

Meeting of the Meridian Planning and Zoning Commission of June 6, 2024, was called to order at 6:00 p.m. by Chairman Andrew Seal.

Members Present: Commissioner Andrew Seal, Commissioner Maria Lorcher, Commissioner Patrick Grace, Commissioner Jared Smith, Commissioner Brian Garrett and Commissioner Matthew Sandoval.

Members Absent: Commissioner Enrique Rivera.

Others Present: Tina Lomeli, Kurt Starman, Bill Parsons, Stacy Hersh and Linda Ritter.

ROLL-CALL ATTENDANCE

<input checked="" type="checkbox"/> Brian Garrett	<input checked="" type="checkbox"/> Maria Lorcher
<input checked="" type="checkbox"/> Matthew Sandoval	<input checked="" type="checkbox"/> Patrick Grace
<input type="checkbox"/> Enrique Rivera	<input checked="" type="checkbox"/> Jared Smith
<input checked="" type="checkbox"/> Andrew Seal - Chairman	

2. Public Hearing for Two Mustard Seeds Women's Resale Shop (H-2024-0009) by Arlene Hardy, Expansion International, located at 817 N. Meridian Rd.

- A. Request: Rezone of 0.63 acres of land from the R-8 zoning district to the O-T zoning district for the purpose of converting the existing home into a women's resale retail store.

Seal: So, at this time I would like to open the public hearing for Item No. H-2024-0009 for Two Mustard Seeds Women's Resale Shop. We will begin with the staff report.

Ritter: Good evening -- good evening, Commissioners. I'm Linda Ritter, associate planner, and tonight we are here for -- the applicant is requesting a rezone of 0.63 acres of land located at 817 North Meridian Road from R-8 to Old Town Zoning District for the purpose of converting the existing home into a women's resale retail store. The proposed 2,463 square foot retail store will be located in the downtown area within the Meridian Urban Renewal District. The home was built in 1902 and is slated for further improvements to meet city code requirements and enhance the customer experience. The remodel will include a handicapped bathroom, access -- and ramp for store access, as well as new flooring, paint, landscape and other minor interior makeovers. Access to the site is off of North 1st Street -- Northwest 1st Street and parking with handicapped stalls will be located at the back of the retail store. Walk-in handicap ramps will be -- provide access to the front door. There is a five foot -- there is five off-street parking spaces are being proposed as part of this rezone from residential to commercial. The proposed hours for the operation will be from Wednesday to Saturday from 9:00 a.m. to 5:00 p.m. So, this is like the existing floor plan and this is the proposed. So, they are

taking away a few items in the down -- in the downstairs and converting it to the commercial and this is the upstairs where they have bedrooms and they are converting it to -- from bedrooms to office and storage. And these are pictures of the property. It's a beautiful piece of property. So, for this property the city may require a development agreement in conjunction with the rezone pursuant to the Idaho Code, but due to the size of the development staff believes that a DA should not be required. Again, the existing home has unpaved parking in the rear of the property and the applicant is required to pave both the access and the area for the -- for the five parking spots with this development. We are asking that wheel restraints be added to prevent overhang beyond the designated parking stall dimensions in accordance with the UDC. There are existing sidewalks along North Meridian Road and Northwest 1st Street and there is existing landscaping along North Meridian Road, so no additional landscaping will be required, except for the buffers adjacent to the residential uses in accordance with the UDC. There was no written testimonies on this and because of this staff recommends approval of the proposed rezone with the conditions per the findings in the staff report. And so at this time I will stand for any questions that you have.

Seal: Great. Thank you very much. Would the applicant might come forward? Good evening. I will need your name and address for the record, please.

Hardy: My name is Arlene Hardy. My address is 2484 East Summer Dawn Street in Meridian. 83646. Well, I just wanted to say thank you for having us today and getting on the agenda. On behalf of Expansion International and the board of directors there I just want to say we are very excited about this property and -- and being able to come into the City of Meridian. We are excited about having the store and we know that it can be a great place for the community of Meridian. We have been doing resale -- a pop up store once a year for the past ten years. Very successful. About a thousand people shop the sale every year. So, we think it's a great sale item for the City of Meridian as well, because we will bring in a lot of traffic for the city. We also really see that our demographic being women that are -- have young families or, you know, that age group between 30 and 45, that's really a lot of people -- a lot of families in Meridian are our demographic and so we feel like that will draw them in and as well draw them to shop other places in Meridian and shop around the Meridian area. So, we are very excited about this project. We think it's going to be a great asset to the City of Meridian and we are excited that it's so close to the downtown area. The pictures she showed are beautiful. There -- it's a hundred -- over a hundred year old house and we are not planning to change it very much, just do the -- the ramp on the side of the house and change that bathroom into an ADA. Of course we will put in new floors and paint and, you know, clean up inside and it's going to be a boutique type store and offer, you know, women who come there to enjoy the shopping experience as well. So, thank you for hearing us tonight and I look forward to any questions you have.

Seal: Thank you very much. Commissioners, do we have any questions for the applicant or staff? Commissioner Smith?

Smith: My question -- I can wait until --

Seal: No? No. All right. Do we have anybody signed up to testify?

Lomeli: Mr. Chair, a Lauren Phillips.

Seal: Okay. Would anybody else like to come up and testify? All right. Going once. Going twice. Don't know if the applicant has anything further to add or -- if not, then, we can go ahead and -- so, if -- if you have nothing further to add then -- and the applicant is indicating that they do not have any -- anything further to add; right? Thank you very much. And with that I will take a motion to close the public hearing for File No. H-2024-0009.

Smith: So moved.

Lorcher: Second.

Seal: It's been moved and seconded to close the public hearing for File No. H-2024-0009 for Two Mustard Seeds Women's Resale Shop. All in favor, please, say aye. Opposed nay? The hearing is closed.

MOTION CARRIED: SIX AYES. ONE ABSENT.

Seal: Comments, questions, anyone?

Smith: Mr. Chair?

Seal: Go ahead.

Smith: And this is a perfect fit for the idea of what downtown -- or for Old Town zoning is -- is for and what the -- kind of the Old Town vision is. Fully in support of it.

Seal: Okay. I will say on the application I'm very happy to see that there is some parking provided with it, so -- as well as, you know, a beautiful piece of property that's going to be well maintained in the future for Meridian. So, I do like to see that in the Old Town area. So, parking is always -- whenever we can get a parking space we will take it. So, I'm glad to see that that's happening and very happy to see this happening in Old Town. If there is nothing further I will always take a motion.

Smith: Mr. Chair?

Seal: Commissioner Smith, go right ahead.

Smith: After -- sorry. After considering staff, applicant and public testimony I move to recommend approval to the City Council of File No. H-2024-0009 as presented in the staff report.

Lorcher: Second.

Seal: It's been moved and seconded to approve -- recommend approval of file H-2024-0009, Two Mustard Seeds Women's Resale Shop to City Council. All in favor, please, say. Opposed nay? Item passes. Thank you very much and good luck.

MOTION CARRIED: SIX AYES. ONE ABSENT.