



## PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho  
Thursday, June 17, 2021 at 6:00 PM

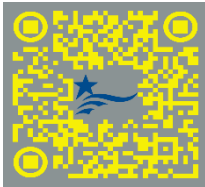
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### Agenda

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 virtually:

<https://us02web.zoom.us/j/87577123826>

Or join by phone: 1-669-900-6833

Webinar ID: 875 7712 3826

### ROLL-CALL ATTENDANCE

Nate Wheeler     Andrew Seal     Bill Cassinelli  
 Nick Grove     Maria Lorcher     Steven Yearsley  
 Rhonda McCarvel, Chairperson

### ADOPTION OF AGENDA

#### CONSENT AGENDA [Action Item]

1. Approve Minutes of the June 3, 2021 Planning and Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law for Gramercy Commons (H-2021-0023) by Intermountain Pacific, LLC, Located at 1873, 1925, and 2069 S. Wells Ave.

3. Findings of Fact, Conclusions of Law for Meridian Middle School Cafeteria Addition (H-2021-0032) by Lombard Conrad Architects, Located at 1507 W. 8th St.

**ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]**

**ACTION ITEMS**

4. **Public Hearing** Continued from June 3, 2021 for Topgolf (H-2021-0033) by Arco/Murray, Located at 948 S. Silverstone Way
  - A. Request: Conditional Use Permit for an outdoor recreation facility on 11.56 acres of land in a C-G zoning district to include extended hours of operation from 8:00 a.m. to 2:00 a.m., seven days a week, abutting a residential zoning district.
5. **Public Hearing** Continued from June 3, 2021 for Popeyes Drive-Through (H-2021-0030) by Erik Wylie of JRW Construction, LLC, Located at 6343 N. Linder Rd.
  - A. Request: Conditional Use Permit for a drive-through establishment within 300-feet of an existing drive-through on 1.0 acres of land in the C-G zoning district.
6. **Public Hearing** for ACHD Ustick Maintenance Facility (H-2021-0029) by Engineering Solutions, LLP, Located at 3764 W. Ustick Rd.
  - A. Request: Annexation and Zoning of 30.27 acres of land with a request for the I-L zoning district for the purpose of constructing an Ada County Highway District (ACHD) maintenance facility on 23.7 acres.

**ADJOURNMENT**