



PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, June 20, 2024 at 6:00 PM

MINUTES

ROLL-CALL ATTENDANCE

PRESENT

Commissioner Brian Garrett
Commissioner Maria Lorcher
Commissioner Patrick Grace
Commissioner Jared Smith
Chairperson Andrew Seal

ABSENT

Commissioner Enrique Rivera
Commissioner Matthew Sandoval

ADOPTION OF AGENDA **Adopted**

CONSENT AGENDA [Action Item] **Approved**

*Motion to approve made by Commissioner Garrett, Seconded by Commissioner Smith.
Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Grace,
Commissioner Smith, Chairperson Seal*

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. **Continued to July 18th, 2024**

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.

Motion to continue to July 18, 2024 made by Commissioner Smith, Seconded by Commissioner Garrett.

Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Grace, Commissioner Smith, Chairperson Seal

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

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.

Motion to approve made by Commissioner Grace, Seconded by Commissioner Smith.

Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Grace, Commissioner Smith, Chairperson Seal

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

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.

Motion to approve recommendation to Council made by Commissioner Lorcher, Seconded by Commissioner Smith.

Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Grace, Commissioner Smith, Chairperson Seal

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

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).

Motion to recommend approval to City Council made by Commissioner Lorcher, Seconded by Commissioner Smith.

Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Grace, Commissioner Smith, Chairperson Seal

ADJOURNMENT 7:43 P.M.

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