -- the subject property is currently county RUT. We are proposing an I-L zoning and we are surrounded by I-L. Again, the future land use map is -- is mixed use nonresidential and the -- the uses proposed are consistent with the comp plan. And this is our site plan. Again, we are -- we are proposing industrial flex buildings and to handle a variety of -- of uses that are allowed or are conditional in the -- in the -- in the zone and, then, also -- my site plan got a little messed up there, but we did add the north and south access as staff was requesting.

Lorcher: Okay.

Thiessen: And this is a rendering of the property along Ten Mile and, yes, there is lots of materials used. Glazing. Be a very nice looking facility. This slide here kind of shows the industrial side of it. The glass doors. The use of warehousing. So, very good looking building. And I will stand for questions.

Lorcher: Commissioners, do we have any questions for the applicant at this time? Thank you very much.

Thiessen: Thank you.

Grace: Madam Chair, I did --

Lorcher: Oh.

Grace: -- have one question, Steve.

Lorcher: Hold on.

Grace: Sorry. What --

Lorcher: That's okay.

Grace: I don't know that I read or heard -- what -- what are you proposing that's going to go in these buildings -- or maybe a sense of what types of things might go in these buildings?

Thiessen: Okay. Madam Chair, Commissioner Grace, it's more -- I guess we are looking at contractor offices, warehousing and -- but just kind of a wide range that would fit within the I-L permitted uses and conditional uses. I think they are geared towards contractor offices and warehousing.

Grace: Okay. I just thought I read maybe -- and I may have read -- or I may have incorrectly thought that they were going to be storage facilities. I know you are surrounded by storage facilities there, but --

Thiessen: Yeah. I can address that. These were originally proposed as like large storage facility --

Grace: Okay.

Thiessen: -- but applicant has changed the use, so --

Grace: Okay. Thank you.

Thiessen: Are there any other questions?

Lorcher: Commissioners? No, I think we are good at this time.

Thiessen: All right. Thank you.

Lorcher: Madam Clerk, do we have anybody in Chambers -- or anybody signed up to testify?

Lomeli: Thank you, Madam Chair. No one has signed up.

Lorcher: Is there anybody in Chambers that would like to testify? Good evening.

Hatch: Good evening. Jeff Hatch. My address is 200 West 36th Street, Boise, Idaho. Commissioners, I appreciate your consideration of our annexation this evening. We have spent a fair amount of time with the owner of this development, who intends to operate his business here, as well as maintaining these facilities and wanted to, you know, put a thoughtful development into Meridian, but also something that is an opportunity surrounded by not necessarily unsightly industrial projects, but something that can enhance this area despite, you know, the industrial nature around it and really elevate the expectation in Meridian for industrial land. So, sincerely appreciate your time this evening.

Lorcher: Thank you. Steve, did you have anything else that you would like to add before we close the public hearing? Okay. Can I get a motion to close the public hearing, please.

Rust: So moved.

Seal: Second.

Lorcher: It's been moved and seconded to close the public hearing for Foldesi -- Foldesi Reserve. All those in favor say aye. Any opposed? All right. Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.

Seal: Madam Chair?

Lorcher: Commissioner Seal.

Seal: This one seems pretty straightforward. I'm actually glad to see that it's not going to be storage in there. To be honest, have a lot of storage in that area. I live there, so kind of nice to see this is going to come in and kind of help round out, you know, some of the -- some of what's available in that area for it. So, kind of looks like -- there has been some rumblings of kind of a classic car component going in somewhere in that area, so - - scratch my head on that one a little bit. I don't know. I have heard rumors. But we will see. So, I think this is going to fit into the neighborhood well and it's a -- you know, it's probably pretty hard to -- being right next to the wastewater treatment facility to get in something that's going to kind of help dress up the area and bring in -- bring in more business.

Lorcher: Right. And I appreciate you are going to save the walnut tree, too. So, that's -- a little green space in there, so that's good. All right. Commissioners, any other comments?

Rust: Madam Chair?

Lorcher: Commissioner Rust.

Rust: After considering all staff, applicant and public testimony, I move to recommend approval to the City Council of File No. H-2024-0055 as presented in the staff report for the hearing date of December 5th, 2024, with no modifications.

Seal: Second.

Lorcher: It's been moved and seconded to recommend File 0055 to City Council. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.