



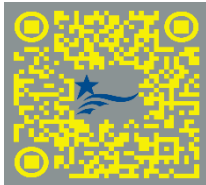
PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, February 01, 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 INSTRUCTIONS

To join the meeting online: <https://us02web.zoom.us/j/81095276712>

Or join by phone: 1-253-215-8782

Webinar ID: 810 9527 6712

ROLL-CALL ATTENDANCE

Maria Lorcher Patrick Grace

Enrique Rivera Jared Smith Andrew Seal, Chairperson

ADOPTION OF AGENDA

CONSENT AGENDA [Action Item]

1. Approve Minutes of the January 18, 2024 Meeting of the Planning and Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law for Daily Fit Body (H-2023-0060) by Joseph Daily, located at 1600 N Linder Rd.
3. Findings of Fact, Conclusions of Law for Sulamita Church (MCU-2023-0008) by MMGC Sulamita, located at 4973 W. Cherry Ln.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

4. **Public Hearing** continued from January 4, 2024 for Farmstone Crossing Subdivision (H-2023-0045) by Bailey Engineering, located at 820 S. Black Cat Rd.

Applicant Requests Continuance

A. Request: Annexation of 33.893 acres of land from RUT to the M-E (Mixed Employment) zoning district.

B. Request: Preliminary Plat consisting of 6 buildable lots on 27.59 acres of land in the proposed M-E (Mixed Employment) zoning district.

5. **Public Hearing** continued from January 18, 2024 for Pathways (H-2023-0061) by Mussell Construction, Inc., located at 965 E. Ustick Rd.

Application Materials: <https://bit.ly/H-2023-0061>

A. Request: Annexation of 1.11 acres of land with an L-O zoning district.

B. Request: Conditional Use Permit for an education institution that takes access from an arterial street without a safe, separate pedestrian and bikeway access between the neighborhood and the school site.

6. **Public Hearing** for WaFed (H-2023-0068) by WP5 Meridian, LLC., located at 3423 E. Ustick Rd.

Application Materials: <https://bit.ly/H-2023-0068>

A. Request: Conditional Use Permit for a drive-through establishment within 300-feet of another drive through facility and a residential use on 0.76 acre of land in the C-G zoning district.

7. **Public Hearing** for Stonehill Church (H-2023-0041) by Stonehill Church, located at 799 W. Amity Rd.

Application Materials: <https://bit.ly/H-2023-0041>

A. Request: Development Agreement Modification to the exiting Development Agreement (H-2015-0019, Inst. #2016-007090) to allow for the development of a church on a portion of the property and removal of that property from the original agreement for inclusion in a new agreement.

B. Request: Rezone of 13.49 acres of land from R-4 to R-8 zoning district.

C. Request: Conditional Use Permit for a church on 13.21 acres of land in an R-8 zoning district.

D. Request: Preliminary Plat consisting of 4 building lots on 65.43 acres of land in the R-4 and R-8 zoning district.

8. **Public Hearing** for Avani Neighborhood (H-2023-0049) by Conger Group, located at Southeast of Franklin Rd. and Black Cat, North of I-84.

Application Materials: <https://bit.ly/H-2023-0049>

A. Request: Annexation of 35.086 acres of land from RUT to the R-15 (Medium High Density Residential) zoning district.

B. Request: Preliminary Plat consisting of 256 buildable lots and 25 common lots on 33.71 acres of land in the proposed R-15 zoning district.

ADJOURNMENT

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