



PLANNING AND ZONING COMMISSION MEETING AMENDED AGENDA

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, January 06, 2022 at 6:00 PM

MINUTES

ROLL-CALL ATTENDANCE

PRESENT

Commissioner Rhonda McCarvel

Commissioner Bill Cassinelli

Commissioner Nick Grove

Commissioner Andrew Seal

Commissioner Steven Yearsley

ABSENT

Commissioner Maria Lorcher

Commissioner Nathan Wheeler

ADOPTION OF AGENDA *Adopted*

CONSENT AGENDA [Action Item] *Approved*

Motion to approve made by Commissioner Cassinelli, Seconded by Commissioner Seal.

Voting Yea: Commissioner McCarvel, Commissioner Cassinelli, Commissioner Grove, Commissioner Seal, Commissioner Yearsley

1. Approve Minutes of the December 16, 2021 Planning and Zoning Commission Meeting

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

2. **Public Hearing** for Apex West Subdivision (H-2021-0087) by Brighton Development, Inc., Located on the North Side of E. Lake Hazel Rd., Approximately 1/4 Mile West of S. Locust Grove Rd. **Continued to February 3, 2022**
 - A. Request: Preliminary Plat consisting of 208 building lots (207 single-family and 1 multi-family) and 34 common lots on 96.08 acres in the R-2, R-8 and R-15 zoning districts.

Motion to continue to February 3, 2022 made by Commissioner Seal, Seconded by Commissioner Grove.

Voting Yea: Commissioner McCarvel, Commissioner Cassinelli, Commissioner Grove, Commissioner Seal, Commissioner Yearsley

3. **Public Hearing** for Ten Mile RV Storage (H-2021-0090) by Hatch Design Architecture, Located on Parcels R5629430106, R5629430090, and R5629430080, Located Near the Northwest Corner of W. Ustick Rd. and N. Burley Ave./W. Nelis Dr. **Application withdrawn**
 - A. Request: Rezone of 5.65 acres from C-G to I-L.
 - B. Request: Development Agreement Modification to enter into a new development agreement to revise the approved concept plan to allow for a self-storage facility including outdoor RV storage.

Application withdrawn

4. **Public Hearing** Continued from December 2, 2021 for Rackham East/Eagle View Apartments (H-2021-0075) by Brighton Development, Inc., Located on the south side of I-84, ¼ mile east of S. Eagle Rd. **Recommend Approval to City Council**
 - A. Request: Annexation of 25.76 acres of land with a C-G zoning district.
 - B. Request: A Preliminary Plat consisting of two (2) multi-family residential building lots (i.e. Lots 1-2, Block 1) and six (6) commercial building lots (i.e. Lots 3-8, Block 1) on 29.7 acres of land.
 - C. Request: A Conditional Use Permit for a multi-family development consisting of 396 units on 15.94 acres of land in the proposed C-G zoning district.

Motion to recommend approval to City Council made by Commissioner Yearsley, Seconded by Commissioner Seal.

Voting Yea: Commissioner McCarvel, Commissioner Grove, Commissioner Seal, Commissioner Yearsley

Voting Nay: Commissioner Cassinelli

5. **Public Hearing** for 1160 W. Ustick Annexation (H-2021-0092) by The Housing Company, Located at 1160 W. Ustick Rd., on the north side of Ustick Rd. Between N. Linder Rd. and N. Venable Ave. **Recommend Approval to City Council**
 - A. Request: Annexation and Zoning of 4.54 acres of land with a request for the R-15 zoning district for the future purpose of constructing an affordable housing, multi-family residential project.

Motion to recommend approval to City Council made by Commissioner Grove, Seconded by Commissioner Seal.

Voting Yea: Commissioner McCarvel, Commissioner Cassinelli, Commissioner Grove, Commissioner Seal, Commissioner Yearsley

6. **Public Hearing** for Friendship Subdivision (H-2021-0083) by Mike Homan, Located Near the Southeast Corner of N. Meridian Rd. and E. Chinden Blvd.
Recommend Denial to City Council

A. Request: Annexation and Zoning of 10.058 acres of land from RUT in Ada County to the R-8 zoning district.

B. Request: Preliminary Plat consisting of 41 building lots and 7 common lots.

Motion to recommend denial to City Council by Commissioner Seal, Seconded by Commissioner Yearsley.

Voting Yea: Commissioner McCarvel, Commissioner Cassinelli, Commissioner Grove, Commissioner Seal, Commissioner Yearsley

7. Election of 2022 Planning and Zoning Commission Chairperson and Vice-Chairperson

Motion to name Commissioner Seal Commission Chair made by Commissioner McCarvel, Seconded by Commissioner Cassinelli.

Voting Yea: Commissioner McCarvel, Commissioner Cassinelli, Commissioner Grove, Commissioner Seal, Commissioner Yearsley

Motion to name Commissioner Grove Commission Vice Chair made by Commissioner McCarvel, Seconded by Commissioner Seal.

Voting Yea: Commissioner McCarvel, Commissioner Cassinelli, Commissioner Grove, Commissioner Seal, Commissioner Yearsley

ADJOURNMENT 8:51 pm