



## PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho  
Thursday, May 20, 2021 at 6:00 PM

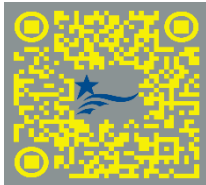
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### Agenda

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

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

<https://us02web.zoom.us/j/81750315340>

Or join by phone: 1-669-900-6833

Webinar ID: 817 5031 5340

### ROLL-CALL ATTENDANCE

Nate Wheeler     Andrew Seal     Bill Cassinelli  
 Nick Grove     Maria Lorcher     Steven Yearsley  
 Rhonda McCarvel, Chairperson

### ADOPTION OF AGENDA

### CONSENT AGENDA [Action Item]

1. Approve Minutes of the May 6, 2021 Planning and Zoning Commission Meeting

2. Findings of Fact, Conclusions of Law for Jump Creek North Four-Plex (H-2021-0018) by Kent Brown Planning Services, Located at the Northwest Corner of N. Black Cat Rd. and W. Gondola Dr.
3. Findings of Fact, Conclusions of Law for Mountain America Credit Union Drive-Through (H-2021-0019) by Mountain America Credit Union, Located on the West Side of N. Ten Mile Road, Approximately 750 Feet South of Chinden Blvd.
4. Findings of Fact, Conclusions of Law for The Oasis (H-2021-0004) by Brian Tsai of Balboa Ventures, Located at 3185 E. Ustick Rd.
5. Findings of Fact, Conclusions of Law for The Vault (H-2021-0017) by Joshua Evarts, Located at 140 E. Idaho Ave.

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

#### **ACTION ITEMS**

6. **Public Hearing** for Prevail North Subdivision (H-2021-0021) by Schultz Development, LLC, Located at 5150 S. Meridian Rd.
  - A. Request: Annexation and Zoning of 5.63 acres of land with an R-8 zoning district.
  - B. Request: A Preliminary Plat consisting of 19 single-family residential lots and 4 common lots on 5.25 acres of land.
7. **Public Hearing** for Gem Prep South (H-2021-0020) by Paradigm Design, Located Approximately 1/8 of a Mile East of S. Locust Grove Rd., on the South Side of E. Lake Hazel Rd.
  - A. Request: Conditional Use Permit for an educational institution on 5.95 acres of land in the C-C zoning district that proposes direct access via a collector street and where there is not a safe, separate pedestrian and bikeway access between the neighborhood and the school site.
8. **Public Hearing** for The 10 at Meridian (H-2021-0025) by J-U-B Engineers, Inc., Located at 75 S. Ten Mile Rd.
  - A. Request: Annexation of 40.30 acres of land with R-40 (13.04-acres) and C-C (27.25-acres) zoning districts.

#### **ADJOURNMENT**