



**MERIDIAN PLANNING AND ZONING  
COMMISSION MEETING  
AGENDA**

**City Council Chambers  
33 E. Broadway Avenue, Meridian, Idaho**

**Thursday, July 17, 2014 at 6:00 p.m.**

**1. Roll-call Attendance**

\_\_\_\_\_ Macy Miller                      \_\_\_\_\_ Steven Yearsley  
\_\_\_\_\_ Scott Freeman                  \_\_\_\_\_ Patrick Oliver  
\_\_\_\_\_ Joe Marshall - Chairman

**2. Adoption of the Agenda**

**3. Consent Agenda**

**A. Findings of Fact and Conclusions of Law for Approval: CUP 14-001 Regency at River Valley Phase 2 by Lars Anderson, Project Engineering Consultants Located East of N. Eagle Road and North of E. River Valley Street Request: Conditional Use Permit for a Multi-Family Development Consisting of Ninety-Six (96) Dwelling Units on 3.52 Acres of Land in the C-G Zoning District**

**B. Approve Minutes of June 19, 2014 Planning and Zoning Commission Meeting**

**4. Action Items**

**A. Public Hearing: CUP 14-008 Leap Ahead by Nathan Kramer Located 227 E. Fairview Avenue Request: Conditional Use Permit Approval for a Daycare Center for up to Forty (40) Children**

**B. Public Hearing: PP 14-012 Ventana Commons Subdivision by Ventana, LLC Located East Side of N. Meridian Road, Approximately 1/4 Mile North of E. McMillan Road Request: Preliminary Plat Approval Consisting of Seventy (70) Single Family Residential Lots and Four (4) Common Lots on Approximately 18.21 Acres in the R-8 Zoning District**

**C. Public Hearing: CUP 14-009 Overland Park Apartments by Derk Pardoe Located North Side of W. Overland Road and West of**

- S. Stoddard Road Request: Conditional Use Permit for a Multi-Family Development Consisting of 190 Dwelling Units (11 Multi-Family Structures) on Approximately 8.67 Acres in the C-G Zoning District**
- D. Public Hearing: PP 14-011 Chinden and Linder Crossing Subdivision by LEI Engineers Located Northwest Corner of Chinden Boulevard and N. Linder Road Request: Preliminary Plat Approval Consisting of Nine (9) Commercial Lots and Two (2) Common Lots on Approximately 9.34 Acres in the C-C Zoning District**
- E. Continued Public Hearing from June 5, 2014: AZ 14-006 Victory Middle School by Joint School District No. 2 Located 2045 S. Stoddard Road Request: Annexation and Zoning of 27.96 Acres of Land with an R-4 Zoning District**
- F. Continued Public Hearing from June 5, 2014: CUP 14-003 Victory Middle School by Joint School District No. 2 Located 2045 S. Stoddard Request: Conditional Use Permit Approval for a Public Education Institution in an R-4 Zoning District**
- G. Public Hearing: MCU 14-002 Fairview Lakes by Fairview Lakes, LLC Located North Side of Fairview Avenue, Approximately 1/3 Mile West of N. Locust Grove Road Request: Modification to the Conditional Use Permit/Planned Development (CUP 02-014) to Remove the Requirement for Detailed CUP Approval on the Remainder of the Undeveloped Site; and the Removal of the Requirement for a Water Feature to be Provided as an Amenity on Lot 4, Block 3**
- H. Public Hearing: CUP 14-010 Polaris Pre-School at Fair Lakes by Fairview Lakes, LLC Located 950 E. Fairview Avenue Request: Conditional Use Permit Approval for a Pre-School (Daycare Center) for up to 150 Children in a C-G Zoning District**
- I. Public Hearing: ZOA 14-002 UDC Text Amendment by City of Meridian Planning Division Request: Text Amendment to the Unified Development Code (UDC) in Regard to Landscape Buffers, Fencing for Daycares, the Public Meeting Process, Parkways Along Arterial and Collector Streets, Posting for Public Hearings, Cul-De-Sac Measurement and the Removal of Construction Sand and Gravel Mining as a Conditional Use in Residential Zones**