



PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, May 06, 2021 at 6:00 PM

MINUTES

ROLL-CALL ATTENDANCE

PRESENT

Commissioner Rhonda McCarvel
Commissioner Bill Cassinelli
Commissioner Nick Grove
Commissioner Andrew Seal
Commissioner Maria Lorcher
Commissioner Nathan Wheeler

ABSENT

Commissioner Lisa Holland

ADOPTION OF AGENDA - **Adopted**

COMMUNITY ITEMS

1. Recognition and Remembrance of Commissioner Holland

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

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.

- Approved

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.

- Approved

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.

- Approved

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.

- Approved

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.

- Recommended Approval to City Council, Hearing Scheduled for June 1, 2021

ADJOURNMENT - 11:16 p.m.