



## MERIDIAN PLANNING AND ZONING COMMISSION MEETING AGENDA

City Council Chambers  
33 East Broadway Avenue  
Meridian, Idaho

Thursday, October 20, 2016 at 6:00 PM

**1. Roll-Call Attendance**

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

**2. Adoption of Agenda**

**3. Consent Agenda**

- A. Approve Minutes of October 6, 2016 Planning and Zoning Commission Meeting**
- B. Findings of Fact and Conclusions of Law for Approval For Twelve Oaks (H-2016-0100) by Twelve Oaks, LLC Located at 1845 W Franklin Road**

**4. Action Items**

- A. Public Hearing Continued from 10/6/16 for Paramount Director (H-2016-0104) by Brighton Investments / Land Holdings Located Southwest Corner of W. Chinden Boulevard and N. Meridian Road**
  - 1. Request: Rezone of 37.31 Acres of Land from the C-C and TN-C Zoning Districts to the R-15 Zoning Districts
  - 2. Request: Preliminary Plat Approval Consisting of 196 Building Lots, 12 Common Area Lots and 2 Future Right-of-Way Lots on 35.63 Acres of Land in the R-15 Zoning District
- B. Public Hearing for Bannock Ridge (H-2016-0113) by Lee Gientke Located 2940, 3101 and 3155 S. Mesa Way**
  - 1. Request: Annexation and Zoning of 9.42 Acres of Land with an R-4 Zoning District
  - 2. Request: Preliminary Plat Approval Consisting of Thirty-Five (35) Building Lots and Four (4) Common Lots on 13.57 Acres of Land in an R-4 Zoning District

**C. Public Hearing for Linder Road Apartments (H-2016-0118) by S 3 Investments LP, Located at 1770 S. Linder Road**

1. Request: Annexation and Zoning of 4.55 Acres of Land with an R-15 Zoning District
2. Request: Conditional Use Permit for a Multi-Family Development in the R-15 Zoning District Consisting of Sixty-Four (64) Dwelling Units

**D. Public Hearing for Citadel 4 Storage Ten Mile (H-2016-0114) by Citadel Storage, LLC Located 4015 N. Ten Mile Road**

1. Request: Annexation and Zoning of 9.97 Acres of Land with an I-L Zoning District

**E. Public Hearing for 2016 UDC Text Admendment (H-2016-0118) By Meridian Planning Division**

1. Request: Text Amendment to the Unified Development Code (UDC) as follows: UDC Sections, Definitions; Density Requirements in the Residential Districts; Traditional Neighborhood Standards (TN-R and O-T Districts); Ditches, Laterals, Canals or Drainage Courses; Fencing; Pathways; Structure and Site Design Standards; Landscaping Requirements (Stormwater Facilities); Common Open Space and Site Amenities Requirements; Specific Provisions (Certificate of Zoning Compliance, Annexation and Rezones and Alternative Compliance); Subdivision Process; and Subdivision Design and Improvement Standards (Block Length and Common Driveways)

All materials presented at public meetings shall become property of the City of Meridian.

Anyone desiring accommodation for disabilities related to documents and/or hearing, please contact the City Clerk's Office at 888-4433 at least 48 hours prior to the public meeting.