



## PLANNING AND ZONING COMMISSION

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho  
Thursday, August 20, 2020 at 6:00 PM

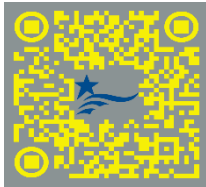
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### Agenda

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/84541771750>

To call in: 1-669-900-6833

Webinar ID: 845 4177 1750

### ROLL-CALL ATTENDANCE

Lisa Holland       Vacant       Andrew Seal  
 Nick Grove       Rhonda McCarvel       Bill Cassinelli  
 Ryan Fitzgerald, Chairperson

### ADOPTION OF AGENDA

#### CONSENT AGENDA [Action Item]

1. Approve Minutes of the August 6, 2020 Planning and Zoning Commission Regular Meeting
2. Findings of Fact, Conclusions of Law for Rock & Armor Fitness (H-2020-0076) by Matt Garner with Architecture Northwest, Located at 1649 and 1703 E. Pine Ave.

**ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]**

**ACTION ITEMS**

- 3. Public Hearing Continued from July 16, 2020 for Horse Meadows Subdivision (H-2020-0060) by Riley Planning Services, Located at 710 N. Black Cat Rd.**

**Applicant Requests Continuance to September 17, 2020**

A. Request: Rezone of 4.71 acres of land from the R-4 zoning district (Medium-Low Density Residential) to the R-8 zoning district (Medium-Density Residential).

B. Request: Preliminary Plat consisting of 27 single-family residential lots and 3 common lots on 4.71 acres of land in the R-4 zoning district.

- 4. Public Hearing Continued from July 16, 2020 for Prescott Ridge (H-2020-0047) by Providence Properties, LLC, Located on the South Side of W. Chinden Blvd. and on the East Side of N. McDermott Rd.**

**Application Requires Continuance to Requested Date of September 17, 2020**

A. Request: Annexation of 126.53 acres of land with R-8 (99.53 acres), R-15 (8.82 acres) and C-G (18.17 acres), zoning districts.

B. Request: A Preliminary Plat consisting of 384 buildable lots, 35 common lots and 5 other lots on 126.53 acres of land in the R-8, R-15 and C-G zoning districts.

- 5. Public Hearing for Loose Screw Brewery (H-2020-0081) by Mary Murphy, Grand Peak, LLC, Located at 1511 W. McMillan Rd., Ste. 100**

A. Request: A Conditional Use Permit for a 2,200 square foot brewery with a tasting area and retail showroom (i.e. minor food and beverage products processing) within 300 feet of a residential district/use on 0.95 of an acre of land in the C-N zoning district.

- 6. Public Hearing for Victory Apartments (H-2020-0065) by Wendy Shrief, J-U-B Engineers, Inc., Located at the Southwest Corner of S. Meridian Rd./SH-69 and W. Victory Rd.**

A. Request: Amendment to the Future Land Use Map contained in the Comprehensive Plan to change the designation on 18.45 acres of land from Medium Density Residential (MDR) to Medium High Density Residential (MHDR).

B. Request: Annexation of 18.45 acres of land with an R-15 zoning district.

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

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.

**8. Public Hearing for Modern Craftsman at Black Cat (H-2020-0022) by Baron Black Cat, LLC, Located in the Northeast Corner of N. Black Cat Rd. and W. Chinden Blvd. (SH 20/26)**

A. Rezone a total of 23.63 acres of land for the purpose of reducing the C-C zone from approximately 8 acres to 4.42 acres and increase the R-15 zone from approximately 15.1 acres to approximately 19.2 acres.

B. Short Plat consisting of 2 building lots and 2 common lots on 21.59 acres of land in the C-C and R-15 zoning districts.

C. Conditional Use Permit for a multi-family development consisting of 196 residential units on 20.13 acres in the R-15 zone.

D. Modification to the existing development agreements (Inst. #'s: 106151218; 107025555; 110059432; and 114054272) for the purpose of removing the subject property from the boundaries and terms of previous agreements and enter into a new one, consistent with the proposed development plan.

**ADJOURNMENT**