



PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, January 05, 2023 at 6:00 PM

MINUTES

PRESENT

Commissioner Patrick Grace
Commissioner Andrew Seal
Commissioner Maria Lorcher
Commissioner Mandi Stoddard

ABSENT

Commissioner Nathan Wheeler
Commissioner Steven Yearsley

ADOPTION OF AGENDA **Adopted**

CONSENT AGENDA [Action Item] **Approved**

1. Approve Minutes of the December 15, 2022 Planning & Zoning Meeting
2. Findings of Fact, Conclusions of Law for KeyBank Meridian Branch (H-2022-0076) by HSB Architects + Engineers, located at 3513 W. Chinden Blvd.
3. Findings of Fact, Conclusions of Law 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.

Motion made by Commissioner Stoddard, Seconded by Commissioner Lorcher.

Voting Yea: Commissioner Grace, Commissioner Seal, Commissioner Lorcher, Commissioner Stoddard

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

4. **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. **CUP Approved, Recommend Approval to City Council, tentatively scheduled for February 14, 2023**

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).

*Motion made by Commissioner Grace, Seconded by Commissioner Stoddard.
Voting Yea: Commissioner Grace, Commissioner Seal, Commissioner Lorcher,
Commissioner Stoddard*

5. **Public Hearing** for Sagarra (H-2022-0027) by Accomplice, located at south side of W. Orchard Park Dr., west of N. Fox Run Way and east of N. Linder Rd.
Recommended Approval to City Council, tentatively scheduled for February 14, 2023

A. Request: Preliminary Plat consisting of 114 building lots and 16 common lots (including 3 private street lots) on 17.49 acres in the R-8 and C-C zoning districts B. Request: Planned Unit Development for a residential community containing a mix of single-family detached, single-family attached, townhome and multi-family units with a reduction to the setback requirements in UDC Table 11-2A-6. Alternative Compliance to UDC 11-4-3-27B.3, which requires the provision of 80 square foot private usable open space area for each multi-family unit to allow zero (0) for studio/flat units and two private streets.

*Motion made by Commissioner Lorcher, Seconded by Commissioner Stoddard.
Voting Yea: Commissioner Seal, Commissioner Lorcher, Commissioner Stoddard
Voting Abstaining: Commissioner Grace*

6. **Public Hearing** for TM Creek Apartments Phase 4 (H-2022-0080) by Brighton Development, Inc., generally located South of Franklin Rd. approximately 1/2 mile between Ten Mile Rd. and Linder Rd. **Approved**

A. Request: Conditional Use Permit for a multi-family development consisting of 64 urban-style multi-family units with a clubhouse and pool on 2.361 acres of land in the C-G zoning district.

*Motion made by Commissioner Grace, Seconded by Commissioner Stoddard.
Voting Yea: Commissioner Grace, Commissioner Seal, Commissioner Lorcher,
Commissioner Stoddard*

ADJOURNMENT 7:17 P.M.