



## PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho  
Thursday, November 03, 2022 at 6:00 PM

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### Minutes

#### ROLL-CALL ATTENDANCE

##### PRESENT

Commissioner Stoddard  
Commissioner Lorcher  
Commissioner Seal  
Commissioner Yearsley

##### ABSENT

Commissioner Grace  
Commissioner Wheeler

#### ADOPTION OF AGENDA **Adopted**

#### CONSENT AGENDA [Action Item] **Approved**

1. Approve Minutes of the October 20, 2022 Planning & Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law for Denial of a Conditional Use Permit for Bridge at The Village at Meridian (H-2022-0069) by Meridian CenterCal, LLC, located at 3210 E. Longwing Ln.
3. Findings of Fact, Conclusions of Law for the Conditional Use Permit (CUP) for EICU Ten Mile Branch (H-2022-0068), for a new drive-through for a financial institution located within 300 feet of a residential use on approximately 1.23 acres of land in the C-G zoning district, by Steven Peterson, CLH Architects & Engineers

*Motion to approve made by Commissioner Yearsley, seconded by Commissioner Lorcher  
Voting Yea: Commissioner Lorcher, Commissioner Yearsley, Commissioner Stoddard,  
Commissioner Seal*

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

#### ACTION ITEMS

4. **Public Hearing** for Promenade Cottages Subdivision (H-2022-0013) by Steve Arnold, A-Team Consultants, located at 403 E. Fairview Ave. **Motion continue to December 15, 2022**
  - A. Request: Rezone of approximately 0.535 acres of land from the R-8 zone to the C-G zoning district, 0.326 acres of land from the C-G to the R-40 zoning district and 6.284 acres of land from the R-8 zone to the R-40 zoning district (6.61 acres of R-40 total).

B. Request: Preliminary Plat consisting of 30 single-family townhome lots, 5 multi-family lots, 2 commercial lots and 8 common lots on 7.64 acres of land in the requested R-40 and C-G zoning districts.

C. Request: Conditional Use Permit for 90 multi-family units and 30 townhomes on approximately 4.65 acres in the requested R-40 zone and to allow the continuance of the non-conforming use of a mobile home park for an extended period of time in the requested R-40 zone.

*Motion to approve continuance to December 15, 2022 made by Commissioner Lorcher, seconded by Commissioner Yearsley*

*Voting Aye: Commissioner Stoddard, Commissioner Seal, Commissioner Yearsley, Commissioner Lorcher*

5. **Public Hearing** for Prairiefire Subdivision (H-2022-0053) by Patrick Connor, located at 3539 N Locust Grove Rd., near the northwest corner of E. Ustick Rd. and N Locust Grove Rd. **Recommend Approval to City Council, scheduled for December 6, 2022**

A. Request: Annexation and Zoning of 3.16 acres of land from RUT in Ada County to the R-8 zoning district.

B. Request: Preliminary Plat consisting of 22 building lots and 1 common lot.

*Motion to recommend approval to City Council made by Commissioner Yearsley, seconded by Commissioner Lorcher*

*Voting Aye: Commissioner Lorcher, Commissioner Yearsley, Commissioner Seal, Commissioner Stoddard*

6. **Public Hearing** for Hadler Neighborhood (H-2022-0064) by Laren Bailey, Conger Group, located at 7200 S. Locust Grove Rd., approximately 1/2 mile south of the Locust Grove and Lake Hazel intersection on the east side of Locust Grove Rd. **Recommend Denial to City Council, scheduled for December 6, 2022**

A. Request: Annexation and Zoning of approximately 20.5 acres of land from RUT to the R-15 zoning district.

B. Request: Preliminary Plat consisting of 145 building lots (52 single-family attached lots & 93 detached single-family lots) and 11 common lots on approximately 20 acres of land in the requested R-15 zoning district.

*Motion to recommend denial to City Council made by Commissioner Yearsley, seconded by Commissioner Stoddard*

*Voting Aye: Commissioner Stoddard, Commissioner Yearsley, Commissioner Seal, Commissioner Lorcher*

7. **Public Hearing** for Alden Ridge Subdivision (H-2022-0059) by Dave Yorgason, Tall Timber Consulting, located at 6870 N. Pollard Lane and three (3) parcels to the north and east, directly east of State Highway 16 and south of the Phyllis Canal at the northern edge of the Meridian Area City Impact **Recommend Approval to City Council, scheduled for December 6, 2022**

A. Request: Annexation and Zoning of approximately 24.8 acres of land with a request for the R-4 (20.35 acres) and R-8 (4.45 acres) zoning districts.

B. Request: Preliminary Plat consisting of 65 building lots and 10 common lots on approximately 21.7 acres of land in the requested zoning districts.

*Motion to recommend approval to City Council made by Commissioner Lorcher, seconded by Commissioner Stoddard*

*Voting Aye: Commissioner Lorcher, Commissioner Seal, Commissioner Yearsley, Commissioner Stoddard*

- 8. Public Hearing** for Turin Plaza (H-2022-0063) by 12.15 Design, located at 3169 W. Belltower Dr. **Recommend Approval to City Council, scheduled for December 13, 2022**

A. Request: Rezone of 1.80 acres of land from the R-4 (Medium Low-Density Residential) to the L-O (Limited Office) zoning district.

*Motion to recommend approval to City Council made by Commissioner Lorcher, seconded by Commissioner Yearsley*

*Voting Aye: Commissioner Lorcher, Commissioner Yearsley, Commissioner Seal, Commissioner Stoddard*

- 9. Public Hearing** for McDermott Village (H-2022-0056) by Boise Hunter Homes, located at 3235 N. McDermott Rd. at the northwest corner of W. Ustick Rd. and N. McDermott Rd. **Recommend Approval to City Council A & B Approved C, scheduled for December 13, 2022**

A. Request: Annexation of 40.05 acres of land with R-15, R-40 and C-G zoning districts.

B. Request: Preliminary Plat consisting of 85 building lots (81 townhome, 1 multi-family, 3 commercial lots) and 8 common lots on 40.05 acres of land in the R-15, R-40 and C-G zoning districts.

C. Request: Conditional Use Permit for a multi-family residential development consisting of 250 dwelling units on 12.19 acres of land in the R-40 zoning district.

*Motion to approve Conditional Use Permit and recommend approval to City Council made by Commissioner Yearsley, seconded by Commissioner Seal*

*Voting Aye: Commissioner Yearsley, Commissioner Seal*

*Voting Nay: Commissioner Stoddard*

*Recuse: Commissioner Lorcher*

**ADJOURNMENT 9:25 pm**