



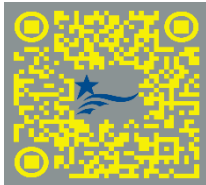
PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, December 15, 2022 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/89153921862>

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

Webinar ID: 891 5392 1862

ROLL-CALL ATTENDANCE

Nate Wheeler Mandi Stoddard Patrick Grace
 Vacant Maria Lorcher Steven Yearsley
 Andrew Seal, Chairperson

ADOPTION OF AGENDA

CONSENT AGENDA [Action Item]

1. Approve Minutes of the December 1, 2022 Planning and Zoning Commission Meeting

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

2. **Public Hearing** for Dutch Bros Ustick and Eagle (H-2022-0077) by Andrew Bowman, Barghausen Consulting Engineers, Inc., located at the four (4) lots at the southwest corner of N. Eagle Rd. and E. Ustick Rd. intersection

Application Materials: <https://bit.ly/H-2022-0077>

Applicant Requires a Continuance

A. Request: Conditional Use Permit for a new 1,154 square foot, dual drive-through Dutch Bros. coffee restaurant on approximately 1.2 acres of land in the C-G zoning district.

B. Request: Development Agreement Modification to allow the requested drive-through use by updating the overall concept plan of the approved Development Agreement (Inst. #2019-121599).

3. **Public Hearing** for Promenade Cottages Subdivision (H-2022-0013) by Steve Arnold, A-Team Consultants, located at 403 E. Fairview Avenue

Application Materials: <https://bit.ly/H-2022-0013>

Applicant Requires a Continuance

A. Request: Rezone of approximately 0.535 acres of land from the R-8 zone to the C-G zoning district, 0.326 acres of land from the C-G to the R-40 zoning district, and 6.284 acres of land from the R-8 zone to the R-40 zoning district (6.61 acres of R-40 total).

B. Request: Preliminary Plat consisting of 30 single-family residential lots, 5 multi-family lots, 2 commercial lots and 8 common lots on 7.64 acres of land in the requested R-40 and C-G zoning districts.

C. Request: Conditional Use Permit for 90 multi-family units on approximately 2.8 acres in the requested R-40 zone.

D. Request: Conditional Use Permit for proposed ten (10) single-family detached lots within the requested R-40 zoning district.

E. Request: Conditional Use Permit to allow the continuance of the non-conforming use of a mobile home park for an extended time period in the requested R-40 zone.

4. **Public Hearing** for Meridian OZ Apartments (H-2022-0073) by Realm Venture Group, located at 1475 E. Franklin Rd.

Application Materials: <https://bit.ly/H-2022-0073>

Applicant Requires a Continuance

A. Request: Development Agreement Modification to the existing Development Agreement (Inst.#99121334 AZ-99-005 Cobblestone Village) to remove the subject property from the agreement and enter into a new agreement for the proposed multi-family development.

B. Request: Conditional Use Permit for a multi-family development consisting of 60 dwelling units on 2.39 acres of land in the R-40 zoning district.

5. **Public Hearing** for Guthries Drive-Through (H-2022-0081) by Nicolette Womack, Kimley-Horn, located at 1840 W. Chinden Blvd., near the northwest corner of N. Linder Rd. and W. Chinden Blvd.

Application Materials: <https://bit.ly/H-2022-0081>

A. Request: Conditional Use Permit for a new approximate 2,083 square foot quick serve restaurant with a drive-through located within 300 feet of an existing drive-through.

6. **Public Hearing** for KeyBank Meridian Branch (H-2022-0076) by HSB Architects + Engineers, Located at 3513 W. Chinden Blvd.

Application Materials: <https://bit.ly/H-2022-0076>

A. Request: Conditional Use Permit for a drive-through establishment within 300 feet of another drive-through establishment, an existing residence and residential zoning district on 1.04 acres of land in the C-G zoning district.

ADJOURNMENT