

## **Meridian Planning and Zoning Meeting**

**December 18, 2025.**

Meeting of the Meridian Planning and Zoning Commission of December 18, 2025, was called to order at 6:00 p.m. by Chairman Maria Lorcher.

Members Present: Commissioner Maria Lorcher, Commissioner Brian Garrett, Commissioner Matthew Sandoval, Commissioner Sam Rust and Commissioner Matthew Stoll.

Members Absent: Commissioner Jared Smith and Commissioner Jessica Perreault.

Others Present: Tina Lomeli, Bill Nary and Dean Willis.

### **ROLL-CALL ATTENDANCE**

<input checked="" type="checkbox"/> Brian Garrett	<input type="checkbox"/> Jessica Perrault
<input checked="" type="checkbox"/> Matthew Sandoval	<input checked="" type="checkbox"/> Matthew Stoll
<input checked="" type="checkbox"/> Sam Rust	<input type="checkbox"/> Jared Smith
<input checked="" type="checkbox"/> Maria Lorcher - Chairman	

Lorcher: Good evening. Welcome to Planning and Zoning Commission meeting for December 18th, 2025. At this time I would like to call the meeting to order. The Commissioners who are present for this meeting -- evening's meeting are at City Hall and on Zoom. If you are joining us -- we also have staff from the city attorneys and the city clerk's office. If you are joining us on Zoom this evening we can see that you are here. You may observe the meeting. However, your ability to see be seen on screen and talk will be muted. During the public testimony portion of the meeting you will be unmuted and, then, be able to comment. Please note that we cannot take questions until the public testimony. If you have a process question during the meeting please e-mail [cityclerk@meridiancity.org](mailto:cityclerk@meridiancity.org) and they will reply as quickly as possible. If you simply want to watch the meeting we encourage you to watch the streaming on the city's YouTube channel. You can access it at [meridiancity.org/live](https://meridiancity.org/live). With that let us begin with roll call. Madam Clerk.

### **ADOPTION OF AGENDA**

Lorcher: The first item on the agenda is the adoption of the agenda. There are no changes to tonight's agenda, but, please, note that all three items on tonight's agenda have requested a continuance. So, if there is anyone here tonight or on Zoom to testify for these applications we will not be taking public testimony. Could I get a motion to adopt tonight's agenda?

Stoll: Madam Chair, I move to adopt tonight's agenda as presented.

Garrett: Second.

Lorcher: It's been moved and seconded to adopt tonight's agenda. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Lomeli: Madam Chair, I believe Commissioner Sandoval has joined us online as well. Can you hear us, Commissioner Sandoval?

Sandoval: Yes, I can.

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

#### **1. Approve Minutes of the December 04, 2025 Planning and Zoning Commission Meeting**

Lorcher: Okay. So, for the record Commissioner Sandoval has joined the meeting. The next item on the agenda is the Consent Agenda, which is to approve the minutes of the December 4th Planning and Zoning meeting. Could I get a motion to accept the Consent Agenda as presented?

Stoll: So moved.

Garrett: Second.

Lorcher: It's been moved and seconded to -- to accept the Consent Agenda. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

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

Lorcher: For those of you who have just come in we are going to open the public hearings, but they have all been continued, so we are not taking public testimony this evening. So, are you here just to observe or -- okay. Well, it's going to be very short and sweet, so -- I won't have any information for you, but let's go forward and if you have any questions we can take those at the end.

### **ACTION ITEMS**

#### **2. Public Hearing continued from November 6, 2025 for St. George (H-2025-0004) by Shaun Wardle and Jason St. George, located at 3870 E. Overland Rd. and 1545 S. Topaz Ave.**

- A. Request: Annexation of 2.0 acres with the R-15 zoning district to construct nineteen (19) multi-family units, 7,987 Sq. ft. of commercial space and four (4) vertically integrated residential units.

- B. Request: Two Conditional Use Permits, one for the multi-family residential and one for the vertically integrated residential project in the R-15 zoning district.

Lorcher: Item No. 2, H-2025-0004 for St. George has continued -- has requested a continuance. Madam Clerk, do we have a date in mind for this?

Lomeli: Thank you, Madam Chair. We have February 5th.

Lorcher: May I get a motion to continue St. George for February 5th?

Stoll: Madam Chair, I move to continue the St. George application, H-2025-0004, public hearing until February 5th.

Garrett: Second.

Lorcher: It's been moved and seconded to continue St. George to February 5th. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

**3. Public Hearing for Syringa Crossing Mixed Use Development (H-2025-0007) by Hawkins Companies, generally located at the northwest and southwest corners of S. Meridian Rd./US69**

- A. Request: Annexation of 62.43 acres of land with R-15 (9.76 acres), R-40 (18.01 acres) C-N (2.07 acres), C-C (9.12 acres) and C-G (23.47 acres) zoning districts.
- B. Request: Preliminary Plat consisting of 8 building lots on 24.46 acres of land in the proposed R-40 and C-C zoning districts.
- C. Request: Conditional Use Permit for a multi-family development consisting of 322 residential apartment units on 16.35 acres of land in the R-40 zoning district.

Lorcher: Item No. 3 on the agenda is H-2025-0007 for Syringa Crossing Mixed-Use Development has requested a continuance. Madam Clerk, do we have a date in mind for this application?

Lomeli: Thank you, Madam Chair. We have February 5th as well.

Lorcher: May I get a motion to continue Syringa Crossing to February 5th?

Stoll: Madam Chair, I move to continue the public hearing for Syringe Crossing Mixed-Use Development, H-2025-0007 until February 5th.

Lorcher: Do I have a second?

Garrett: Second.

Lorcher: It's been moved and seconded to continue Syringa Crossing to February 5th. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

**4. Public Hearing for Shafer View Ridge Subdivision (H-2025-0047) by Gregg Davis, Breckon Land Design, located at Lot 18 of the Shafer View Estates Subdivision at the intersection of S. Meridian Rd. and E. Shafer View Dr.**

- A. Request: Annexation of 15.2 acres of land from RUT in Ada County to the R-4 zoning district.
- B. Request: Preliminary Plat consisting of 38 lots (29 building lots and 9 common lots) on 13.437 acres of land.

Lorcher: Item No. 4 is H-2025-0047 Shafer Ridge Subdivision has also requested a continuance. Madam Clerk, do we have a date in mind for Shafer Ridge?

Lomeli: Madam Chair, the date is February 5th.

Lorcher: May I get a motion to continue Shafer Ridge to February 5th?

Garrett: I move that we move H-2025-0047 to February 5th as requested.

Lorcher; Do I have a second?

Stoll: Second.

Lorcher: It's been moved and seconded to move Shafer Ridge to February 5th. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Lorcher: I will take one more motion.

Garrett: Madam Chair, I move we adjourn.

Stoll: Second.

Lorcher: It's been moved and seconded that we adjourn. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Lorcher: Merry Christmas and Happy Holidays. Thank you, everyone.

MEETING ADJOURNED AT 6:05 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS. )

APPROVED

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MARIA LORCHER - CHAIRMAN

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DATE APPROVED

ATTEST:

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CHRIS JOHNSON - CITY CLERK