



## PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, April 01, 2021 at 6:00 PM

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### MINUTES

#### ROLL-CALL ATTENDANCE

##### PRESENT

Commissioner Lisa Holland  
Commissioner Nick Grove  
Commissioner Andrew Seal  
Commissioner Steven Yearsley  
Commissioner Maria Lorcher

##### ABSENT

Commissioner Rhonda McCarvel  
Commissioner Bill Cassinelli

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

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

1. Approve Minutes of the March 18, 2021 Planning and Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law for Sadie Creek Drive-Through (H-2021-0006) by The Land Group, Generally Located South of E. Ustick Rd. on the West Side of N. Eagle Rd.

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

#### DEPARTMENT REPORTS

3. Fire Department: Introduction of Meridian Fire Chief Kris Blume and Department Update

#### ACTION ITEMS

4. **Public Hearing** for Jaker's Drive-Through Addition (H-2021-0012) by BRS Architects, Located at 3268 E. Pine Ave.
  - A. Request: Conditional Use Permit for a drive-through in the C-G zoning district at an existing restaurant.

**- Continued to April 15, 2021**
5. **Public Hearing** Continued from March 18, 2021 for Skybreak Neighborhood (H-2020-0127) by Laren Bailey of Conger Group, Located at 3487 E. Adler Hoff Ln. and 7020 S. Eagle Rd.
  - A. Request: Annexation of 80.46 acres of land with an R-8 and R-15 zoning districts.

B. Request: A Preliminary Plat consisting of 329 building lots, 40 common lots and 14 other lots (i.e. 12 common driveway lots, 1 private street lot and 1 lot for the existing home) on 79.69 acres of land in the R-8 and R-15 zoning districts.

**- Recommended Denial to City Council**

6. **Public Hearing** for Meridian South Fire Station & Police Substation (H-2021-0008) by City of Meridian, Located at 2385 E. Lake Hazel

A. Request: Annexation of 4 acres of land with the R-8 zoning district to develop the property with a fire station and police station.

**- Recommended Approval to City Council**

7. **Public Hearing** for 3175 N. Ten Mile (H-2020-0122) by Mason & Associates, Located at 3175 N. Ten Mile Rd.

A. Request: Rezone of a 1.16-acre property from R-4 to the L-O zoning district commensurate with a provision within the Meridian Comprehensive Plan for the purpose of constructing an approximate 10,000 square-foot office building in lieu of residential development.

**- Recommended Approval to City Council**

8. **Public Hearing** for Seasons at Meridian/Winco Wells Subdivision (H-2021-0007) by The Land Group, Located at 2600 and 2700 E. Overland Rd.

A. Request: Conditional Use Permit for a multi-family development consisting of 360 dwelling units on 15.89 acres of land in the C-G zoning district, located at 2700 E. Overland Rd

B. Request: Preliminary Plat consisting of 3 buildable lots on 34.62 acres of land in the C-G zoning district located at 2600 and 2700 E. Overland Rd.

**- Recommended Approval to City Council**

**ADJOURNMENT - 9:37 p.m.**