



CITY COUNCIL REGULAR MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Tuesday, September 06, 2022 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 INSTRUCTIONS

To join the meeting online: <https://us02web.zoom.us/j/88029902800>

Or join by phone: 1-669-900-6833

Webinar ID: 880 2990 2800

ROLL CALL ATTENDANCE

___ Jessica Perreault

___ Joe Borton

___ Brad Hoaglund

___ Treg Bernt

___ Liz Strader

___ Luke Cavener

___ Mayor Robert E. Simison

PLEDGE OF ALLEGIANCE

COMMUNITY INVOCATION

ADOPTION OF AGENDA

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 followup 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. 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.

1. **Public Hearing** for Ordinance No. 22-1992: Approval of Proposed Fiscal Year 2022 Amended Budget
2. **Public Hearing** for Overland & Wells II (H-2022-0030) by Morgan Stonehill Partners, Located at 2600 E. Overland Rd.

Applicant Requests a Continuance

A. Request: Development Agreement Modification to change the existing development plan (Inst. #2016-060157) on the northern portion of the site from a retail grocery store to multi-family residential.

B. Request: A Conditional Use Permit for a multi-family development consisting of 351 apartment units on 11.65 acres of land in the C-G zoning district at a gross density of 30.21 units per acre.

3. **Public Hearing** for Hill's Century Farm Commercial Subdivision No. 2 (TECC-2022-0002) by Brighton Development, Inc., generally located on the south side of E. Amity Rd., 1/4 mile east of S. Eagle Rd.

Application Materials: <https://bit.ly/TECC-2022-0002>

A. Request: A One-Year Time Extension on the preliminary plat (H-2016-0092) for Hill's Century Farm Commercial Subdivision in order to obtain the City Engineer's signature on the second phase final plat.

4. **Public Hearing** for Brundage Estates Subdivision (TECC-2022-0001) by Engineering Solutions, LLP, generally located 1/4 mile south of W. Victory Rd. on the east side of S. Linder Rd. in the west half of Section 25, T.3N.,R.1W.

Application Materials: <https://bit.ly/TECC-2022-0001>

A. Request: A Two-Year Time Extension on the preliminary plat (H-2021-0061) in order to obtain the City Engineer's signature on the first phase final plat for Brundage Estates Subdivision.

5. **Public Hearing** for Regency at River Valley Phase 3 (H-2022-0057) by Bach Homes, Located at 2480, 3270, 3280 E. River Valley St.

Application Materials: <https://bit.ly/H-2022-0057>

A. Request: Development Agreement Modification to change the development plan(Bach Storage - Inst.#2020-062947 for 2480 and 3280 E. River Valley St.) for the site from self-service storage to multi-family apartments and include an additional 0.65 acre of land at 3270 E. River Valley St. that is currently governed by the Development Agreement (SGI-AZ-12-010, Inst. #113005608)

6. **Public Hearing** for Torino Locust Grove Subdivision (H-2022-0038) by Jeremy Rausch, Located at 870 S. Locust Grove Rd.

Application Materials: <https://bit.ly/H-2022-0038>

A. Request: Annexation and Zoning of 1.03 acres of land from R-1 in Ada County to the R-8 zoning district.

7. **Public Hearing** for Lavender Place Subdivision (H-2022-0036) by Breckon Land Design, Located at 2160 E. Lake Hazel Rd.

Application Materials: <https://bit.ly/H-2022-0036>

A. Request: Preliminary Plat consisting of four (4) single-family attached building lots and 26 single-family townhome lots on approximately 3.79 acres of land in the R-40 zoning district.

B. Request: Conditional Use Permit to construct the requested 26 townhome lots within the R-40 zoning district.

ORDINANCES [Action Item]

8. Ordinance 22-1990: An Ordinance Adding Meridian City Code Section 9-2-2-10(E), Regarding Requiring Installation and Maintenance of Water Recycling Systems for Commercial Car Washes; Adopting a Savings Clause; and Providing an Effective Date
9. Ordinance 22-1991: An Ordinance Amending Meridian City Code Section 9-4-34, Regarding Point of Liability for Maintenance of Sewer Service Line; Repealing Conflicting Ordinances; and Providing an Effective Date
10. Ordinance No. 22-1992: An Ordinance of the City of Meridian, Idaho Amending Ordinance No. 21-1945, the Appropriation Ordinance for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022 (FY2022), Appropriating Monies That are to be Allocated by the City of Meridian, Idaho in the Sum of \$(72,671,298); and Providing an Effective Date
11. Ordinance No. 22-1993: An Ordinance, Pursuant to Idaho Code §50-1002 and §50-1003, Providing for a Title and Findings, Providing for the Adoption of a Budget and the Appropriation of \$219,724,039 to Defray the Necessary Expenses and Liabilities of the City of Meridian, in Accordance with the Object and Purposes and in the Certain Amounts Herein Specified for the Fiscal Year Beginning October 1, 2022 and Ending on September 30, 2023; to Levy All Such Appropriate Taxes and Levies as Authorized by Law Upon Taxable Property; and to Collect All Authorized Revenue; to Provide for a Waiver of the 2nd and 3rd Readings Pursuant to Idaho Code §50-902; and Providing for an Effective Date and the Filing of a Certified Copy of This Ordinance with the Secretary of State

FUTURE MEETING TOPICS

ADJOURNMENT