

Meeting of the Meridian Planning and Zoning Commission of February 20, 2025, was called to order at 6:00 p.m. by Vice-Chairman Jared Smith.

Members Present: Commissioner Jared Smith, Commissioner Patrick Grace, Commissioner Brian Garrett and Commissioner Matthew Sandoval.

Members Absent: Commissioner Maria Lorcher and Commissioner Sam Rust.

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

ROLL-CALL ATTENDANCE

<u> X </u> Brian Garrett	<u> </u> (Vacant)
<u> X </u> Matthew Sandoval	<u> X </u> Patrick Grace
<u> </u> Sam Rust	<u> X </u> Jared Smith
<u> </u> Maria Lorcher - Chairman	

Smith: All right. Good evening. Welcome to the Planning and Zoning Commission meeting for February 20th, 2025. At this time I would like to call the meeting to order. Commissioners present for this meeting I think are just present in the room. We also have staff from the city and City Attorney and City Clerk's office, as well as City Planning Department. If you are joining us on Zoom we can see you. During the public testimony portion you will be unmuted and, then, be able to comment. If there is any -- please note we can't take questions until then. If you have any process questions during the meeting, please, e-mail cityclerk@meridiandcity.org. With that let's begin with the roll call. Madam Clerk.

ADOPTION OF AGENDA

Smith: All right. The first item on the list is adoption of the agenda. Can I get a motion?

Grace: So moved.

Garrett: Second.

Smith: It's been moved and seconded to adopt the agenda. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

CONSENT AGENDA [Action Item]

- 1. Approve Minutes of the February 06, 2025 Planning and Zoning Commission Meeting**

Smith: Next we have the Consent Agenda, which includes one item, approving the minutes of the previous Planning and Zoning Commission meeting. Can I get a motion to approve?

Garrett: I will move for approval.

Grace: Second.

Smith: It's been moved and seconded. All in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

2. Public Hearing for Hyperbaric Oxygen Clinic of Idaho (H-2025-0001) by JGT Architecture, Located at 135 S. Touchmark Way

- A. Request: Conditional Use Permit to construct and operate a 5,500-square-foot medical office on 0.612 acres in the L-O zoning district.

Smith: All right. Next we will get to the public hearing process for Item No. H-2025-0001, Hyperbaric Oxygen Clinic of Idaho, by JGT Architecture. At this time I'm just going to really quickly explain the public hearing process. We will be moving just through this item. So, we are going to start with the staff report. Staff will report their findings on how the item adheres to our Comprehensive Plan and Unified Development Code. After staff has made their presentation the applicant has the opportunity to come forward and present their case and they will have 15 minutes to do so. At that point if there is any public testimony the floor will be open to that. Each person will be called on only once. The clerk will call the names individually of those who have signed up and, then, after that if there is anyone in the room or on Zoom who would like to testify we can go from there. When you come up to testify, please, state your name and address for the record and other than the applicant, the public testimony period you will have three minutes to address the Commission. If you have previously sent pictures for a presentation for the meeting it will be displayed on the screen. After all those who have signed up in advance, like I said, have spoken we will invite any others who may wish to testify. After all testimony has been heard the applicant has another opportunity to come back and give another ten minutes to respond and when the applicant has finished responding to questions and concerns, then, we will close the public hearing and the Commissioners will have the opportunity to discuss and hopefully make a final decision. With that No. H-2025-0001. We can begin with the staff report.

Starman: Mr. Chairman, maybe before we begin that, did we -- I might have missed this. We didn't call roll, did we? We did? Okay. Thank you.

Napoli: All right. Good evening, Mr. Chair and Members of the Commission. So, Item No. 2 on the agenda is a conditional use permit for Hyperbaric Oxygen Clinic of Idaho. The applicant is requesting a conditional use permit to construct and operate a roughly 5,500 square foot medical office on 0.612 acres in the L-O zoning district. The site is located at 135 South Touchmark Way. As shown on the screen the existing zoning is L-O or limited office and the FLUM designation is mixed use community. The proposed use of a medical office aligns well with the mixed use community future land use designation, which supports a blend of residential, commercial and recreational uses. Offices are typically permitted in the L-O zoning. However, the subject property is -- the subject property is -- was part of a conditional use permit that was approved in 2005 and that conditional use permit requires all lots within the scope of the permit to receive detailed CUP approval prior to developing the property. That is the reason for the CUP application tonight for the otherwise permitted use. Here is the site plan, landscape plan and building elevations and staff is recommending approval and has not received any written testimony and I will stand for questions at this time.

Smith: Thank you. Would the applicant like to come forward.

Wallgren: Good evening, Commissioners. My name is Jarrod Wallgren. I'm with JGT Architecture, 1135 12th Avenue Road in Nampa, representing the applicant that is Hyperbaric Oxygen Clinic of Idaho. They are looking to build this new facility, relocate from their location in Boise. I don't have a lot to add from Nick's presentation. As he indicated it's kind of a quirk with the subdivision. It's an allowed use, but that's why we are here and so I stand for any questions you might have.

Smith: Commissioners, are there any questions for the applicant?

Garrett: It's in full conformity?

Napoli: Mr. Chair, Members of the Commission, that is correct.

Smith: Any other questions? Mr. Grace.

Grace: Yeah. I'm just curious. Is it going to be a -- like a hyperbaric facility or is it just medical offices?

Wallgren: It's a hyperbaric -- yeah. There is --

Grace: Sorry. Go ahead. I will let you finish.

Wallgren: Yeah. They have four oxygen chambers. She -- in her location now she has a couple chambers, kind of general health and wellness. They -- they also do like red light therapy and I think they have a sauna room and, then, there is a couple of vacant spaces for future tenant offices.

Grace: Okay. Yeah. I was -- it's interesting. I was -- I was just wondering, so -- okay. Thank you.

Smith: Any other questions? All right. Thank you.

Wallgren: Thank you.

Smith: Madam Clerk, is there anyone signed up to testify or anyone present on Zoom?

Lomeli Thank you, Mr. Chair. No one has signed up.

Smith: Great. If there are any other comments you would like to add or anything? Okay. Great. So, can I get a motion, then, to close the public hearing?

Grace: So moved.

Sandoval: Second.

Garrett: Second.

Smith: It's been moved and seconded. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Smith: Deliberation? Yeah, I think this is pretty straightforward. The staff seems to have no real issues identified and this seems to go otherwise being perfectly acceptable. So, I have no issues with this. But can I get a motion?

Sandoval: Mr. Chair?

Smith: Mr. Sandoval.

Sandoval: After considering all staff, applicant and public testimony, I move to approve File No. H-2025-0001 as presented in the staff report for the hearing date of February 20th, 2025, with no modifications.

Grace: Second.

Smith: It's been moved and seconded. All those in favor say aye. Any opposed? The motion carries. Thank you.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Smith: And after that long and arduous hearing I think that we have one more motion.

Garrett: I will move that we close the meeting.

Grace: Second.

Smith: It's been moved and seconded. All those in favor? Any opposed? Motion carries. Thank you everyone.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

MEETING ADJOURNED AT 6:08 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS.)

APPROVED

JARED SMITH - VICE-CHAIRMAN

_____|_____|_____
DATE APPROVED

ATTEST:

CHRIS JOHNSON - CITY CLERK