



## CITY COUNCIL WORK SESSION

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho  
Tuesday, March 08, 2022 at 4:30 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/88523586378>

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

Webinar ID: 885 2358 6378

#### ROLL CALL ATTENDANCE

Jessica Perreault

Joe Borton

Brad Hoaglun

Treg Bernt

Liz Strader

Luke Cavener

Mayor Robert E. Simison

#### ADOPTION OF AGENDA

##### CONSENT AGENDA [Action Item]

1. [Approve Minutes of the February 22, 2022 City Council Work Session](#)
2. [Approve Minutes of the February 22, 2022 City Council Regular Meeting](#)
3. [Knighthill No.3 Water Main Easement](#)
4. [Shelburne South No.1 and No. 2 Sanitary Sewer Easement No. 2](#)
5. [Final Plat for Biltmore Estates Subdivision No. 4 \(FP-2022-0007\) by Engineering Solutions, Generally Located 1/4 mile South of W. Victory Rd., on the West Side of S. Kentucky Way and 1/2 Mile West of S. Meridian Rd.](#)
6. [Final Plat for East Ridge No. 3 \(FP-2022-0003\) by Sophia Durham with Conger Group, Located North of E. Lake Hazel Rd. Between S. Locust Grove Rd. and S. Eagle Rd., on Parcel S1132438570](#)
7. [Final Order for Oakwind Estates No. 1 \(FP-2022-0001\) by Brandon McDougald with Kimley-Horn, Located at 6180 W. McMillan Rd.](#)
8. [Findings of Fact, Conclusions of Law for Inglewood Commercial \(H-2021-0095\) by Goldstream, Located at 3330 E. Victory Rd.](#)

9. [Findings of Fact, Conclusions of Law for Lennon Pointe Community \(H-2021-0071\) by DG Group Architecture, PLLC, Located at 1515 W. Ustick Rd., in the Southeast Corner of N. Linder Rd. and W. Ustick Rd.](#)
10. [License Agreement Between the City of Meridian and the Nampa & Meridian Irrigation District for the Creason Pathway](#)
11. [Task Order in the Amount of \\$2,000.00 Between the City of Meridian and Key Detail for Mural Design at unBound Library for Design Services](#)
12. [Police Department: Fiscal Year 2022 Net-Zero Budget Amendment in the Amount of \\$900.00 for Idaho State Liquor Division Mini Grant](#)
13. [Fiscal Year 2021 Financial Audit Report](#)

**ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]**

**PROCLAMATIONS**

14. [Procurement Month](#)

**DEPARTMENT / COMMISSION REPORTS [Action Item]**

15. [Transportation Commission: 2021 End of Year Report](#)
16. [Human Resources: Fiscal Year 2022 Budget Amendment in the Amount of \\$254,000.00 for Employee Health Benefits Trust Funding](#)
17. [Finance Department: Quarterly Update for Fiscal Year 2021 Audited Financial Results](#)
18. [Parks and Recreation Department: Lakeview Golf Course Capital Projects Bid Results Discussion](#)

**ADJOURNMENT**



## AGENDA ITEM

**ITEM TOPIC:** Approve Minutes of the February 22, 2022 City Council Work Session

**Meridian City Council Work Session**

**February 22, 2022.**

A Meeting of the Meridian City Council was called to order at 4:34 p.m., Tuesday, February 22, 2022, by Mayor Robert Simison.

Members Present: Robert Simison, Joe Borton, Treg Bernt, Jessica Perreault, Brad Hoaglun and Liz Strader.

Members Absent: Luke Cavener.

Also present: Chris Johnson, Bill Nary, Joe Dodson, Jeff Brown, Joe Bongiorno and Dean Willis.

**ROLL-CALL ATTENDANCE**

<input checked="" type="checkbox"/> Liz Strader	<input checked="" type="checkbox"/> Joe Borton
<input checked="" type="checkbox"/> Brad Hoaglun	<input checked="" type="checkbox"/> Treg Bernt
<input checked="" type="checkbox"/> Jessica Perreault	<input type="checkbox"/> Luke Cavener
<input checked="" type="checkbox"/> Mayor Robert E. