



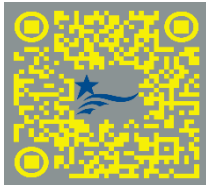
PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, June 20, 2024 at 6:00 PM

All materials presented at public meetings become property of the City of Meridian. Anyone desiring accommodation for disabilities should contact the City Clerk's Office at 208-888-4433 at least 48 hours prior to the public meeting.

Agenda

Scan the QR Code to sign up in advance to provide testimony.



Public Hearing process: Land use development applications begin with presentation of the project and analysis of the application by Planning Staff. The applicant is then allowed up to 15 minutes to present the project. Then, members of the public are allowed up to 3 minutes each to address Commissioners regarding the application. Any citizen acting as a representative of a Homeowner's Association may be allowed up to 10 minutes to speak on behalf of represented homeowners consenting to yield their time to speak. After all public testimony, the applicant is allowed up to 10 minutes to respond to questions and comments. Commissioners may ask questions throughout the public hearing process. The public hearing is then closed, and no further public comment is heard.

VIRTUAL MEETING OPTIONS

Planning and Zoning meetings can also be attended online or by phone.

<https://bit.ly/meridianzoommeeting>

or dial: 1-253-215-8782, Webinar ID: 810 9527 6712

ROLL-CALL ATTENDANCE

Brian Garrett Maria Lorcher Enrique Rivera
 Patrick Grace Matthew Sandoval Jared Smith
 Andrew Seal, Chairperson

ADOPTION OF AGENDA

CONSENT AGENDA [Action Item]

1. Approve Minutes of June 06, 2024 Planning and Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law for Maddies Wine and Whiskey(H-2024-0008) by Steve Bainbridge, located at 835 E. Fairview Ave

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

- 3. **Public Hearing** continued from May 16, 2024 for Blayden Subdivision (H-2023-0043) by Bailey Engineering, located at the South side of W. Chinden Blvd. and west side of N. Black Cat Rd.

Applicant Requests Continuance

- A. Request: Annexation of 27.36 acres of land with R-15 (4.32 acres), R-40 (16.71 acres) and C-G (6.33 acres) zoning districts.
- B. Request: Conditional Use Permit for a multi-family development consisting of 312 dwelling units on 14.92 acres of land in the R-40 zoning district.
- C. Request: Preliminary Plat consisting of 26 building lots and 11 common lots on 24.98 acres of land in the R-15, R-40 and C-G zoning districts.

- 4. **Public Hearing** for Black Rock Coffee (H-2024-0011) by CSHQA, located at 776 N. Cliff Creek Ln.

Application Materials: <https://bit.ly/H-2024-0011>

- A. Request: Conditional Use Permit for a new, approximate 1,460 sq. ft. coffee shop including a drive-thru, parking and pedestrian access, located within 300 feet of an existing drive-through facility, residential district, and existing residence on approximately 0.54 acres of land in the C-G zoning district.

- 5. **Public Hearing** for Luna Hospice (H-2024-0012) by CivilSphere Engineering, Located at 525 E. Overland Rd.

Application Materials: <https://bit.ly/H-2024-0012>

- A. Request: Annexation of 1.03 acres of land with a proposed R-8 zoning district.
- B. Request: Conditional Use Permit to operate a nursing or residential care facility consisting of a 14-bed hospice facility.

- 6. **Public Hearing** for UDC Text Amendment 2024 (ZOA-2024-0001) by City of Meridian Planning Division

Application Materials: <https://bit.ly/ZOA-2024-0001>

- A. Request: Text Amendment to amend certain regulations and add new definitions, uses, figures and specific use standards throughout Chapters 1-5 of the City's Unified Development Code (UDC).

ADJOURNMENT

To view upcoming Public Hearing Notices, visit <https://apps.meridiancity.org/phnotices>
