



**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 **Approved****

**3. Consent Agenda **Approved****

**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 **Approved – Prepare Findings of Fact and Conclusions of Law****

**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 **Recommend Approval to City Council with Modifications****

- 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 **Approved – Prepare Findings of Fact and Conclusions of Law****
- 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 **Recommend Approval to City Council****
- 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 **Recommend Approval to City Council with Modifications****
- 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 **Recommend Approval to City Council with Modifications****
- 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 **Approved – Prepare Findings of Fact and Conclusions of Law****
- 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 **Approved – Prepare Findings of Fact and Conclusions of Law****
- 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 **Recommend Approval to City Council****

**Adjourned at 8:35 p.m.**