



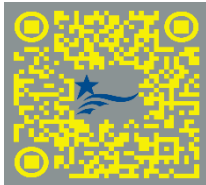
PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, May 06, 2021 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

Limited seating is available at City Hall. Consider joining the meeting virtually:

<https://us02web.zoom.us/j/81833602176>

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

Webinar ID: 818 3360 2176

ROLL-CALL ATTENDANCE

Lisa Holland Nathan Wheeler Andrew Seal
 Nick Grove Maria Lorcher Bill Cassinelli
 Rhonda McCarvel, Chairperson

ADOPTION OF AGENDA

COMMUNITY ITEMS

1. Recognition and Remembrance of Commissioner Holland

CONSENT AGENDA [Action Item]

2. Approve Minutes of the April 15, 2021 Planning and Zoning Commission Meeting

3. Findings of Fact, Conclusions of Law for Jaker's Drive-Through Addition (H-2021-0012) by BRS Architects, Located at 3268 E. Pine Ave.
4. Findings of Fact, Conclusions of Law for Pine 43 Apartments (MCU-2021-0002) by Pivot North Design, Located South of E. Fairview Ave., on the East Side of N. Webb Way and North of E. Pine Ave.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

5. **Public Hearing** Continued from March 18, 2021 for The Oasis (H-2021-0004) by Brian Tsai of Balboa Ventures, Located at 3185 E. Ustick Rd.
 - A. Request: Conditional Use Permit request for an approximate 7,000 square foot drinking establishment, music venue, and nightclub on a portion of 3.26 acres of land in the C-G zoning district.
6. **Public Hearing** for Mountain America Credit Union Drive-Through (H-2021-0019) by Mountain America Credit Union, Located on the West Side of N. Ten Mile Road, Approximately 750 Feet South of Chinden Blvd.
 - A. Request: Conditional Use Permit for a drive-through establishment within 300 feet of a residential use and zoning district for a financial institution on 1.16 acres of land in the C-G zoning district.
7. **Public Hearing** for The Vault (H-2021-0017) by Joshua Evarts, Located at 140 E. Idaho Ave.
 - A. Request: Conditional Use Permit to allow for a drinking establishment.
8. **Public Hearing** for Jump Creek North Four-Plex (H-2021-0018) by Kent Brown Planning Services, Located at the Northwest Corner of N. Black Cat Rd. and W. Gondola Dr.
 - A. Request: Conditional Use Permit to allow 7 fourplex buildings of 28 units total on 2.2 acres in the R-15 zoning district.
9. **Public Hearing** for 2021 UDC Text Amendment (ZOA-2021-0002) by City of Meridian Planning Division, Located at 33 E. Broadway Ave.
 - A. Request: UDC Text Amendment for text amendments to update certain sections of the City's Unified Development Code (UDC) pertaining to the Landscape Requirements and Common Open Space and Site Amenity Requirements in Chapter 3; Multi-family Common Open Space Design Requirements in Chapter 4; and Various other Amendments in Chapters 1-5 and 7.

ADJOURNMENT