



PLANNING AND ZONING COMMISSION

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, August 06, 2020 at 6:00 PM

All materials presented at public meetings become property of the City of Meridian. Anyone desiring accommodation for disabilities should contact the City Clerk's Office at 208-888-4433 at least 48 hours prior to the public meeting.

Agenda

Scan the QR Code to sign up in advance to provide testimony.



Public Hearings for land use applications follow this process: Once the hearing is opened, City Staff presents their analysis of the application. Next, the applicant is allowed up to 15 minutes to present their application. Following any Commissioner questions, members of the public are allowed up to 3 minutes each to address Commissioners regarding the application. If a person is representing a Homeowner's Association, they may be allowed to speak up to 10 minutes, provided those they are representing are yielding their time. After all public testimony, the applicant is allowed an additional 10 minutes to respond to comments. Commissioners may ask additional questions, and then the public hearing is closed. Once the hearing is closed, no further testimony will be heard.

VIRTUAL MEETING INSTRUCTIONS

Limited seating is available at City Hall. Consider joining the meeting virtually:

<https://us02web.zoom.us/j/88279972235>

To call in: 1-669-900-6833

Webinar ID: 882 7997 2235

ROLL-CALL ATTENDANCE

___ Lisa Holland

___ Patricia Pitzer

___ Andrew Seal

___ Nick Grove

___ Rhonda McCarvel

___ Bill Cassinelli

___ Ryan Fitzgerald, Chairperson

ADOPTION OF AGENDA

CONSENT AGENDA [Action Item]

1. Approve Minutes of July 9, 2020 Planning and Zoning Commission Meeting
2. Approve Minutes of July 16, 2020 Planning and Zoning Commission Meeting

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

3. **Public Hearing Continued from June 18, 2020 for Gateway at 10 Mile (H-2020-0046) by GFI - Meridian Investments III, LLC, Located at the Northeast Corner of N. Ten Mile Rd. and W. Franklin Rd.**

Applicant is Requesting Continuance

A. Request: Annexation and Zoning of approximately 41.28 acres of land from RUT in Ada County to the C-G (26.54 acres) and R-40 (14.74) zoning districts to accommodate the future construction of a mixed-use commercial and high-density residential development.

4. **Public Hearing for Pura Vida Ridge Ranch (H-2020-0064) by Jay Gibbons, South Beck & Baird, Located 3727 E. Lake Hazel Rd.**

Applicant is Requesting Continuance

A. Request: Annexation of 26.34 acres of land with R-8 (6.64 acres) and R-15 (19.69 acres) zoning districts.

B. Request: A Preliminary Plat consisting of 157 buildable lots and 35 common lots on 26.34 acres of land in the R-8 and R-15 zoning districts.

C. Request: A Planned Unit Development with a request for a deviation from the dimensional standards listed in UDC Table 11-2A-7 to allow reduced building setbacks in the R-15 zoning district.

5. **Public Hearing for Pearson Subdivision (H-2020-0075) by Melanie Pearson, Located at 175 W. Paint Horse Ln.**

Application Requires Continuance

A. Request: A Combined Preliminary and Final Plat consisting of 2 building lots on 3.98 acres of land in the R-4 zoning district.

6. **Public Hearing for Rock & Armor Fitness (H-2020-0076) by Matt Garner with Architecture Northwest, Located at 1649 and 1703 E. Pine Ave.**

A. Request: A Conditional Use Permit for a 19,162 square foot fitness and training center on 1.8 acres of land in the I-L zoning district.

7. **Public Hearing for 1625 E. Bentley Drive (H-2020-0078) by Clint Hansen of Land Solutions, Located at 1625 E. Bentley Dr.**

A. Request: Annexation of 1.03 acres of land with the C-C zoning district.

8. **Public Hearing for Jocelyn Park Subdivision (H-2020-0067) by Bonnie Layton, Located on the South Side of W. Victory Rd., Approximately ¼ Mile West of S. Meridian Rd.**

A. Request: A Preliminary Plat consisting of 67 single-family residential lots and 7 common lots in an existing R-8 zoning district.

9. Public Hearing for TM Center (H-2020-0074) by SCS Brighton, et al., Located East of S. Ten Mile Rd. and South of W. Franklin Rd.

A. Request: A Preliminary Plat consisting of 83 buildable lots and 2 common lots on 132.42 acres of land in the R-40, TN-C, C-C and C-G zoning districts.

ADJOURNMENT