



## City Council Regular Meeting

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Tuesday, September 06, 2022 at 6:00 PM

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### Minutes

#### ROLL CALL ATTENDANCE

##### PRESENT

Councilwoman Liz Strader

Councilman Treg Bernt

Councilwoman Jessica Perreault

Councilman Luke Cavener (left at 7:55 p.m.)

Councilman Joe Borton

Mayor Robert E. Simison

##### ABSENT

Councilman Brad Hoaglund

#### PLEDGE OF ALLEGIANCE

#### COMMUNITY INVOCATION

#### ADOPTION OF AGENDA *Adopted as Amended (Item 10 vacated)*

#### PUBLIC FORUM – Future Meeting Topics

#### ACTION ITEMS

1. **Public Hearing** for Ordinance No. 22-1992: Approval of Proposed Fiscal Year 2022 Amended Budget **Approved for Ordinance**
2. **Public Hearing** for Overland & Wells II (H-2022-0030) by Morgan Stonehill Partners, located at 2600 E. Overland Rd. **Continued to October 25, 2022**
  - 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.

*Motion to continue to October 15, 2022 made by Councilman Bernt, Seconded by Councilman Cavener.*

*Voting Yea: Councilwoman Strader, Councilman Bernt, Councilwoman Perreault, Councilman Cavener, Councilman Borton*

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. **Approved**

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.

*Motion to approve made by Councilwoman Strader, Seconded by Councilwoman Perreault.*

*Voting Yea: Councilwoman Strader, Councilman Bernt, Councilwoman Perreault, Councilman Cavener*

*Abstaining: Councilman Borton*

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. **Approved**

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.

*Motion to approve made by Councilman Borton, Seconded by Councilman Cavener.*

*Voting Yea: Councilwoman Strader, Councilman Bernt, Councilwoman Perreault, Councilman Cavener, Councilman Borton*

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. **Denied**

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)

*Motion to deny made by Councilman Borton, Seconded by Councilman Cavener.*

*Voting Yea: Councilman Bernt, Councilwoman Perreault, Councilman Cavener, Councilman Borton*

*Voting Nay: Councilwoman Strader*

6. **Public Hearing** for Torino Locust Grove Subdivision (H-2022-0038) by Jeremy Rausch, located at 870 S. Locust Grove Rd. **Continued to September 13, 2022**

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

*Motion to continue to September 13, 2022 made by Councilman Cavener, Seconded by Councilman Bernt.*

*Voting Yea: Councilwoman Strader, Councilman Bernt, Councilwoman Perreault, Councilman Cavener, Councilman Borton*

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

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.

*Motion to approve made by Councilman Borton, Seconded by Councilman Bernt.*

*Voting Yea: Councilwoman Strader, Councilman Bernt, Councilwoman Perreault, Councilman Borton*

#### **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 **Approved**

*Motion to approve made by Councilwoman Perreault, Seconded by Councilwoman Strader.*

*Voting Yea: Councilwoman Strader, Councilman Bernt, Councilwoman Perreault, Councilman Borton*

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 **Approved**

*Motion to approve made by Councilwoman Perreault, Seconded by Councilwoman Strader.*

*Voting Yea: Councilwoman Strader, Councilman Bernt, Councilwoman Perreault, Councilman Borton*

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 **Vacated (to be scheduled September 13, 2022)**
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 **Approved**

*Motion to approve made by Councilwoman Perreault, Seconded by Councilwoman Strader.*

*Voting Yea: Councilwoman Strader, Councilman Bernt, Councilwoman Perreault, Councilman Borton*

#### **FUTURE MEETING TOPICS**

**ADJOURNMENT 8:50 p.m.**