



**MERIDIAN PLANNING AND ZONING
COMMISSION MEETING
AGENDA**

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

Thursday, April 07, 2016 at 6:00 p.m.

1. Roll-call Attendance

Patrick Oliver Rhonda McCarvel
 Gregory Wilson Ryan Fitzgerald
 Steven Yearsley - Chairman

2. Adoption of the Agenda **Approved as Amended**

3. Consent Agenda **Approved**

A. Approve Minutes of March 17, 2016 Planning and Zoning Commission Meeting

4. Action Items

A. Public Hearing for Dutch Bros. Coffee (H-2016-0025) by Steven Adamson Located 37 E. Calderwood Drive **Re-noticed and Continued to April 21, 2016**

1. Request: **Conditional Use Permit** for a Drive-Thru Establishment Within 300 Feet of a Residential Use and Per Requirement of the Development Agreement

B. Public Hearing Continued from 3/3/16 for Gyro Shack at Fairview Lakes (H-2016-0012) by Fairview Lakes, LLC Located 1050 E. Fairview Avenue **Approved – Prepare Findings of Fact and Conclusions of Law for April 21, 2016**

1. Request: **Conditional Use Permit** for a Drive-Thru Establishment Within 300 Feet of a Residential District and Residence on 4.8 Acres of Land in the C-G Zoning District

C. Public Hearing for Saint Ignatius School (H-2016-0028) by Roman Catholic Diocese of Boise Located 6180 N. Meridian Road **Recommend Approval to City Council – Item to be Scheduled for May 3, 2016 at City Council**

1. Request: **Annexation and Zoning** of 10.71 Acres of Land with a C-C Zoning District
- D. **Public Hearing Continued from March 17, 2016 for Kenners Subdivision (H-2016-0018)** by Kouba Homes, LLC Located East of N. Locust Grove Road, North Side of E. Fairview Avenue
Recommend Approval to City Council – Item to be Scheduled for May 3, 2016 at City Council
1. Request: **Annexation and Zoning** of 0.932 Acres of Land with an R-8 Zoning District
 2. Request: **Preliminary Plat** Consisting of Eight (8) Building Lots and One (1) Common Lot on 1.28 Acres of Land in the R-8 Zoning District
- E. **Public Hearing for Church of God 7th Day (H-2016-0026)** by Neudesign Architecture Located 1827 NW 3rd Street **Approved – Prepare Findings of Fact and Conclusions of Law for April 21, 2016**
1. Request: **Modification to an Existing Conditional Use Permit** for the Purposes of Altering the Building Materials for the Accessory Structure from the Originally Approved Canvas Walls to Prefabricated Steel Panels on 6.34 Acres of Land in the R-8 Zoning District
- F. **Public Hearing for UDC Text Amendment - Common Open Space (H-2016-0024)** by EGC Development, LLC **Recommend Approval to City Council with Modifications – Item to be Scheduled for May 3, 2016 at City Council**
1. Request: **Text Amendment to the Unified Development Code (UDC)** as Follows: 1) UDC Section: Common Open Space (UDC-11-3G-3A Open Space and Site Amenity Requirement)
- G. **Public Hearing for Maverik (H-2016-0027)** by Maverik, Inc. Located 1515 E. Fairview Avenue **Recommend Approval to City Council with Modifications – Item to be Scheduled for May 3, 2016 at City Council**
1. Request: **Annexation and Zoning** of Approximately 3.907 Acres of Land with a C-G Zoning District

Meeting Adjourned at 8:05 p.m.