



## PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho  
Thursday, October 06, 2022 at 6:00 PM

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### MINUTES

#### ROLL-CALL ATTENDANCE

##### PRESENT

Commissioner Wheeler  
Commissioner Grace  
Commissioner Lorcher  
Commissioner Yearlsey

##### ABSENT

Commissioner Seal  
Commissioner Stoddard

#### ADOPTION OF AGENDA *Adopted*

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

1. Approve Minutes of the September 15, 2022 Planning and Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law for Brightstar Overland (H-2022-0061) by Hatch Design Architecture, located at 2940 E. Overland Rd.

*Motion to approve made by Commissioner Grace, Seconded by Commissioner Yearlsey.  
Voting Aye: Commissioner Wheeler, Commissioner Grace, Commissioner Lorcher,  
Commissioner Yearlsey*

#### ACTION ITEMS

3. **Public Hearing** for Prariefire 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. **Continued to November 3, 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 for continuance to November 3, 2022 by Commissioner Grace, Seconded by  
Commissioner Yearlsey*

*Voting Aye: Commissioner Wheeler, Commissioner Grace, Commissioner Lorcher,  
Commissioner Yearlsey*

4. **Public Hearing** for Creek View Park (H-2022-0022) by HLE Engineering, Inc., located at 942 S. Wells Street and 2920 E. Freeway Drive, approximately a quarter mile west of Eagle Rd. directly north of the I84 Interstate on-ramp from Eagle Rd.

**Withdrawn**

- A. Request: Annexation and Zoning of approximately 10.35 acres of land from RUT to the requested C-G zoning district.  
B. Request: Rezone of approximately 6 acres from the L-O zoning district to the C-G zoning district.  
C. Request: Conditional Use Permit for a multi-family project consisting of 28 units on approximately 2.85 acres of land within the 6-acre parcel in the existing L-O zoning districts.

*Motion to approve withdrawal of application by Commissioner Grace, Seconded by Commissioner Wheeler.*

*Voting Aye: Commissioner Wheeler, Commissioner Grace, Commissioner Lorcher, Commissioner Yearsley*

5. **Public Hearing** for Slatestone Subdivision (H-2022-0039) by T-O Engineers, located at 2707 S. Stoddard Rd. **Recommend Approval to City Council.**

- A. Request: Annexation and Zoning of 5.04 acres of land with a request for the R-8 zoning district.  
B. Request: Preliminary Plat consisting of 15 single-family building lots and 4 common lots on 4.85 acres in the requested R-8 zoning district.

*Motion to recommend approval to City Council made by Commissioner Grace, Seconded by Commissioner Wheeler*

*Voting Aye: Commissioner Wheeler, Commissioner Grace, Commissioner Lorcher, Commissioner Yearsley*

6. **Public Hearing** for AMI Tower at Well 29 (H-2022-0052) by City of Meridian, located at 6355 W. Quintale Dr., directly west of Oaks West Subdivision No. 1 **Approved**

- A. Request: Conditional Use Permit for a 100-foot lattice designed communication tower for the City of Meridian Water Department on an existing City of Meridian Well site on approximately 0.45 acres of land in the R-8 zoning district.

*Motion to approve made by Commissioner Grace, Seconded by Commissioner Wheeler*

*Voting Aye: Commissioner Wheeler, Commissioner Grace, Commissioner Lorcher, Commissioner Yearsley*

7. **Public Hearing** for Allure Subdivision (H-2022-0050) by Schultz Development, LLC., located at 5385 S. Meridian Rd., directly north of the half-mile mark on the west side of Meridian Rd. between E. Amity and E. Lake Hazel Rds. **Recommend Approval to City Council.**

- A. Request: Rezone 39.39 acres of land from the R-4 to the TN-R zoning district.  
B. Request: Preliminary Plat consisting of 226 single-family building lots and 36 common lots on 37.34 acres in the requested TN-R zoning district.

C. Request: Development Agreement Modification to terminate the existing agreement (Inst. #2016-007091) for the purpose of entering into a new agreement consistent with the proposed project and plat.

*Motion to recommend approval to City Council made by Commissioner Grace, Seconded by Commissioner Wheeler.*

*Voting Aye: Commissioner Wheeler, Commissioner Grace, Commissioner Lorcher, Commissioner Yearsley*

**8. Public Hearing** for Sessions Parkway (H-2022-0046) by KM Engineering, LLP. located at 2700 N. Eagle Rd. **Continued to November 17, 2022.**

A. Request: Development Agreement Modification on the existing Development Agreement (Inst.#104129529) to remove the subject property from the agreement in order to enter into a new Development Agreement for the proposed project.

B. Request: Preliminary Plat consisting of 5 building lots on 5.32 acres of land in the C-G zoning district with a request for City Council approval of an access via N. Eagle Rd./SH-55.

*Motion to approve continuance to November 17, 2022 made by Commissioner Grace, Seconded by Commissioner Wheeler.*

*Voting Aye: Commissioner Wheeler, Commissioner Grace, Commissioner Lorcher, Commissioner Yearsley*

**ADJOURNMENT 8:03 pm**