

## **Meridian Planning and Zoning Meeting**

**July 10, 2025.**

Meeting of the Meridian Planning and Zoning Commission of July 10, 2025, was called to order at 6:00 p.m. by Chairman Maria Lorcher.

Members Present: Commissioner Maria Lorcher, Commissioner Jared Smith, Commissioner Brian Garrett, Commissioner Matthew Sandoval and Commissioner Sam Rust, Commissioner Matthew Stoll.

Members Absent: Commissioner Jessica Perreault.

Others Present: Tina Lomeli, Barbara Conly, Kurt Starman, Nick Napoli and Dean Willis.

### **ROLL-CALL ATTENDANCE**

<u>  X  </u> Brian Garrett	<u>      </u> Jessica Perrault
<u>  X  </u> Matthew Sandoval	<u>  X  </u> Matthew Stoll
<u>  X  </u> Sam Rust	<u>  X  </u> Jared Smith
<u>  X  </u> Maria Lorcher - Chairman	

Lorcher: Good evening. Welcome to Planning and Commission meeting for July 10th, 2025. At this time I would like to call the meeting to order. The Commissioners who are present for this evening's meeting are at City Hall and on Zoom. We also have staff from the city attorney's and the city clerk's office, as well as the city's planning department. If you are joining us on Zoom this evening we can see that you are here. You may observe the meeting, however, your ability to be seen on screen and talk will be muted. During the public testimony portion of the meeting you will be unmuted and, then, be able to comment. Please note that we cannot take questions until public testimony. If you have a process question during the meeting please e-mail [cityclerk@meridiacity.org](mailto:cityclerk@meridiacity.org) and they will reply as quickly as possible. If you simply want to watch the meeting we encourage you to watch the streaming on the city's YouTube channel. You can access it at [meridiacity.org/live](http://meridiacity.org/live). With that we will begin with roll call. Madam Clerk.

### **ADOPTION OF AGENDA**

Lorcher: Okay. Thank you. We are going to make one change to tonight's agenda. We are going to move The Habit back into an action item this evening due to some errors in the minutes. Can I get a motion to adopt tonight's agenda?

Starman: Can I just clarify real quick. My apologies for interrupting. So, I think we need to do two things tonight on the Consent Agenda with the Commissioner -- if the Commissioners are so inclined. There are some substantive errors that were pointed out just prior to the beginning of the meeting that pertain to the minutes and I -- my recommendation would be we just simply remove the minutes from this agenda in their totality and we ask staff to correct those and bring them back at the appropriate time

and that's change number one to the agenda. Change number two to the agenda is dealing with the Habit Burger findings of fact and conclusions of law and just as you indicated, Madam Chair, there is an error in that document as well that's easily correctable, but to correct it my recommendation would be that we move that item from the Consent Agenda to the regular calendar as an Action Item. So, those would be your two changes to the agenda if you want to adopt it in that fashion.

Lorcher: So, are we voting on tonight's agenda separately from the Consent Agenda?

Starman: Well, your first item before you is on your -- the first item that you are dealing with is after roll call -- or, yes, we just had roll call, but it's the adoption of the agenda is the next item on here, so under that item you would be looking for a motion -- essentially so a motion that would say to adopt the agenda with the following changes: Remove the minutes from this agenda in their totality and bring them back at the appropriate time, number one. Number two, move the findings of -- findings of fact for Habit Burger from the Consent Agenda to the regular agenda as an action item. Those would be your two changes when you deal with the adoption of the agenda.

Lorcher: Okay. Do I need to repeat that? If someone wants to make a motion that would be great.

Stoll: Madam Chair, if I may make a motion. I move that we approve the agenda with the following changes. We remove the -- from the Consent Agenda Item B, which is the The Habitat facts and findings and move that to the second item on the Action Items and, then, we remove the minutes as presented, send them back to staff for further edits and corrections to be brought to us at our next Planning and Zoning meeting.

Lorcher: Okay. May I have a second?

Rust: Second.

Lorcher: It's been moved and seconded to adopt tonight's agenda with the changes from the Consent Agenda and Action Items. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.

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

### **1. Approve Minutes of the June 26, 2025 Planning and Zoning Committee Meeting**

Lorcher: And because the items on the Consent Agenda, Kurt, have been removed, we don't need to vote on that; correct?

Starman: That's correct, Madam Chair. So, we no longer have the Consent Agenda and you can move forward on the remainder of your agenda.

