



## CITY COUNCIL REGULAR MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho  
Tuesday, April 16, 2024 at 6:00 PM

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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.

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### 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

\_\_\_ Vacant, *District 1*

\_\_\_ John Overton, *District 4*

\_\_\_ Liz Strader, *District 2*

\_\_\_ Anne Little Roberts, *District 5*

\_\_\_ Doug Taylor, *District 3*

\_\_\_ Luke Cavener, *District 6*

\_\_\_ Robert E. Simison, *Mayor*

#### PLEDGE OF ALLEGIANCE

#### COMMUNITY INVOCATION

#### ADOPTION OF AGENDA

#### CONSENT AGENDA [Action Item]

1. Approve Minutes of the April 2, 2024 City Council Work Session
2. Approve Minutes of the April 2, 2024 City Council Regular Meeting
3. JA Welker Office Building Water Main Easement No. 1 (ESMT-2024-0051)
4. Final Plat for Jump Creek No. 7 (FP-2023-0030) by Kent Brown Planning, located at the northwest corner of W. McMillan Rd. and N. Black Cat Rd. on Parcel S0428449816
5. Findings of Fact, Conclusions of Law for Watts Meridian Medical Partners (SHP-2024-0001) by Focus Engineering and Surveying, located at 1256 S. Rackham Way

6. Final Order for Modern Craftsman at Franklin (FP-2023-0021), by Bailey Engineering, generally located on the north side of W. Franklin Rd., approximately 1/4 mile east of N. Black Cat Rd.
7. Development Agreement (Windrow Neighborhood H-2023-0031) Between City of Meridian and Conger Management Group Inc., Open Door Rentals LLC, and C4 Land LLC for Property Located at the Northeast Corner of S. Linder Rd. and W. Amity Rd.
8. Donation Agreement between Eagle 1 LLC and the City of Meridian for Donegan Well Lot
9. Approval of Task Order 5040.0200.b to Brown and Caldwell for the ARPA Funded Biosolids Dryer Project - Final Design for the Not-to-Exceed amount of \$692,992.00 and authorize the Procurement Manager to execute the Task Order and resulting Purchase Order
10. Resolution 24-2447: A Resolution Authorizing the Destruction of Certain Semi-Permanent and Temporary Records of the City of Meridian; and Proving an Effective Date

**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](http://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.*

**PROCLAMATIONS [Action Item]**

11. World Wish Month Proclamation

**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](http://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.*

12. **Public Hearing** Continued from March 26, 2024 for Reveille Ridge Subdivision (H-2023-0050) by Bailey Engineering, generally located on the west side of S. Eagle Rd., approximately 1/2 mile south of E. Lake Hazel Rd.

**Application Requires a Continuance**

- A. Request: Annexation of 59.97 acres of land with an R-8 (34.69 acres) and R-15 (25.28 acres) zoning districts.
- B. Request: Preliminary Plat consisting of 247 building lots and 37 common lots on 59.77 acres of land in the R-8 and R-15 zoning districts.

**ORDINANCES** [Action Item]

13. Ordinance No. 24-2050: An ordinance (Windrow Neighborhood – H-2023-0031) annexing a parcel of land located in the southwest quarter of Section 25, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described in Exhibit “A”; rezoning 46.133 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.
14. Ordinance No. 24-2051: An Ordinance (Windrow Neighborhood H-2023-0031) for rezone of a parcel of land located in the southeast quarter of the southwest quarter of Section 25, Township 3 North, Range 1 West, Boise Meridian, Meridian, Ada County, Idaho, more particularly described in Exhibit “A,” rezoning 19.62 acres of land from R-4 (Medium Low-Density Residential) zoning district to the R-8 (Medium-Density Residential) 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.

**EXECUTIVE SESSION** per Idaho Code 74-206(1)(f): To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

**FUTURE MEETING TOPICS**

**ADJOURNMENT**