



## PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, February 15, 2024 at 6:00 PM

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### MINUTES

#### ROLL-CALL ATTENDANCE

##### PRESENT

Commissioner Brian Garrett

Commissioner Maria Lorcher

Commissioner Matthew Sandoval

Commissioner Jared Smith

Chairperson Andrew Seal

##### ABSENT

Commissioner Enrique Rivera

Commissioner Patrick Grace

#### ADOPTION OF AGENDA *Adopted*

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

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

*Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Sandoval, Commissioner Smith, Chairperson Seal*

1. Approve Minutes of the February 1, 2024 Planning and Zoning Meeting
2. Findings of Fact, Conclusions of Law for WaFed (H-2023-0068) by WP5 Meridian, LLC, located at 3423 E Ustick Rd.

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

##### ACTION ITEMS

3. Election of 2024 Commission Chairperson and Vice-Chairperson

*Motion to nominate Andrew Seal as Chairperson made by Commissioner Lorcher, Seconded by Commissioner Smith.*

*Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Sandoval, Commissioner Smith, Chairperson Seal*

*Motion to nominate Maria Lorcher as Vice-Chairperson by Commissioner Seal. Seconded by Commissioner Smith.*

*Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Sandoval, Commissioner Smith, Chairperson Seal*

4. **Public Hearing** continued from December 7, 2023 for Blayden Subdivision (H-2023-0043) by Bailey Engineering, located at the South side of W. Chinden Blvd. and west side of N. Black Cat Rd. **Continued to April 4<sup>th</sup>, 2024**

**Applicant Requests Continuance**

- A. Request: Annexation of 27.36 acres of land with R-15 (4.32 acres), R-40 (16.71 acres) and C-G (6.33 acres) zoning districts.
- B. Request: Conditional Use Permit for a multi-family development consisting of 312 dwelling units on 14.92 acres of land in the R-40 zoning district.
- C. Request: Preliminary Plat consisting of 26 building lots and 11 common lots on 24.98 acres of land in the R-15, R-40 and C-G zoning districts.

*Motion to continue to April 4th, 2024 made by Commissioner Smith, Seconded by Commissioner Lorcher.*

*Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Sandoval, Commissioner Smith, Chairperson Seal*

5. **Public Hearing** for Kilgore (H-2023-0063) by Alexi Kilgore, Located at 1105 N. Meridian Rd. **Recommend Approval to City Council**

**Application Materials: <https://bit.ly/H-2023-0063>**

- A. Request: Rezone 0.16 acres of land from the R-4 zoning district to the O-T zoning district for the purpose of converting the existing home into a hair salon.

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

*Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Sandoval, Commissioner Smith, Chairperson Seal*

6. **Public Hearing** continued from February 01, 2024 for Farmstone Crossing Subdivision (H-2023-0045) by Bailey Engineering, located at 820 S. Black Cat Rd. **Recommend Approval to City Council**

**Application Materials: <https://bit.ly/H-2023-0045>**

- 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 approve recommendation to council made by Commissioner Lorcher, Seconded by Commissioner Smith.*

*Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Sandoval, Commissioner Smith, Chairperson Seal*

7. **Public Hearing** for Reveille Ridge Subdivision (**H-2023-0050**) by Bailey Engineering, generally located on the west side of S. Eagle Rd., approximately 1/2 mile south of E. Lake Hazel Rd. **Recommend Approval to City Council**

**Application Materials: <https://bit.ly/H-2023-0050>**

- A. Request: Annexation of 59.97 acres of land with an R-8 (34.69 acres) and R-15 (25.28 acres) zoning districts.  
B. Request: Preliminary Plat consisting of 247 building lots and 37 common lots on 59.77 acres of land in the R-8 and R-15 zoning districts.

*Motion to approve recommendation to council made by Commissioner Lorcher, Seconded by Commissioner Sandoval.*

*Voting Yea: Commissioner Lorcher, Commissioner Sandoval, Commissioner Smith, Chairperson Seal*

#### **DEPARTMENT REPORTS**

8. Overview of Planning and Zoning Commission Best Practices

#### **ADJOURNMENT 9:49 P.M.**

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