



## **CITY COUNCIL REGULAR MEETING**

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho  
Tuesday, December 14, 2021 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 INSTRUCTIONS**

To join the meeting online: <https://us02web.zoom.us/j/89698091279>

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

Webinar ID: 896 9809 1279

#### **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](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 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** and Reading of Ordinance No. 21-1958: An Ordinance of the City Council of the City of Meridian, Idaho, Approving the Urban Renewal Plan for the Linder District Urban Renewal Project, Which Plan Includes Revenue Allocation Financing Provisions; Authorizing the City Clerk to Transmit a Copy of This Ordinance and Other Required Information to County and State Officials and the Affected Taxing Entities; Providing Severability; Approving the Summary of the Ordinance; Providing for Waiver of the Reading Rules; and Providing an Effective Date
2. **Public Hearing** for Pera Place Subdivision (H-2021-0056/H-2021-0091) by Leavitt & Associates Engineers, Located at 4600 W. Daphne St., 4546 W. Daphne St., and Parcel S0427325702, Near the Northeast Corner of N. Black Cat Rd. and W. McMillan Rd.
  - A. Request: Annexation and Zoning of 10 acres of land with a request for the R-8 zoning district.
  - B. Request: A Rezone of 6.84 acres of land from the R-4 zoning district to the R-8 zoning district.
  - C. Request: A Preliminary Plat consisting of 65 single-family detached building lots and 7 common lots on 16.63 acres of land.
  - D. Request: Development Agreement Modification (H-2021-0091) to terminate the existing Development Agreement (Bellhaven Subdivision, AZ-07-011 & PP-07-016, Inst. #108057324) to incorporate the subject parcel (S0427325702) into a new Development Agreement consistent with the proposed Preliminary Plat and Annexation for Pera Place Subdivision (H-2021-0056).
3. **Public Hearing** for Outer Banks Subdivision/The 10 Meridian (H-2021-0063) by J-U-B Engineers, Inc., Located at the Southwest Corner of W. Franklin Rd. and S. Ten Mile Rd.
  - A. Request: Preliminary Plat consisting of 25 buildable lots on 36+/- acres of land in the R-40 and C-C zoning districts.
  - B. Request: Conditional use permit for a multi-family development containing a total of 516 residential dwelling units consisting of (364) high-density apartment, (126) flat and (26) townhome style units in the R-40 and C-C zoning districts.
4. **Public Hearing** for Aviator Springs (H-2021-0065) by The Land Group, Inc., Located at 3235 N. McDermott Rd.

A. Request: Annexation of 40 acres of land with R-8 (27.63 acres), L-O (1.64 acres) and M-E (10.72 acres) zoning districts.

B. Request: A Preliminary Plat containing a total of 112 lots consisting of (93) buildable lots and (13) common open space lots on 27.63 acres of land in the R-8 zoning district, (2) buildable lots on 1.64 acres of land in the L-O zoning district, (1) buildable lot on 10.72 acres of land in the M-E zoning district, and (3) future right-of-way lots on 40 acres of land.

#### **FUTURE MEETING TOPICS**

#### **ADJOURNMENT**