Lorcher: Okay. All right. Just a little bit of administration there. Thank you very much. At this time I would like to explain the public hearing process. We will open each item individually and begin with the staff report. Staff will report their findings in how the item adheres to our Comprehensive Plan and our Unified Development Code. After staff has made their presentation the applicant will come forward to present their case and respond to staff's comments and they will have 15 minutes to do so. After the applicant is finished we will open the floor to public testimony. Each person will be called only once during the public testimony. The clerk will call the names individually of those who have signed up on our website in advance to testify. You may come to the microphones in chamber or will be unmuted on Zoom. Please state your name and address for the record. You will have three minutes to address the Commission. If you previously sent pictures or a presentation for the meeting it will be displayed on screen and our clerk will help you run the presentation. If you have established you are speaking on behalf of a larger group, like an HOA, where others from that group will allow you to speak on their behalf you will have up to ten minutes. After all those who have signed up in advance have spoken we will invite any others who wish to testify on the application. If you wish to speak on a topic you may come forward in chambers. If you are on Zoom you can raise your hand or if you are on the telephone you can press star nine and wait for your name to be called. If you're listening on multiple devices, such as a computer and a phone, please be sure to mute those extra devices so we don't experience feedback and we can hear you clearly. When you are finished if the Commission doesn't have any questions for you you will return to your seat in chambers or be muted on Zoom and no longer have the ability to speak. And please remember we will not call on you a second time. After all testimony has been heard the applicant will be given another ten minutes to come back and respond. When the applicant has finished the questions and concerns we will close the public hearing and Commissioners will have the opportunity to discuss and hopefully make final decisions or recommendations to City Council as needed.

## **ACTION ITEMS**

### **2. Public Hearing for Uplifted Gym (H-2025-0023) by Erik Hagen, Located at 3410 W. Nelis Dr.**

- A. Request: Conditional Use Permit to operate an indoor recreation facility (indoor Gym) for Suite 100 (13,043 Sq. Ft. space) in an existing 37,020 Sq. Ft. Industrial building on 2.49 acres of land in the I-L zoning district.

Lorcher: With that we will start with Item No. 3 on the agenda, Uplifted Gym for a conditional use permit at 3410 West Nelis Drive and we will begin with the staff report.

Napoli: Good evening, Madam Chair and Members of the Commission. Next item on the agenda is the conditional use permit for Uplifted Gym. The applicant requests a

conditional use permit to operate an indoor recreation facility for Suite 100 in an existing 37,020 square foot industrial building and for extended hours of operation to 24 hours a day, seven days a week on 2.4 -- 2.49 acres of land in the I-L zoning district. The site is located at 3410 West Nelis Drive and as shown on the screen the existing zoning is I-L or light industrial and the FLUM designation is mixed use nonresidential. Here is an overview of this site and the surrounding area. That is the existing industrial building. It has been fully constructed. All the landscaping. Parking. So, the proposed use of an indoor recreation facility is a conditional use in the I-L zone. The I-L zone is meant to provide opportunities for businesses -- for business and employment, which typically includes light manufacturing, research and development, warehousing and distribution. However, due to a lack of commercial tenant vacancies indoor recreation facilities are exploring spaces in I-L and it is becoming more common in the city. In the surrounding area there is a church, a flex space, other warehousing uses, employment and vehicle repair uses. The introduction of a gym to this area provides an opportunity for nearby residents to recreate. The site has already been approved and constructed and contains one other tenant at the moment. This building was constructed to the industrial parking standards and the applicant has indicated that the gym has about 220 members with roughly 15 members at any one time. This did raise some concerns with staff initially. However, we did ask the applicant to address this and in doing so the applicant entered into a parking agreement with the nearby church for 25 -- for up to 25 parking spaces, while also adding 13 parking spaces to the site, which staff thinks is adequate for a gym of that size and does even allow it for room to grow, because typically gyms and -- as I have talked with Trevor, they do a lot of personal training, so they do have more -- I guess it wouldn't be a large rush in just the evenings. They do have it throughout the day. It's pretty steady throughout the day. So, staff is recommending approval with conditions on this. We have not received any written testimony and I will stand for any questions you guys have.

Lorcher: Would the applicant like to come forward? If you can state your name and address for the record that would be great.

Summers: My name is Trevor Summers. My address is 4173 North Beaham in Meridian, Idaho.

Lorcher: Thank you. Do you want to add anything to Nick's description of your project?

Summers: I don't think I need to add anything specifically.

Lorcher: Okay.

Summers: Happy with what they were putting up.

Lorcher: Commissioners, do we have any questions for Trevor? All right. Thank you very much. Madam Clerk, is there anybody to testify for this application?

Conly: Thank you. Yes. We have a Trevor Summers.

