



MERIDIAN PLANNING AND ZONING COMMISSION MEETING AGENDA

City Council Chambers
33 East Broadway Avenue
Meridian, Idaho

Thursday, October 20, 2016 at 6:00 PM

Item 1: Roll-Call Attendance

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

Item 2: Adoption of Agenda

Item 3: Consent Agenda

A. Approve Minutes of October 6, 2016 Planning and Zoning Commission Meeting

Approved

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

Approved

Item 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

[Recommend Approval to City Council - Scheduled for November 15, 2016
City Council Meeting](#)

**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

[Public Hearing Continued to November 3, 2016 Planning and Zoning
Commission Meeting](#)

**C. Public Hearing for Linder Road Apartments (H-2016-0111) 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

[Recommend Approval to City Council - Scheduled for November 15, 2016
City Council Meeting](#)

**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

[Recommend Approval to City Council with Modifications - Scheduled for
November 15, 2016 City Council Meeting](#)

**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)

Recommend Approval to City Council - Scheduled for November 15, 2016
City Council Meeting

Meeting Adjourned at 7:25PM