



PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, October 06, 2022 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 Hearing process: Land use development applications begin with presentation of the project and analysis of the application by Planning Staff. The applicant is then allowed up to 15 minutes to present the project. Then, members of the public are allowed up to 3 minutes each to address Commissioners regarding the application. Any citizen acting as a representative of a Homeowner's Association may be allowed up to 10 minutes to speak on behalf of represented homeowners consenting to yield their time to speak. After all public testimony, the applicant is allowed up to 10 minutes to respond to questions and comments. Commissioners may ask questions throughout the public hearing process. The public hearing is then closed, and no further public comment is heard.

VIRTUAL MEETING INSTRUCTIONS

To join the meeting online: <https://us02web.zoom.us/j/89153921862>

Or join by phone: 1-253-215-8782

Webinar ID: 891 5392 1862

ROLL-CALL ATTENDANCE

Nate Wheeler Mandi Stoddard Patrick Grace
 Vacant Maria Lorcher Steven Yearsley
 Andrew Seal, Chairperson

ADOPTION OF AGENDA

CONSENT AGENDA [Action Item]

1. Approve Minutes of the September 15, 2022 Planning and Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law for Brightstar Overland (H-2022-0061) by Hatch Design Architecture, located at 2940 E. Overland Rd.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

3. **Public Hearing** for Prariefire Subdivision (H-2022-0053) by Patrick Connor, located at 3539 N Locust Grove Rd., near the northwest corner of E. Ustick Rd. and N Locust Grove Rd.

Applicant Requires an Extension

- A. Request: Annexation and Zoning of 3.16 acres of land from RUT in Ada County to the R-8 zoning district.
- B. Request: Preliminary Plat consisting of 22 building lots and 1 common lot.

4. **Public Hearing** for Creek View Park (H-2022-0022) by HLE Engineering, Inc., located at 942 S. Wells Street and 2920 E. Freeway Drive, approximately a quarter mile west of Eagle Rd. directly north of the I84 Interstate on-ramp from Eagle Rd.

Application Withdrawn

- A. Request: Annexation and Zoning of approximately 10.35 acres of land from RUT to the requested C-G zoning district.
- B. Request: Rezone of approximately 6 acres from the L-O zoning district to the C-G zoning district.
- C. Request: Conditional Use Permit for a multi-family project consisting of 28 units on approximately 2.85 acres of land within the 6 acre parcel in the existing L-O zoning districts.

5. **Public Hearing** for Slatestone Subdivision (H-2022-0039) by T-O Engineers, located at 2707 S. Stoddard Rd.

Application Materials: <https://bit.ly/H-2022-0039>

- A. Request: Annexation and Zoning of 5.04 acres of land with a request for the R-8 zoning district.
- B. Request: Preliminary Plat consisting of 15 single-family building lots and 4 common lots on 4.85 acres in the requested R-8 zoning district.

6. **Public Hearing** for AMI Tower at Well 29 (H-2022-0052) by City of Meridian, located at 6355 W. Quintale Dr., directly west of Oaks West Subdivision No. 1

Application Materials: <https://bit.ly/H-2022-0052>

- A. Request: Conditional Use Permit for a 100-foot lattice designed communication tower for the City of Meridian Water Department on an existing City of Meridian Well site on approximately 0.45 acres of land in the R-8 zoning district.

7. **Public Hearing** for Allure Subdivision (H-2022-0050) by Schultz Development, LLC., located at 5385 S. Meridian Rd., directly north of the half-mile mark on the west side of Meridian Rd. between E. Amity and E. Lake Hazel Rds.

Application Materials: <https://bit.ly/H-2022-0050>

A. Request: Rezone 39.39 acres of land from the R-4 to the TN-R zoning district.

B. Request: Preliminary Plat consisting of 226 single-family building lots and 36 common lots on 37.34 acres in the requested TN-R zoning district.

C. Request: Development Agreement Modification to terminate the existing agreement (Inst. #2016-007091) for the purpose of entering into a new agreement consistent with the proposed project and plat.

8. **Public Hearing** for Sessions Parkway (H-2022-0046) by KM Engineering, LLP. located at 2700 N. Eagle Rd.

Application Materials: <https://bit.ly/H-2022-0046Sessions>

A. Request: Development Agreement Modification on the existing Development Agreement (Inst.#104129529) to remove the subject property from the agreement in order to enter into a new Development Agreement for the proposed project.

B. Request: Preliminary Plat consisting of 5 building lots on 5.32 acres of land in the C-G zoning district with a request for City Council approval of an access via N. Eagle Rd./SH-55.

ADJOURNMENT