Lorcher: He just spoke.

Conly: Oh. Sorry. That's it.

Lorcher: That's it? Anybody in chambers like to speak on the subject? Could I get a motion to close the public hearing?

Rust: Madam Chair, I move that we close the public hearing.

Garrett: Second.

Lorcher: It's been moved and seconded to close the public hearing on Uplifted Gym. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.

Lorcher: You know, I think the hardest thing about working out is that the gym is too far away and so the fact that you are close to a residential area off of Ten Mile and Ustick would probably be a big benefit to your program and so I think it's -- you know, although it's atypical for us to use industrial space for workout places, it looks like you have lots of room to grow and everybody can have a little space. I support this project. Any other comments from Commission or a motion?

Stoll: Madam Chair?

Lorcher: Commissioner Stoll.

Stoll: If there is no comments, after -- I would like to make a motion.

Lorcher: Okay.

Stoll: After considering all staff, applicant and public testimony, I move to approve File No. H-2025-0023 as presented in the staff report for the hearing date of July 10th, 2025.

Lorcher: Do I have a second?

Rust: Second.

Lorcher: It's been moved and seconded to approve File No. 2025-0023. All those in favor say aye. Any opposed? Motion carries. Thank you very much.

MOTION CARRIED: SIX AYES. ONE ABSENT.

**3. Findings of Fact, Conclusions of Law for Habit Burger by CDR West, located at 445 Innovation Ln.**

Lorcher: We are going to open -- this is not on our typical agenda tonight, because we are -- we are bringing that off the Consent Agenda, but we are going to open File No. H-2025-0022, The Habit. We heard the staff report last week. It's in -- off of Ten Mile, an innovation between I believe Costa Vida and Chick-fil-A, somewhere right around there. We had a count on the minutes that was incorrect, so we would like to vote again. Is there any commissioner that is uncomfortable about voting on this application for tonight? Commissioner -- Mr. Starman.

Starman: If I could just clarify or add to your comments. So, the Commission did vote on this item and approved it after the public hearing. The item on the agenda tonight are -- is before -- what's before the Commission tonight is the findings of fact and conclusions of law. You often deal with those topics on the Consent Agenda, but the reason we moved it from the Consent Agenda to your regular calendar is because there is at least one substantive error that needs to be corrected and the only way to correct it is to put -- pull it off the Consent Agenda. So, this is not a public hearing, you are not really -- you are not doing a redo, so to speak, of what happened at your last meeting, we are just simply adopting the findings and so the one specific correction I will point out to the Commission is on page four of the findings we would need to strike the reference to Commissioner Patrick Grace and we would need to insert a reference to Commissioner Stoll to fix that and, then, Commissioner Stoll, help me out, are there other issues that need to be corrected as well?

Stoll: The only question I have is Andrew Seal, is he still a existing --

Starman: Thank you. That -- thank you for catching that as well. So, we need to make that change as well. So, let me find that. So, we also need to strike the reference to Commissioner Seal and we need to insert a reference to Commissioner Perreault. So, with those -- I guess a different way to say that -- to state that differently is we -- the list of Commissioners on page four of the findings is inaccurate and reflects the composition of the Commission a few months back. It needs to be corrected to show the current composition of the Commission. And, then, I -- that's the one correction I was aware of and I will ask if there is anything else that someone noticed, but with that what I would basically suggest is that if the Commission is comfortable you would simply make a motion to approve -- the motion maker would simply make a motion to approve the findings with the correction so noted and once you get a second you can vote and that will complete that item.

Lorcher: All right. I'm going to give this a try. I am going to make a motion to approve the facts, conclusions of law of The Habit Burger with the following modifications: Remove Patrick Grace and Andrew Seal as active Commissioners and add Matthew Stoll and Jessica Perreault as current commissioners.

Rust: Second.

Lorcher: Correct? Okay.

Rust: Second.

Lorcher: It's been moved and seconded to approve the facts findings, conclusions of law for The Habit Burger with these Commissioner modifications. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.

Lorcher: I will take one more motion.

Rust: Madam Chair, I --

Lorcher: Commissioner Rust.

Rust: I move that we adjourn.

Garrett: Second.

Stoll: Second.

Lorcher: It's been moved and seconded that we adjourn. All those in favor say aye. Any opposed? Motion carries. Thank you very much.

MOTION CARRIED: SIX AYES. ONE ABSENT.

MEETING ADJOURNED AT 6:18 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS.)

APPROVED

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MARIA LORCHER - CHAIRMAN

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DATE APPROVED

ATTEST:

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CHRIS JOHNSON - CITY CLERK