



Mayor Robert E. Simison
City Council Members:
Luke Cavener, President
Liz Strader, Vice President
Brian Whitlock
Doug Taylor
John Overton
Anne Little Roberts

CITY COUNCIL REGULAR MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Tuesday, August 13, 2024 at 6:00 PM

All materials presented at public meetings become property of the City of Meridian. Anyone desiring accommodation for disabilities should contact the City Clerk's Office at 208-888-4433 at least 48 hours prior to the public meeting.

Agenda

VIRTUAL MEETING OPTION

City Council meetings can also be attended online or by phone.

<https://bit.ly/meridianzoommeeting>

or dial 253-215-8782, webinar ID: 810 9527 6712

Meridian City Council meetings are streamed live at <https://meridiancity.org/live>

ROLL CALL ATTENDANCE

PLEDGE OF ALLEGIANCE

COMMUNITY INVOCATION

ADOPTION OF AGENDA

CONSENT AGENDA [Action Item]

1. Approve Minutes of the July 16, 2024 City Council Work Session
2. Approve Minutes of the July 23, 2024 City Council Work Session
3. 425 Watertower Commercial Flex Water Main Easement (ESMT-2024-0100)
4. Amity Rd. Storage Water Main Easement No. 2 (ESMT-2024-0104)
5. Bank of America: Village at Meridian Partial Release of Sanitary Sewer and Water Main Easement (ESMT-2024-0102)
6. Blue Horizon Flex Water Main Easement (ESMT-2024-0101)
7. Franklin Industrial Sanitary Sewer and Water Main Easement No. 1 (ESMT-2024-0066)
8. Franklin Industrial Sanitary Sewer and Water Main Easement No. 2 (ESMT-2024-0067)
9. Matador Estates Subdivision Water Main Easement No. 1 (ESMT-2024-0094)

10. Oaks North Phase 12 Sanitary Sewer and Water Main Easement (ESMT-2024-0099)
11. Prescott Ridge Subdivision No. 3 Sanitary Sewer and Water Main Easement No. 1 (ESMT-2024-0095)
12. Sulamita Evangelical Church Sanitary Sewer and Water Main Easement (ESMT-2024-0103)
13. Final Plat for Lavender Place (FP-2024-0011), located at 2160 E. Lake Hazel Rd., approximately 1/4 mile east of S. Locust Grove on the north side of Lake Hazel Rd., by Breckon Land Design on behalf of LH Development, LLC.
14. Findings of Fact, Conclusions of Law (corrected) for Pebblebrook Subdivision (H-2024-0005), located at 5725 N. Meridian Rd., by Rodney Evans + Partners, LLC.
15. Landscaping and Maintenance Agreement between the City of Meridian and Ten Mile Crossing Inc. (Brighton) for the I-84 and Ten Mile Road Interchange
16. Interagency Agreement between Ada County Highway District and the City of Meridian for Water and Sewer Construction/Roadway Construction - FY 22 - Residential Capital Maintenance
17. Interagency Agreement between Ada County Highway District and the City of Meridian for Water and Sewer Construction/Roadway Construction - Ustick - Black Cat to Ten Mile
18. School Resource Officer Agreement between City of Meridian and West Ada School District: 2024-2025 School Year
19. Agreement to approve acceptance of Hidden in Plain Sight Drug Awareness trailer donation for the Meridian Polic Department and Meridian Anti-Drug Coalition
20. Development Agreement (Pebblebrook Subdivision H-2024-0005) Between City of Meridian and Te Amo Despacio, LLC for Property Located at 5725 N. Meridian Rd.
21. Resolution No. 24-2465: A Resolution of the City Council of the City of Meridian to Adopt 2025 Initial Point Gallery Schedule; and Providing an Effective Date
22. Resolution No. 24-2467: A Resolution of the City Council of the City of Meridian Revising the Public Works Design Standards for the City of Meridian; and Providing an Effective Date
23. Approval of Construction Contract and succeeding PO to Challenger Companies, Inc. for Well #17 and Well #25 - Construction of Water Blending Line (Phase 2) for the Not-To-Exceed amount of \$476,042.50.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

PUBLIC FORUM – Future Meeting Topics

The public are invited to sign up in advance of the meeting at www.meridiancity.org/forum to address elected officials regarding topics of general interest or concern of public matters. Comments specific to active land use/development applications are not permitted during this time. By law, no decisions can be made on topics presented at Public Forum. However, City Council may request the topic be added to a future meeting agenda for further discussion or action. The Mayor may also direct staff to provide follow-up assistance regarding the matter.

ACTION ITEMS

Public Hearing process: Land use development applications begin with presentation of the project and analysis of the application by Planning Staff. The applicant is then allowed up to 15 minutes to present their project. Members of the public are then allowed up to 3 minutes each to address City Council regarding the application. Citizens acting as a representative of a Homeowner's Association may be allowed up to 10 minutes to speak on behalf of represented homeowners who have consented to yielding their time. The public may sign up in advance at www.meridiancity.org/forum. After all public testimony, the applicant is allowed up to 10 minutes to respond to questions and comments. City Council members may ask questions throughout the public hearing process. The public hearing is then closed, and no further public comment is heard. City Council may move to continue the application to a future meeting or approve or deny the application. The Mayor is not a member of the City Council and pursuant to Idaho Code does not vote on public hearing items unless to break a tie vote.

- 24. Public Hearing** for Luna Hospice (H-2024-0012) by CivilSphere Engineering, Located at 525 E. Overland Rd.

Application Materials: <https://bit.ly/H-2024-0012>

- A. Request: Annexation of 1.03 acres of land with a proposed R-8 zoning district.
- B. Request: Conditional Use Permit to operate a nursing or residential care facility consisting of a 14-bed hospice facility.

- 25. Public Hearing** for UDC Text Amendment 2024 (ZOA-2024-0001) by City of Meridian Planning Division

Application Materials: <https://bit.ly/ZOA-2024-0001>

- A. Request: Text Amendment to amend certain regulations and add new definitions, uses, figures and specific use standards throughout Chapters 1-5 of the City's Unified Development Code (UDC).

ORDINANCES [Action Item]

- 26. Ordinance No. 24-2056: An Ordinance (Two Mustard Seeds Women's Resale Shop H-2024-0009) for rezone of a parcel of land being a portion of Lot 2, Block 1 of West View Addition to Meridian Subdivision as filed in Book 2 of Plats at Page 68, records of Ada County, Idaho, more particularly described in Exhibit "A," rezoning 0.63 acres of land from the R-8 (Medium-Density Residential) zoning district to the O-T (Old Town) zoning district in the Meridian City Code; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all applicable official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; and providing an effective date.
- 27. Ordinance No. 24-2057: An ordinance (Rosalyn Subdivision – H-2023-0056) annexing a parcel of land located in the northwest quarter of the southwest quarter of Section 19, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described in Exhibit "A"; rezoning 0.014 acres of

such real property from RUT (Rural Urban Transition) to the R-8 zoning district; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date.

28. Ordinance No. 24-2058: An ordinance (Pebblebrook Subdivision – H-2024-0005) annexing a parcel of land located in the northeast quarter of Section 25, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described in Exhibit “A”; rezoning 13.94 acres of such real property from RUT (Rural Urban Transition) to the R-8 (Medium-Density Residential) zoning district; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date.

FUTURE MEETING TOPICS

ADJOURNMENT