

**Public Hearing for Meridian Foodbank (H-2024-0065) by Meridian Food Bank, located at 133 W. Broadway Ave.**

- A. Request: Rezone of 1.72 acres of land from the I-L zoning district to the O-T zoning district to bring the existing food bank into conformance for future expansions.

Smith: Next I would like to open up the hearing for Item No. 5, Meridian Food Bank request for rezone. We will begin with the staff report.

Napoli: Good evening, Mr. Chair, Members of the Commission. Next item in the -- on the agenda is the rezone for the Meridian Food Bank. The applicant is requesting a rezone of 1.72 acres of land from the I-L zoning district to the OT zoning district to bring the existing Food Bank into conformance for future expansion. The site is located at 16 -- or 616 Northwest 2nd Street. I show on the screen the current zoning is I-L or light industrial, and the FLUM designation is Old Town. The subject site is among several industrial zoned properties along the rail corridor near Meridian Road. The proposed use of a social service or Food Bank is a permitted use in the Old Town zoning, which is assuming the applicant is requesting. The current use is nonconforming, which requires a conditional use permit for any proposed expansion. The rezone to Old Town will allow the continued use of the existing Food Bank, remove the nonconforming status and eliminate the need for future conditional approvals to expand the use. The Meridian Food Bank is open Monday, Wednesday and Thursday between 12:00 p.m. and 4:00 p.m. The main reason for the -- the rezone request is to allow for future expansion to provide additional space for the Meridian Food Bank to assemble food packs for students. The food packs allow students to have food over the weekends. The number of food packs has increased significantly since 2023 and the Meridian Food Bank no longer has sufficient room to service all the children in need of resources. The expansion will include approximately 940 square feet of space designated for the purpose of assembly and storage of these food packs. UDC 11-3B-2 allows for phased landscape improvements as cumulative expansions occur. The city will monitor these thresholds and enforce them as required. Staff is recommending approval without the requirement for a development agreement. Staff 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? And please state your name and address for the record.

Green: Gil Green. 2512 East Garber in Meridian. It was pretty well covered in the staff report, but Meridian Food Bank is an all-volunteer organization that provides food for people that need food. One side of it is a food pantry where people come and get approximately 50 to 60 pounds of food -- miscellaneous food twice -- twice a month. The other thing is we provide weekend food for students in the West Ada School District. Each food pack contains two breakfasts, two lunches, two dinners and two snacks. A couple years ago our director of the food program said that the room that they were working in could handle about 800 food packs a week. In December -- or in -- yeah -- December

the weekly total was 885. In January lowest total was 878. The highest was 960. We have looked around for how to expand and there is about a 15 and a half foot open space between what used to be a house is now storage for that program and our main building. We wanted to fill that full of -- fill that in and so we started the process and we were told we were noncompliant with the existing zoning and the change to Old Town would help us smooth that process out. So, therefore, we applied for the zoning change. It came back that -- when we understand part of it is that our -- our parking lot needs to be restriped and the -- and parking blocks in. We tried to get on the schedule for a sealing and -- and striping our parking lot last fall and we were told we were too late, they didn't have time, so we are on the -- on the calendar for spring anyway and I think all of our entry ramps are at least five feet wide. There is one that -- that is in the back of the building where we unload the trucks and I had planned to change that one to a concrete ramp, so we can make it five feet wide as part of this project. We are just looking for an approval.

Smith: Thank you very much. Any questions for the applicant or staff? All right. Thank you. Is there anyone signed up to speak, Madam Clerk?

Lomeli: Thank you, Vice-Chair. I have Kent Christiansen. Would you like to speak? No one else has signed up.

Smith: Is there anyone in the room that would like to come up and speak? All right. Great. If you would like to come back forward -- if the applicant would like to come back forward and anything they would like to add.

Green: I really can't think of anything to add. So, I told my story.

Smith: Great. Can I get a motion to close the public hearing?

Sandoval: So moved.

Rust: 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: I will start. It seems pretty straight forward. I don't have really any concerns here. I think it's obviously good to get things into conformance and having people very near and dear to me who have at one point or another relied on that assistance, I'm very grateful for the work you do and happy to see the expansion -- well, happy to see their people doing this good work and I'm in support of the expansion. Any Commissioners?

Sandoval: Mr. Chair?

Smith: Yeah.

Sandoval: Yeah. This seems strictly procedural to me. This is common sense. Really to come here to get a small expansion -- anyone, it's pretty much procedural and, yeah, what an incredible resource for the community. Really appreciative of everything you do and that's it.

Smith: Okay.

Rust: Mr. Chair?

Smith: Commissioner Rust.

Rust: After considering all staff, applicant and public testimony, I move to recommend approval of File No. H-2024-0065 as presented in the staff report for the hearing date of February 6th, 2025.

Sandoval: Second.

Smith: Moved and seconded. All those in favor say aye. Any opposed? Motion carries. Thank you very much.

MOTION CARRIED: FOUR AYES. TWO ABSENT.