



## 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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### Minutes

#### ROLL CALL ATTENDANCE

##### PRESENT

Councilman Joe Borton  
Councilman Brad Hoaglund  
Councilman Treg Bernt  
Councilman Luke Cavener  
Mayor Robert E. Simison

##### ABSENT

Councilwoman Liz Strader  
Councilwoman Jessica Perreault

#### PLEDGE OF ALLEGIANCE

#### COMMUNITY INVOCATION

#### ADOPTION OF AGENDA *Adopted*

#### PUBLIC FORUM – Future Meeting Topics

#### ACTION ITEMS

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 *Approved*

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

*Voting Yea: Councilman Hoaglund, Councilman Bernt, Councilman Cavener*

*Voting Abstaining: Councilman Borton*

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. **Approved**
- 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).

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

*Voting Yea: Councilman Borton, Councilman Hoaglund, Councilman Bernt, Councilman Cavener*

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. **Approved**
- 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.

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

*Voting Yea: Councilman Borton, Councilman Hoaglund, Councilman Bernt, Councilman Cavener*

4. **Public Hearing** for Aviator Springs (H-2021-0065) by The Land Group, Inc., Located at 3235 N. McDermott Rd. **Continued to January 25, 2022**
- 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.

*Motion to continue to January 25, 2022 made by Councilman Cavener, Seconded by Councilman Hoaglund.*

*Voting Yea: Councilman Borton, Councilman Hoaglund, Councilman Bernt, Councilman Cavener*

**FUTURE MEETING TOPICS**

**ADJOURNMENT** 10:02 pm