



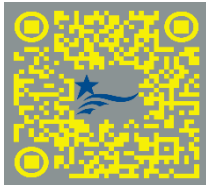
PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, February 15, 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 the February 1, 2024 Planning and Zoning Meeting
2. Findings of Fact, Conclusions of Law for WaFed (H-2023-0068) by WP5 Meridian, LLC, located at 3423 E Ustick Rd.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

3. Election of 2024 Commission Chairperson and Vice-Chairperson
4. **Public Hearing** continued from December 7, 2023 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.
5. **Public Hearing** for Kilgore (H-2023-0063) by Alexi Kilgore, Located at 1105 N. Meridian Rd.

Application Materials: <https://bit.ly/H-2023-0063>

- A. Request: Rezone 0.16 acres of land from the R-4 zoning district to the O-T zoning district for the purpose of converting the existing home into a hair salon.
6. **Public Hearing** continued from February 01, 2024 for Farmstone Crossing Subdivision (H-2023-0045) by Bailey Engineering, located at 820 S. Black Cat Rd.

Application Materials: <https://bit.ly/H-2023-0045>

- 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.
7. **Public Hearing** for Reveille Ridge Subdivision (**H-2023-0050**) by Bailey Engineering, generally located on the west side of S. Eagle Rd., approximately 1/2 mile south of E. Lake Hazel Rd.

Application Materials: <https://bit.ly/H-2023-0050>

- A. Request: Annexation of 59.97 acres of land with an R-8 (34.69 acres) and R-15 (25.28 acres) zoning districts.
- B. Request: Preliminary Plat consisting of 247 building lots and 37 common lots on 59.77 acres of land in the R-8 and R-15 zoning districts.

DEPARTMENT REPORTS

8. Overview of Planning and Zoning Commission Best Practices

ADJOURNMENT

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