



PLANNING AND ZONING COMMISSION

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, August 06, 2020 at 6:00 PM

MINUTES

ROLL-CALL ATTENDANCE

PRESENT

Commissioner Lisa Holland
Commissioner Rhonda McCarvel
Commissioner Bill Cassinelli (arrived at 6:20 p.m.)
Commissioner Patricia Pitzer
Commissioner Andrew Seal

ABSENT

Chairperson Ryan Fitzgerald
Commissioner Nick Grove

ADOPTION OF AGENDA - **Adopted**

CONSENT AGENDA [Action Item] - **Approved**

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. - Continued to September 3, 2020**
 - 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. - Continued to September 3, 2020**
 - 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. - Continued to August 20, 2020

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. - Approved

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. - Recommended Approval to City Council, Hearing Scheduled for September 8, 2020

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. - Recommended Approval to City Council, Hearing Scheduled for September 15, 2020

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. - Continued to September 3, 2020

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 - 8:08 p.m.