

Hearing date: August 1, 2024

Planner: Sonya Allen

Request: Conditional use permit for warehouse/distribution uses on 15.97-acres of land in the M-E zoning district, by Adler Industrial.

Location: 1085 S. Ten Mile Rd., in the SW 1/4 of Section 15, T.3N., R.1W.



Type of Review Requested

Hearing

File number:	H-2024-0018
Assigned Planner:	Sonya Allen
Related Files:	

Applicant Information

Applicant name: TANNER LINDQUIST, ADLER INDUSTRIAL Phone: _____
 Applicant address: 8665 W EMERALD STREET, SUITE 200, BOISE, ID 83704 Email: tlindquist@adler-industrial.com

Owner name: WILL GOEDE, TEN MILE WEST COMMERCIAL LLC Phone: _____ Fax: _____
 Owner address: 1144 S. SILVERSTONE WAY SUITE 500, MERIDIAN, ID 83642 Email: _____

Agent name (e.g. architect, engineer, developer, representative): WILL GOEDE
 Firm name: ADLER INDUSTRIAL Phone: _____ Fax: _____
 Address: 8665 W EMERALD ST SUITE 200 Email: wgoede@adler-industrial.com

Contact name: _____ Phone: _____ Fax: _____
 Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____
 Assessor's parcel number(s): S1215427850
 Township, range, section: 3N1W15

Project Description

Project/Application Name: TMW - CUP

Hearing date:

Description of Work: Request: Conditional use permit for warehouse/distribution uses on X acres of land in the M-E zoning district, by Adler Industrial.

Location: 1085 S. Ten Mile Rd., in the SW 1/4 of Section 15, T.3N., R.1W.

Application Information

APPLICATION TYPES	
Alternative Compliance - ALT:	UNCHECKED
Annexation and Zoning - AZ:	UNCHECKED
Comprehensive Plan Map Amendment - CPAM:	UNCHECKED
Comprehensive Plan Text Amendment - CPAT:	UNCHECKED
Conditional Use Permit - CUP:	CHECKED
Design Review - DR:	UNCHECKED
Development Agreement Modification - MDA:	UNCHECKED
Planned Unit Development - PUD:	UNCHECKED
Preliminary Plat - PP:	UNCHECKED
Preliminary Final Plat - PFP:	UNCHECKED
Private Street - PS:	UNCHECKED
Rezone - RZ:	UNCHECKED
Vacation - VAC:	UNCHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2024-0352
TYPE OF USE PROPOSED	
Residential:	UNCHECKED
Office:	UNCHECKED
Commercial:	UNCHECKED
Employment:	UNCHECKED
Industrial:	CHECKED
Single-Family Detached:	UNCHECKED
Single-Family Attached:	UNCHECKED
Townhouse:	UNCHECKED
Duplex:	UNCHECKED
Multi-Family:	UNCHECKED
Vertically Integrated:	UNCHECKED
PROPERTY INFORMATION	
Traffic Study Required per ACHD:	No
ZONING DISTRICT(S)	
R-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	UNCHECKED
R-15:	UNCHECKED
R-40:	UNCHECKED
C-N:	UNCHECKED
C-C:	UNCHECKED

C-G:	UNCHECKED
L-O:	UNCHECKED
M-E:	CHECKED
H-E:	UNCHECKED
I-L:	UNCHECKED
I-H:	UNCHECKED
O-T:	UNCHECKED
TN-C:	UNCHECKED
TN-R:	UNCHECKED
County:	UNCHECKED
FLUM DESIGNATION(S)	
Low Density Residential:	UNCHECKED
Medium Density Residential:	UNCHECKED
Medium-High Density Residential:	UNCHECKED
High Density Residential:	UNCHECKED
Commercial:	UNCHECKED
Office:	UNCHECKED
Industrial:	UNCHECKED
Civic:	UNCHECKED
Green Space Parks, Pathways, and Open Space:	UNCHECKED
Old Town:	UNCHECKED
Mixed Use Neighborhood:	UNCHECKED
Mixed Use Neighborhood with N.C.:	UNCHECKED
Mixed Use Community:	UNCHECKED
Mixed Use Community with N.C.:	UNCHECKED
Mixed Use Regional:	UNCHECKED
Mixed Use Non-Residential:	UNCHECKED
Mixed Use Interchange:	UNCHECKED
Low Density Employment:	UNCHECKED
High Density Employment:	UNCHECKED
Mixed Employment:	CHECKED
Acreage - Mixed Employment:	15.97
Mixed Use Residential:	UNCHECKED
Mixed Use Commercial:	UNCHECKED
Lifestyle Center:	UNCHECKED
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	12/19/23
Landscape Plan Date (MM/DD/YYYY):	04/15/24
Elevations Date (MM/DD/YYYY):	08/21/23
Percentage of Site Devoted to Building:	49.5

