



## PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, December 15, 2022 at 6:00 PM

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### MINUTES

#### PRESENT

Commissioner Patrick Grace  
Commissioner Andrew Seal  
Commissioner Maria Lorcher  
Commissioner Steven Yearsley

#### ABSENT

Commissioner Nathan Wheeler  
Commissioner Mandi Stoddard

#### ADOPTION OF AGENDA *Adopted*

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

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

*Voting Yea: Commissioner Grace, Commissioner Seal, Commissioner Lorcher, Commissioner Yearsley*

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 **Continued to January 5, 2023**

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

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 to continue to January 5, 2023 made by Commissioner Lorcher, Seconded by Commissioner Grace.*

*Voting Yea: Commissioner Grace, Commissioner Seal, Commissioner Lorcher, Commissioner Yearsley*

3. **Public Hearing** for Promenade Cottages Subdivision (H-2022-0013) by Steve Arnold, A-Team Consultants, located at 403 E. Fairview Avenue **Continued to January 19, 2023**

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

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.

*Motion to continue to January 19, 2023 made by Commissioner Grace, Seconded by Commissioner Lorcher*

*Voting Yea: Commissioner Grace, Commissioner Seal, Commissioner Lorcher, Commissioner Yearsley*

4. **Public Hearing** for Meridian OZ Apartments (H-2022-0073) by Realm Venture Group, located at 1475 E. Franklin Rd. **Continued to January 19, 2023**

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

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.

*Motion to continue to January 19, 2023 made by Commissioner Lorcher, Seconded by Commissioner Grace*

*Voting Yea: Commissioner Grace, Commissioner Seal, Commissioner Lorcher, Commissioner Yearsley*

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. [Recommend Approval to City Council](#)

**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.

*Motion to recommend approval to City Council made by Commissioner Grace,  
Seconded by Commissioner Lorcher*

*Voting Yea: Commissioner Grace, Commissioner Seal, Commissioner Lorcher,  
Commissioner Yearsley*

6. **Public Hearing** for KeyBank Meridian Branch (H-2022-0076) by HSB Architects + Engineers, located at 3513 W. Chinden Blvd. [Recommend Approval to City Council](#)

**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.

*Motion to recommend approval to City Council made by Commissioner Grace,  
Seconded by Commissioner Lorcher*

*Voting Yea: Commissioner Grace, Commissioner Seal, Commissioner Lorcher,  
Commissioner Yearsley*

ADJOURNMENT 7:08 P.M.