



## PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, February 01, 2024 at 6:00 PM

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### MINUTES

#### ROLL-CALL ATTENDANCE

##### PRESENT

Commissioner Maria Lorcher  
Commissioner Enrique Rivera  
Commissioner Jared Smith  
Commissioner Andrew Seal

##### ABSENT

Commissioner Patrick Grace

#### ADOPTION OF AGENDA **Adopted**

#### CONSENT AGENDA [Action Item] **Approved**

*Motion to approve made by Commissioner Smith, Seconded by Commissioner Lorcher.  
Voting Yea: Commissioner Lorcher, Commissioner Rivera, Commissioner Smith, Commissioner Seal*

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.  
**Continued to February 15, 2024**

**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.

*Motion to continue to February 15, 2024 made by Commissioner Lorcher, Seconded by Commissioner Smith.*

*Voting Yea: Commissioner Lorcher, Commissioner Rivera, Commissioner Smith, Commissioner Seal*

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

**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.

*Motion to approve made by Commissioner Lorcher, Seconded by Commissioner Smith.*

*Voting Yea: Commissioner Lorcher, Commissioner Rivera, Commissioner Smith, Commissioner Seal*

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

**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.

*Motion made to approve by Commissioner Lorcher, Seconded by Commissioner Rivera.*

*Voting Yea: Commissioner Lorcher, Commissioner Rivera, Commissioner Smith, Commissioner Seal*

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

**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.

*Motion to approve made by Commissioner Lorcher, Seconded by Commissioner Rivera.*

*Voting Yea: Commissioner Lorcher, Commissioner Rivera, Commissioner Smith, Commissioner Seal*

- 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. **Recommend Denial to City Council**

**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.

*Motion to recommend denial made by Commissioner Lorcher, Seconded by Commissioner Smith.*

*Voting Yea: Commissioner Lorcher, Commissioner Rivera, Commissioner Smith, Commissioner Seal*

**ADJOURNMENT 8:15 P.M.**

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