Percentage of Site Devoted to Landscaping:	5
Percentage of Site Devoted to Paving:	45.5
What was the date of your pre-application meeting?:	04/16/2024
Pre-Application Permit Number (ex PREAPP-2021-0001):	PREAPP-2024-0052
What was the date of your neighborhood meeting?:	05/01/2024
In Reclaimed Water Buffer:	No
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
AZ / RZ ONLY	
R-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	UNCHECKED
R-15:	UNCHECKED
R-40:	UNCHECKED
C-N:	UNCHECKED
C-C:	UNCHECKED
C-G:	UNCHECKED
L-O:	UNCHECKED
M-E:	UNCHECKED
H-E:	UNCHECKED
I-L:	UNCHECKED
I-H:	UNCHECKED
O-T:	UNCHECKED
TN-C:	UNCHECKED
TN-R:	UNCHECKED
PROPOSED FLUM DESIGNATION(S)	
Low Density Residential:	UNCHECKED
Medium Density Residential:	UNCHECKED
Medium-High Density Residential:	UNCHECKED
High Density Residential:	UNCHECKED
Commercial:	UNCHECKED
Office:	UNCHECKED
Industrial:	UNCHECKED
Civic:	UNCHECKED
Green Space Parks, Pathways, and Open Space:	UNCHECKED
Old Town:	UNCHECKED
Mixed Use Neighborhood:	UNCHECKED
Mixed Use Neighborhood with N.C.:	UNCHECKED
Mixed Use Community:	UNCHECKED

Mixed Use Community with N.C.:	UNCHECKED
Mixed Use Regional:	UNCHECKED
Mixed Use Non-Residential:	UNCHECKED
Mixed Use Interchange:	UNCHECKED
Low Density Employment:	UNCHECKED
High Density Employment:	UNCHECKED
Mixed Employment:	UNCHECKED
Mixed Use Residential:	UNCHECKED
Mixed Use Commercial:	UNCHECKED
Lifestyle Center:	UNCHECKED
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	UNCHECKED
Community Garden:	UNCHECKED
Ponds or Water Features:	UNCHECKED
Plaza(s):	UNCHECKED
Additions to Public Park:	UNCHECKED
Collector Street Buffer(s):	UNCHECKED
Arterial Street Buffer(s):	UNCHECKED
Parkways:	UNCHECKED
10' Parkway Along Arterials:	UNCHECKED
Stormwater Detention Facilities:	UNCHECKED
Open Water Ponds:	UNCHECKED
QUALIFYING SITE AMENITIES	
Clubhouse:	UNCHECKED
Fitness Facilities:	UNCHECKED
Enclosed Bike Storage:	UNCHECKED
Public Art:	UNCHECKED
Picnic Area:	UNCHECKED
Additional 5% Open Space:	UNCHECKED
Communication Infrastructure:	UNCHECKED
Dog Owner Facilities:	UNCHECKED
Neighborhood Business Center:	UNCHECKED
Swimming Pool:	UNCHECKED
Children's Play Structure:	UNCHECKED
Sports Courts:	UNCHECKED
Pedestrian or Bicycle Circulation System:	UNCHECKED
Transit Stop:	UNCHECKED
Park and Ride Lot:	UNCHECKED
Walking Trails:	UNCHECKED
Open Grassy Area (min. 50' x 100') - Multi-Family:	UNCHECKED

PLAN REVIEW	
Verified submittal standards and checklist items:	CHECKED
Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:	CHECKED
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Tanner Lindquist
MISC	
Is new record:	No