



## PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, December 16, 2021 at 6:00 PM

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### MINUTES

#### ROLL-CALL ATTENDANCE

##### PRESENT

Commissioner Rhonda McCarvel  
Commissioner Nick Grove  
Commissioner Andrew Seal  
Commissioner Maria Lorcher  
Commissioner Nathan Wheeler

##### ABSENT

Commissioner Bill Cassinelli  
Commissioner Steven Yearsley

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

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

1. Approve Minutes of the November 18, 2021 Planning and Zoning Commission Regular Meeting
2. Approve Minutes of the December 16, 2021 Planning and Zoning Commission
3. Findings of Fact, Conclusions of Law for Inglewood Coffee Shop Drive-Through (H-2021-0073) by Gold Stream Holdings, LLC, Located at 3330 E. Victory Rd.
4. Findings of Fact, Conclusions of Law for Fire Station 8 and Police Substation (H-2021-0078) by City of Meridian, Located at 4250 N. Owyhee Storm Ave.

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

#### ACTION ITEMS

5. **Public Hearing** Continued from November 4, 2021 for Moshava Village Subdivision (H-2021-0067) by JUB Engineers, Inc., Located at 4540 W. Franklin Rd. and 4490 W. Franklin Rd.
  - A. Request: Annexation of 5.14 acres of land with the R-15 zoning district.

B. Request: Preliminary Plat consisting of a total of 30 single-family residential building lots and 3 common lots on 6.48 acres of land.

**- Continued to January 20, 2022**

6. **Public Hearing** for Verona Live/Work (H-2021-0080) by J-U-B Engineers, Inc., Located at 3020 & 3042 W. Milano Dr., Near the Northeast Corner of Ten Mile Rd. and McMillan Rd.

A. Request: A Conditional Use Permit for 16 vertically integrated residential units within four (4) buildings on 1.75 acres in the L-O zoning district.

**- Continued to January 20, 2022**

7. **Public Hearing** for Apex East Subdivision (H-2021-0086) by Brighton Development, Inc., Located on Parcel S1405120902, South of E. Lake Hazel Rd. Between S. Locust Grove Rd. and S. Eagle Rd., in a Portion of Government Lot 2 and a Portion of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 5, Township 2N, Range 1E.

A. Request: Rezone of 32.21 acres of land from the R-4 to the R-8 zoning district.

B. Request: Development Agreement Modification to allow the proposed development plan.

C. Request: Preliminary Plat consisting of 97 building lots and 14 common lots.

**- Recommended Denial to City Council**

**ADJOURNMENT - 7:31 p.m.**