



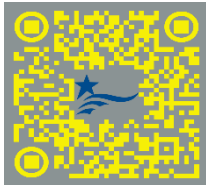
PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, October 20, 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

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

CONSENT AGENDA [Action Item]

1. Approve Minutes of the October 6, 2022 Planning and Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law and Decision & Order in the matter of the Request for a Conditional Use Permit (CUP) 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 3.45 acres of land in the R-8 zoning district, by the City of Meridian, for AMI Tower at Well 29, located at 6355 W. Quintale Dr., directly west of Oaks West Subdivision No. 1

ACTION ITEMS

- 3. Public Hearing** for Tessera Ranch (H-2022-0020) by Providence Properties, LLC., located at Northwest corner of W. Amity Rd. and S. Linder Rd.

Application Withdrawn

- A. Request: Annexation of 123.39 acres of land with R-2 (27.37) acres, R-4 (5.78 acres), R-8 (73.43 acres) and R-15 (16.82 acres) zoning districts
- B. Request: Preliminary Plat consisting of 518 building lots (393 single-family lots, 75 townhome lots) and 50 common lots on 123.39 acres of land in the R-2, R-4, R-8 and R-15 zoning districts.

- 4. Public Hearing** for Cobalt Point Apartments (H-2022-0042) by The Land Group, located on Parcel R7909850396, directly east of the intersection of S. Cobalt Point Way and E. Copper Point Dr. in the Silverstone Business Park

Applicant Requests Continuance

- A. Request: Conditional Use Permit for a new 264 unit multi-family development on approximately 11.95 acres of land in the C-G zoning district.

- 5. Public Hearing** for EICU Ten Mile Branch (CUP H-2022-0068) by Steven Peterson, CLH Architects and Engineers, located at 3087 W. Milano Dr.

Application Materials: <https://bit.ly/H-2022-0068>

- A. Request: Conditional Use Permit for a new drive-through establishment (financial institution) within 300 feet of a residential use on approximately 1.23 acres of land in the C-G zoning district.

- 6. Public Hearing** for Bridge at The Village at Meridian (H-2022-0069) by Meridian CenterCal, LLC, located at 3210 E. Longwing Ln.

Application Materials: <https://bit.ly/H-2022-0069>

- A. Request: Conditional Use Permit to exceed the maximum building height listed in UDC 11-2B-3A.3 of 65 feet for the C-G zoning district to allow an average elevation of 78 feet (85 feet to the highest point of the structures).

- 7. Public Hearing** for Kingstown Subdivision (H-2022-0045) by Kimley Horn, located at 2620 E. Jasmine St.

Application Materials: <https://bit.ly/H-2022-0045>

- A. Request: Annexation of 8.20 acres of land with an R-8 zoning district.
- B. Request: Preliminary Plat consisting of 28 building lots and 6 common lots on 8.20 acres of land in the R-8 zoning district.

8. **Public Hearing** for Klein Huis at Victory and Meridian (H-2022-0051) by Alpha Development Group, generally located at the southwest corner of S. Meridian Rd. and W. Victory Rd.

Application Materials: <https://bit.ly/H-2022-0051>

- A. Request: Annexation of 18.60 acres of land with an R-15 zoning district.
- B. Request: Conditional Use Permit for a multi-family development consisting of 134 dwelling units on 16.8 acres of land in the R-15 zoning district.

ADJOURNMENT