

Meridian Planning and Zoning Meeting

April 21, 2022.

Meeting of the Meridian Planning and Zoning Commission of April 16, 2022, was called to order at 6:01 p.m. by Chairman Andrew Seal.

Members Present: Chairman Andrew Seal, Commissioner Patrick Grace, Commissioner Nick Grove, Commissioner Maria Lorcher, and Commissioner Mandi Stoddard.

Members Absent: Commissioner Steven Yearsley and Commissioner Nate Wheeler.

Others Present: Chris Johnson, Kurt Starman, Bill Parsons, and Dean Willis.

ROLL-CALL ATTENDANCE

_____ Nate Wheeler	___X___ Maria Lorcher
___X___ Mandi Stoddard	___X___ Nick Grove
_____ Steven Yearsley	___X___ Patrick Grace (6:03 p.m.)
___X___ Andrew Seal - Chairman	

Seal: Good evening. Welcome to the abbreviated Planning and Zoning Commission meeting for April 21, 2022. At this time I would like to call the meeting to order. The Commissioners who are present for this evening's meeting are at City Hall and on Zoom. We also have staff from the city -- from the city attorney and clerk's offices, as well as the City Planning Department. If you have any process questions, please, e-mail the cityclerk@meridiacity.org. Some people might have questions as to why we are only having this, but, please, e-mail cityclerk@meridiacity.org, they will reply as quickly as possible. With that we will -- let's begin with the roll call. Mr. Clerk.

ADOPTION OF AGENDA

NOTE OF CONTINUANCE TO SPECIAL MEETING

Seal: Okay. The first item on the agenda is the adoption of the agenda and to remark that all items on tonight's agenda will be opened for the sole purpose of continuing to April 28th, 2022. They will only open for that purpose. So, if there is anybody here tonight to testify for any applications we will not be taking public testimony this evening. Can I get a motion to adopt the agenda?

Grove: So moved.

Lorcher: So moved. Second.

Seal: It's been moved and seconded to adopt the agenda. All in favor say aye. Any opposed? Okay. Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

CONSENT AGENDA [Action Item]

1. **Approve Minutes of the April 7, 2022 Planning and Zoning Commission Regular Meeting**
2. **Findings of Facts, Conclusions of Law for Records Apartments (H-2022-0008) by Brighton Development, Inc., Located on the Northeast Corner of N. Records Way and E. Fairview Ave.**

Seal: Next item on the agenda is Consent Agenda and we have two items on the Consent Agenda. One is to approve the minutes of the March 17th, 2022, Planning and Zoning Commission meeting; is that correct? Or am I one date off? It seems like it was April the last one. My cut and paste doesn't -- April 7th, 2022, Planning and Zoning Commission meeting.

Starman: Mr. Chairman? So, can I just interject real quick? I wanted to mention for the record that Commissioner Grace has joined at 6:03 p.m.

Seal: Okay. Thank you. Thank you, Commissioner Grace. Second item on the Consent Agenda is the Finding of Fact and Conclusions of Law for the Records Apartment, H-2022-0008. Can I get a motion to accept the Consent Agenda as presented?

Grove: So moved.

Lorcher: Second.

Seal: It's been moved and seconded to adopt the Consent Agenda. All in favor say aye. Any opposed? Okay. Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS - ALL ITEMS TO BE CONTINUED TO APRIL 28, 2022 SPECIAL MEETING

3. **Public Hearing Continued from March 17, 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.**
 - 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.

Seal: Okay. At this meeting for the public hearing process it is open only for continuance of all applications to the April 28th hearing date. No public testimony will be taken. At this time I would like to open the public hearing item for Alamar Subdivision, H-2022-0004 and at this time can I get a motion to continue Item H-2022-0004, Alamar Subdivision, to the date of April 28th, 2022.

Grove: So moved.

Lorcher: Second.

Grace: Second.

Seal: It's been moved and seconded to continue Item H-2022-0004 to April 28th, 2022. All in favor say aye. Any opposed? Okay. Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

4. Public Hearing 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

- A. Request: Annexation and Zoning of 121.29 acres of land from RUT to the R2 (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.

Seal: Second item is -- we will open Burnside Ridge Estates, H-2021-0070. Can I get a motion to continue Item No. H-2021-0070, Burnside Ridge Estates, to the date of April 28th, 2022.

Grove: So moved.

Stoddard: Second.

Seal: It's been moved and seconded to continue Burnside Ridge Estates, H-2021-0070, to the date of April 28th, 2022. All in favor say aye. Any opposed? Okay. Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

5. Public Hearing 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.

- 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.

Seal: I will now open Grayson Subdivision, H-2022-0014. I would like to get -- or could I get a motion to continue Item No. H-2022-0014, Grayson Subdivision, to the date of April 28th, 2022.

Seal: So moved.

Stoddard: Second.

Seal: It's been moved and seconded to continue Grayson Subdivision, H-2022-0014, to the date of April 28th, 2022. All in favor say aye. No opposed, motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

6. Public Hearing 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.

- 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).

Seal: At this time I would like to open I-84-Meridian Road, H-2021-0099. I need a motion to continue H-2021-0099, I-84 and Meridian Road, to the date of April 28th, 2022.

Seal: So moved.

Grace: So moved.

Stoddard: Second.

Seal: It's been moved and seconded to continue H-2021-0099, I-84 and Meridian Road, to April 28th, 2022. All in favor say aye. Any opposed? Okay. Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

7. Public Hearing for Future Land Use Map Ada County Area of City Impact Cleanup (H-2021-0098) by City of Meridian Planning Division, Located Citywide

- 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).

Seal: We will now open H-2021-0098 for the Future Land Use Map of Ada County Area of City of Impact Cleanup. Can I get a motion to continue H-2021-0098 to the date of April 28th, 2022.

Grove: So moved.

Stoddard: Second.

Seal: It is moved and seconded to continue File No. H-2021-0098 to the date of April 28th, 2022. All in favor, please, say aye. Any opposed? Okay. Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Seal: All right. We need one more motion, please.

Grove: Move to adjourn.

Grace: Second.

Seal: It is moved and seconded that we adjourn. All those in favor say aye. No opposed? Motion carries. Thank you all very much.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

MEETING ADJOURNED AT 6:07 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS.)

APPROVED

ANDREW SEAL - CHAIRMAN
ATTEST:

_____|_____|_____
DATE APPROVED

CHRIS JOHNSON - CITY CLERK