



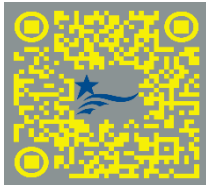
PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, April 01, 2021 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

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

<https://us02web.zoom.us/j/81354748110>

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

Webinar ID: 813 5474 8110

ROLL-CALL ATTENDANCE

Lisa Holland Steven Yearsley Andrew Seal
 Nick Grove Maria Lorcher Bill Cassinelli
 Rhonda McCarvel, Chairperson

ADOPTION OF AGENDA

CONSENT AGENDA [Action Item]

1. Approve Minutes of the March 18, 2021 Planning and Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law for Sadie Creek Drive-Through (H-2021-0006) by The Land Group, Generally Located South of E. Ustick Rd. on the West Side of N. Eagle Rd.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

DEPARTMENT REPORTS

3. Fire Department: Introduction of Meridian Fire Chief Kris Blume and Department Update

ACTION ITEMS

4. **Public Hearing** for Jaker's Drive-Through Addition (H-2021-0012) by BRS Architects, Located at 3268 E. Pine Ave.

Application Requires Continuance

A. Request: Conditional Use Permit for a drive-through in the C-G zoning district at an existing restaurant.

5. **Public Hearing** Continued from March 18, 2021 for Skybreak Neighborhood (H-2020-0127) by Laren Bailey of Conger Group, Located at 3487 E. Adler Hoff Ln. and 7020 S. Eagle Rd.

A. Request: Annexation of 80.46 acres of land with an R-8 and R-15 zoning districts.

B. Request: A Preliminary Plat consisting of 329 building lots, 40 common lots and 14 other lots (i.e. 12 common driveway lots, 1 private street lot and 1 lot for the existing home) on 79.69 acres of land in the R-8 and R-15 zoning districts.

6. **Public Hearing** for Meridian South Fire Station & Police Substation (H-2021-0008) by City of Meridian, Located at 2385 E. Lake Hazel

A. Request: Annexation of 4 acres of land with the R-8 zoning district to develop the property with a fire station and police station.

7. **Public Hearing** for 3175 N. Ten Mile (H-2020-0122) by Mason & Associates, Located at 3175 N. Ten Mile Rd.

A. Request: Rezone of a 1.16-acre property from R-4 to the L-O zoning district commensurate with a provision within the Meridian Comprehensive Plan for the purpose of constructing an approximate 10,000 square-foot office building in lieu of residential development.

8. **Public Hearing** for Seasons at Meridian/Winco Wells Subdivision (H-2021-0007) by The Land Group, Located at 2600 and 2700 E. Overland Rd.

A. Request: Conditional Use Permit for a multi-family development consisting of 360 dwelling units on 15.89 acres of land in the C-G zoning district, located at 2700 E. Overland Rd

B. Request: Preliminary Plat consisting of 3 buildable lots on 34.62 acres of land in the C-G zoning district located at 2600 and 2700 E. Overland Rd.

ADJOURNMENT