



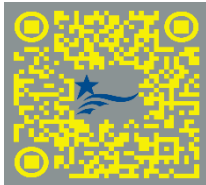
PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, December 16, 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

To join the meeting online: <https://us02web.zoom.us/j/87146927915>

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

Webinar ID: 871 4692 7915

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 November 18, 2021 Planning and Zoning Commission Regular Meeting
2. Approve Minutes of the December 16, 2021 Planning and Zoning Commission
3. Findings of Fact, Conclusions of Law for Inglewood Coffee Shop Drive-Through (H-2021-0073) by Gold Stream Holdings, LLC, Located at 3330 E. Victory Rd.

4. Findings of Fact, Conclusions of Law for Fire Station 8 and Police Substation (H-2021-0078) by City of Meridian, Located at 4250 N. Owyhee Storm Ave.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

5. **Public Hearing** Continued from November 4, 2021 for Moshava Village Subdivision (H-2021-0067) by JUB Engineers, Inc., Located at 4540 W. Franklin Rd. and 4490 W. Franklin Rd.

Applicant Requests Continuance

- A. Request: Annexation of 5.14 acres of land with the R-15 zoning district.
 - B. Request: Preliminary Plat consisting of a total of 30 single-family residential building lots and 3 common lots on 6.48 acres of land.
6. **Public Hearing** for Verona Live/Work (H-2021-0080) by J-U-B Engineers, Inc., Located at 3020 & 3042 W. Milano Dr., Near the Northeast Corner of Ten Mile Rd. and McMillan Rd.
 - A. Request: A Conditional Use Permit for 16 vertically integrated residential units within four (4) buildings on 1.75 acres in the L-O zoning district.
7. **Public Hearing** for Apex East Subdivision (H-2021-0086) by Brighton Development, Inc., Located on Parcel S1405120902, South of E. Lake Hazel Rd. Between S. Locust Grove Rd. and S. Eagle Rd., in a Portion of Government Lot 2 and a Portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 2N, Range 1E.
 - A. Request: Rezone of 32.21 acres of land from the R-4 to the R-8 zoning district.
 - B. Request: Development Agreement Modification to allow the proposed development plan.
 - C. Request: Preliminary Plat consisting of 97 building lots and 14 common lots.

ADJOURNMENT