



## PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho  
Thursday, October 20, 2022 at 6:00 PM

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### MINUTES

#### ROLL-CALL ATTENDANCE

##### PRESENT

Commissioner Wheeler  
Commissioner Grace  
Commissioner Lorcher  
Commissioner Seal

##### ABSENT

Commissioner Stoddard  
Commissioner Yearsley

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

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

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

1. Approve Minutes of the October 6, 2022 Planning and Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law and Decision & Order in the matter of the Request for a Conditional Use Permit (CUP) 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 3.45 acres of land in the R-8 zoning district, by the City of Meridian, for AMI Tower at Well 29, located at 6355 W. Quintale Dr., directly west of Oaks West Subdivision No. 1

*Motion to approve made by Commissioner Wheeler, seconded by Commissioner Grace  
Voting Yes: Commissioner Lorcher, Commissioner Wheeler, Commissioner Grace,  
Commissioner Seal*

#### ACTION ITEMS

3. **Public Hearing** for Tessera Ranch (H-2022-0020) by Providence Properties, LLC., located at Northwest corner of W. Amity Rd. and S. Linder Rd. **Withdrawal  
Approved**

#### **Application Withdrawn**

- A. Request: Annexation of 123.39 acres of land with R-2 (27.37) acres, R-4 (5.78 acres), R-8 (73.43 acres) and R-15 (16.82 acres) zoning districts

B. Request: Preliminary Plat consisting of 518 building lots (393 single-family lots, 75 townhome lots) and 50 common lots on 123.39 acres of land in the R-2, R-4, R-8 and R-15 zoning districts.

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

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

4. **Public Hearing** for Cobalt Point Apartments (H-2022-0042) by The Land Group, located on Parcel R7909850396, directly east of the intersection of S. Cobalt Point Way and E. Copper Point Dr. in the Silverstone Business Park **Continued to December 1, 2022**

#### **Applicant Requests Continuance**

- A. Request: Conditional Use Permit for a new 264-unit multi-family development on approximately 11.95 acres of land in the C-G zoning district.

*Motion made to continue public hearing to December 1, 2022 by Commissioner Wheeler, Seconded by Commissioner Lorcher.*

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

5. **Public Hearing** for EICU Ten Mile Branch (CUP H-2022-0068) by Steven Peterson, CLH Architects and Engineers, located at 3087 W. Milano Dr. **Approved**

- A. Request: Conditional Use Permit for a new drive-through establishment (financial institution) within 300 feet of a residential use on approximately 1.23 acres of land in the C-G zoning district.

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

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

6. **Public Hearing** for Bridge at The Village at Meridian (H-2022-0069) by Meridian CenterCal, LLC, located at 3210 E. Longwing Ln. **Denied**

- A. Request: Conditional Use Permit to exceed the maximum building height listed in UDC 11-2B-3A.3 of 65 feet for the C-G zoning district to allow an average elevation of 78 feet (85 feet to the highest point of the structures).

*Motion to deny made by Commissioner Wheeler, Seconded by Commissioner Lorcher*

*Voting Aye: Commissioner Lorcher, Commissioner Wheeler, Commissioner Seal*

*Voting Nay: Commissioner Grace*

7. **Public Hearing** for Kingstown Subdivision (H-2022-0045) by Kimley Horn, located at 2620 E. Jasmine St. **Recommended Approval to City Council**

- A. Request: Annexation of 8.20 acres of land with an R-8 zoning district.  
B. Request: Preliminary Plat consisting of 28 building lots and 6 common lots on 8.20 acres of land in the R-8 zoning district.

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

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

- 8. Public Hearing** for Klein Huis at Victory and Meridian (H-2022-0051) by Alpha Development Group, generally located at the southwest corner of S. Meridian Rd. and W. Victory Rd. **Recommended Denial to City Council**

A. Request: Annexation of 18.60 acres of land with an R-15 zoning district.

B. Request: Conditional Use Permit for a multi-family development consisting of 134 dwelling units on 16.8 acres of land in the R-15 zoning district.

*Motion to recommend denial to City Council made by Commissioner Lorcher, Seconded by Commissioner Wheeler*

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

**ADJOURNMENT 10:24 P.M.**