



PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, March 07, 2024 at 6:00 PM

MINUTES

ROLL-CALL ATTENDANCE

PRESENT

Commissioner Brian Garrett
Commissioner Maria Lorcher
Commissioner Enrique Rivera
Commissioner Matthew Sandoval
Commissioner Jared Smith
Chairperson Andrew Seal

ABSENT

Commissioner Patrick Grace

ADOPTION OF AGENDA *Adopted*

CONSENT AGENDA [Action Item] **Approved**

*Motion to approve made by Commissioner Smith, Seconded by Commissioner Lorcher.
Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Rivera,
Commissioner Sandoval, Commissioner Smith, Chairperson Seal*

1. Approve Minutes of the February 15, 2024 Planning and Zoning Commission Meeting

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

2. **Public Hearing** for Everbrook Academy at Amity (H-2023-0051) by Paul Tucci, Oppidan, Inc., located at 4845, 4855 and 4867 S. Tavistock Ave. **Approved**

Application Materials: <https://bit.ly/H-2023-0051>

A. Request: Conditional Use Permit for an 11,300 square foot childcare center on 1.509 acres of land in the C-N zoning district.

*Motion made to approve by Commissioner Lorcher, Seconded by Commissioner Sandoval.
Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Rivera,
Commissioner Sandoval, Commissioner Smith, Chairperson Seal*

3. **Public Hearing** for Keep West Subdivision No. 2 (H-2023-0047) by Jarron Langston, located at 2625 E. Lake Hazel Rd. and 6519 S. Raap Ranch Ln.
Recommend Approval to City Council

Application Materials: <https://bit.ly/H-2023-0047>

- A. Request: Annexation and zoning of 16.25 acres of land from RUT to R-2 (low density residential) zoning district
B. Request: Preliminary Plat consisting of 22 buildable lots, one existing home and 5 common lots on (16.25 acres of land) in the R-2 zoning district

Motion to recommend approval to City Council made by Commissioner Smith, Seconded by Commissioner Lorcher.

*Voting Yea: Commissioner Lorcher, Commissioner Rivera, Commissioner Sandoval,
Commissioner Smith, Chairperson Seal*

4. **Public Hearing** continued from January 18, 2024 for Rosalyn Subdivision (H-2023-0056) by Givens Pursley, LLP., located at 200 E. Rosalyn Dr. **Recommend Approval to City Council**

Applicant Materials: <https://bit.ly/H-2023-0056>

- A. Request: Annexation of a 0.014-acre of land from RUT in Ada County to the R-8 zoning district including the remaining portion of E. Rosalyn Street cul-de-sac right-of-way.
B. Request: Combined Preliminary/Final Plat consisting of 7 residential building lots and 1 common lot on 0.733 acres in the R-8 zoning district.
C. Request: Alternative Compliance to deviate from the common driveway standards in the UDC 11-6C-3D1.

Motion to recommend approval to City Council made by Commissioner Lorcher, Seconded by Commissioner Smith.

*Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Rivera,
Commissioner Sandoval, Commissioner Smith, Chairperson Seal*

ADJOURNMENT 7:52 PM

To view upcoming Public Hearing Notices, visit <https://apps.meridiancity.org/phnotices>
