



## PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, December 01, 2022 at 6:00 PM

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### Minutes

#### ROLL-CALL ATTENDANCE

##### PRESENT

Commissioner Nathan Wheeler  
Commissioner Steven Yearsley  
Commissioner Andrew Seal  
Commissioner Mandi Stoddard  
Commissioner Patrick Grace

##### ABSENT

Commissioner Lorcher

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

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

1. Approve Minutes of the November 17, 2022 Planning & Zoning Commission Meeting
2. Findings of Facts and Conclusions of Law for the Conditional Use Permit for Knighthill Center Childcare Facility (H-2022-0070)
3. Finding of Facts and Conclusions of Law for the Conditional Use Permit for Centrepoint Apartments (H-2022-0072)

*Motion to approve made by Commissioner Stoddard, seconded by Commissioner Grace*

*Voting Aye: Commissioner Stoddard, Commissioner Grace, Commissioner Yearsley, Commissioner Seal, Commissioner Wheeler*

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

#### ACTION ITEMS

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  
**Approval of Application Withdrawal**

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 to approve made by Commissioner Grace, seconded by Commissioner Stoddard*

*Voting Aye: Commissioner Seal, Commissioner Grace, Commissioner Yearsley, Commissioner Stoddard, Commissioner Wheeler*

5. **Public Hearing** for Wienerschnitzel Drive-Through (H-2022-0074) by John Day, SU Architecture, located at 3136 W. Quintale Dr., near the northwest corner of Ten Mile and McMillan Rds. **Application Continued to January 19, 2023**

Request: Conditional Use Permit for a new approximate 1246 square foot quick serve restaurant with a drive-through located within 300 feet of an existing drive-through.

*Motion to approve made by Commissioner Grace, seconded by Commissioner Stoddard  
Voting Aye: Commissioner Grace, Commissioner Stoddard, Commissioner Seal, Commissioner Wheeler, Commissioner Yearsley*

6. **Public Hearing** for Sagarra (H-2022-0027) by Accomplice, located at south side of W. Orchard Park Dr., west of N. Fox Run Way and east of N. Linder Rd.  
**Recommend Continuance to January 5, 2023**

A. Request: Preliminary Plat consisting of 114 building lots and 16 common lots (including 3 private street lots) on 17.49 acres in the R-8 and C-C zoning districts, a Planned Unit Development for a residential community containing a mix of single-family detached, single-family attached, townhome and multi-family units with a reduction to the setback requirements in UDC Table 11-2A- 6 and an Alternative Compliance to UDC 11-4-3-27B.3, which requires the provision of 80 square foot private usable open space area for each multi-family unit to allow zero (0) for studio/flat units and two private streets.

*Motion to approve made by Commissioner Yearsley, seconded by Commissioner Stoddard  
Voting Aye: Commissioner Yearsley, Commissioner Stoddard, Commissioner Seal, Commissioner Wheeler*

*Commissioner Grace recused himself due to a possible personal conflict of interest*

7. **Public Hearing** for West Valley Emergency Center (H-2022-0065) by Fulmer Lucas Engineering, LLC., located at the southwest corner of N. Levi Ln. and N. Rustic Way **Recommended Approval to City Council. Tentatively scheduled for December 13, 2022**

A. Request: Development Agreement Modification to the existing development agreement for Prescott Ridge (Hospital Portion) (Inst.#2021-132724) to update the phasing plan and modify the provision requiring noise abatement to be provided along W. Chinden Blvd./State Highway 20-26 to allow for alternative compliance.

B. Request: Conditional Use Permit for a hospital in the C-G zoning district.

*Motion to approve made by Commissioner Grace, seconded by Commissioner Stoddard  
Voting Aye: Commissioner Grace, Commissioner Stoddard, Commissioner Seal, Commissioner Yearsley, Commissioner Wheeler, Commissioner Seal*

**ADJOURNMENT 7:51 P.M.**