



PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, April 28, 2022 at 6:00 PM

MINUTES

ROLL-CALL ATTENDANCE

PRESENT

Commissioner Nick Grove
Commissioner Maria Lorcher
Commissioner Nathan Wheeler
Commissioner Steven Yearsley
Commissioner Mandi Stoddard

ABSENT

Commissioner Patrick Grace
Commissioner Andrew Seal

ADOPTION OF AGENDA *Adopted*

CONSENT AGENDA [Action Item] *Approved*

1. Approve Minutes of the April 21, 2022 Planning and Zoning Commission Meeting

Motion to approve made by Commissioner Yearsley, Seconded by Commissioner Wheeler.

Voting Yea: Commissioner Grove, Commissioner Lorcher, Commissioner Wheeler, Commissioner Yearsley, Commissioner Stoddard

ACTION ITEMS

2. **Public Hearing** Continued from April 21, 2022 for Alamar Subdivision (H-2022-0004) by Noble Rock Development, Inc., Located at 4380 W. Franklin Rd. (Parcel #S1210346603), Near the Northeast Corner of N. Black Cat Rd. and W. Franklin Rd. **Recommended Approval to City Council. Tentatively scheduled for June 7, 2022**

A. Request: Annexation and Zoning of approximately 7.23 acres of land with a request for the TN-R (Traditional Neighborhood Residential) zoning district.

B. Request: Preliminary Plat consisting of 42 building lots (22 single-family attached lots and 20 detached single-family lots) and 4 common lots on 4.63 acres in the requested TN-R zoning district.

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

Voting Yea: Commissioner Grove, Commissioner Lorcher, Commissioner Wheeler, Commissioner Yearsley, Commissioner Stoddard

3. **Public Hearing** Continued from April 21, 2022 for Burnside Ridge Estates (H-2021-0070) by Kimley-Horn and Associates, Inc., Located Near the Southwest Corner of S. Linder Rd. and W. Victory Rd., Including 2365 W. Victory Rd., 3801 S. Linder Rd., and Parcels S1226142251, R0831430030, R0831430022, and R0831430010 **Recommended Approval to City Council. Tentatively scheduled for June 7, 2022**

A. Request: Annexation and Zoning of 121.29 acres of land from RUT to the R-2 (11.76 acres) and R-4 (109.53) zoning districts.

B. Request: A Preliminary Plat consisting of 299 total lots (275 single-family residential lots and 24 common lots) on 119.31 acres of land.

Motion to recommend approval to City Council made by Commissioner Yearsley, Seconded by Commissioner Wheeler.

Voting Yea: Commissioner Grove, Commissioner Lorcher, Commissioner Wheeler, Commissioner Yearsley, Commissioner Stoddard

4. **Public Hearing** Continued from April 21, 2022 for Grayson Subdivision (H-2022-0014) by Schultz Development, LLC, Located at 1710 E. Amity Rd., Near the Northeast Corner of E. Amity Rd. and S. Locust Grove Rd. **Recommended Approval to City Council. Tentatively scheduled for June 7, 2022**

A. Request: Annexation and Zoning of 3.39 acres from RUT to the R-8 zoning district.

B. Request: A Preliminary Plat consisting of 15 single-family residential building lots and 3 common lots on 3.1 acres of land in the requested R-8 zoning district.

Motion to recommend approval to City Council made by Commissioner Wheeler, Seconded by Commissioner Yearsley.

Voting Yea: Commissioner Grove, Commissioner Lorcher, Commissioner Wheeler, Commissioner Yearsley, Commissioner Stoddard

5. **Public Hearing** Continued from April 21, 2022 for I-84 and Meridian Rd. (H-2021-0099) by Hawkins Companies, Generally Located at the Northwest Corner of S. Meridian Rd. and Interstate 84. **Recommended Denial to City Council. Tentatively scheduled for May 24, 2022**

A. Request: Annexation of 18.30 acres of land with a C-G zoning district.

B. Request: A Comprehensive Plan Future Land Use Map Amendment to change the future land use designation on 33.13 acres of land from Mixed Use – Community (MU-C) to Mixed Use – Regional (MU-R).

Motion to recommend denial to City Council made by Commissioner Yearsley, Seconded by Commissioner Stoddard.

Voting Yea: Commissioner Grove, Commissioner Lorcher, Commissioner Wheeler, Commissioner Yearsley, Commissioner Stoddard

6. **Public Hearing** Continued from April 21, 2022 for Future Land Use Map Ada County Area of City Impact Cleanup (H-2021-0098) by City of Meridian Planning Division, Located Citywide **Recommended Approval to City Council. Tentatively scheduled for May 24, 2022**

A. Request: Comprehensive Plan Map Amendment to clean up the map to better align with the adopted Ada County Area of City Impact (AOCI) boundary AND removing Civic designations and areas that will be serviced by other jurisdictions (Boise).

Motion to recommend approval to City Council made by Commissioner Wheeler, Seconded by Commissioner Stoddard.

Voting Yea: Commissioner Grove, Commissioner Lorcher, Commissioner Wheeler, Commissioner Yearsley, Commissioner Stoddard

ADJOURNMENT 10:00 pm