



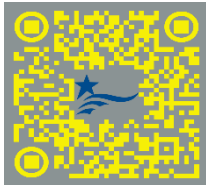
PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, November 04, 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/89488515922>

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

Webinar ID: 894 8851 5922

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 October 21, 2021 Planning and Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law for Elsinore Daycare Facility (H-2021-0061) by 814 Development, LLC, Located at 4818 and 4858 N. Elsinore Ave.

3. Findings of Fact, Conclusions of Law for Meridian South Fire Station & Police Substation (H-2021-0062) by City of Meridian, Located at 2385 E. Lake Hazel Rd.
4. Findings of Fact, Conclusions of Law for Village Apartments (MCU-2021-0008) by KM Engineering, LLP, Located at 2600 N. Eagle Rd.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

RESOLUTIONS [ACTION ITEM]

5. Resolution No. PZ-21-07: A Resolution of the Planning and Zoning Commission for the City of Meridian, Idaho, Validating Conformity of the Urban Renewal Plan for the Linder District Urban Renewal Project with the City of Meridian's Comprehensive Plan

ACTION ITEMS

6. **Public Hearing** for Black Cat Industrial Project (H-2021-0064) by Sawtooth Development Group, LLC, Located at 350, 745, 935, and 955 S. Black Cat Rd.

Application Requires Continuance to November 18, 2021

A. Request: Annexation of 122 acres of land with R-15 and I-L zoning districts.

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

Applicant is Requesting 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.

8. **Public Hearing** Continued from October 7, 2021 for Elderberry Estates Subdivision (H-2021-0044 and H-2021-0005) by Angie Cuellar of Mason and Associates, Located at 1332 N. Meridian Rd.

A. Request: Rezone of 0.66 acres of land with the O-T zoning district.

B. Request: Short Plat consisting of 4 buildable lots.

9. **Public Hearing** Continued from October 7, 2021 for Pera Place Subdivision (H-2021-0056) by Leavitt & Associates Engineers, Located at 4600 W. Daphne St., 4546 W. Daphne St., and Parcel S0427325702, Near the Northeast Corner of N. Black Cat Rd. and W. McMillan Rd.

A. Request: Annexation and Zoning of 10 acres of land with a request for the R-8 zoning district.

B. Request: Rezone of 6.84 acres of land from the R-4 zoning district to the R-8 zoning district.

C. Request: Preliminary Plat consisting of 65 single-family detached building lots and 7 common lots on 16.63 acres of land.

10. Public Hearing for Meridian Swim School (H-2021-0069) by CSHQA, Located at 2730 E. State Ave.

A. Request: Conditional Use Permit for an indoor recreation facility on 1.1 acres of land in the I-L zoning district.

11. Public Hearing for Outer Banks Subdivision/The 10 Meridian (H-2021-0063) by J-U-B Engineers, Inc., Located at the Southwest Corner of W. Franklin Rd. and S. Ten Mile Rd.

A. Request: Preliminary Plat consisting of 25 buildable lots on 36+/- acres of land in the R-40 and C-C zoning districts.

B. Request: Conditional use permit for a multi-family development containing a total of 516 residential dwelling units consisting of (364) high-density apartment, (126) flat and (26) townhome style units in the R-40 and C-C zoning districts.

ADJOURNMENT