



PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, May 20, 2021 at 6:00 PM

MINUTES

ROLL-CALL ATTENDANCE

PRESENT

Commissioner Bill Cassinelli
Commissioner Andrew Seal
Commissioner Maria Lorcher
Commissioner Nathan Wheeler
Commissioner Steven Yearsley

ABSENT

Commissioner Rhonda McCarvel
Commissioner Nick Grove

ADOPTION OF AGENDA - **Adopted**

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

1. Approve Minutes of the May 6, 2021 Planning and Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law for Jump Creek North Four-Plex (H-2021-0018) by Kent Brown Planning Services, Located at the Northwest Corner of N. Black Cat Rd. and W. Gondola Dr.
3. Findings of Fact, Conclusions of Law for Mountain America Credit Union Drive-Through (H-2021-0019) by Mountain America Credit Union, Located on the West Side of N. Ten Mile Road, Approximately 750 Feet South of Chinden Blvd.
4. Findings of Fact, Conclusions of Law for The Oasis (H-2021-0004) by Brian Tsai of Balboa Ventures, Located at 3185 E. Ustick Rd.
5. Findings of Fact, Conclusions of Law for The Vault (H-2021-0017) by Joshua Evarts, Located at 140 E. Idaho Ave.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

6. **Public Hearing** for Prevail North Subdivision (H-2021-0021) by Schultz Development, LLC, Located at 5150 S. Meridian Rd.
- A. Request: Annexation and Zoning of 5.63 acres of land with an R-8 zoning district.
 - B. Request: A Preliminary Plat consisting of 19 single-family residential lots and 4 common lots on 5.25 acres of land.

- Recommended Approval to City Council

7. **Public Hearing** for Gem Prep South (H-2021-0020) by Paradigm Design, Located Approximately 1/8 of a Mile East of S. Locust Grove Rd., on the South Side of E. Lake Hazel Rd.

A. Request: Conditional Use Permit for an educational institution on 5.95 acres of land in the C-C zoning district that proposes direct access via a collector street and where there is not a safe, separate pedestrian and bikeway access between the neighborhood and the school site.

- Approved

8. **Public Hearing** for The 10 at Meridian (H-2021-0025) by J-U-B Engineers, Inc., Located at 75 S. Ten Mile Rd.

A. Request: Annexation of 40.30 acres of land with R-40 (13.04-acres) and C-C (27.25-acres) zoning districts.

- Recommended Approval to City Council

ADJOURNMENT - 8:08 p.m.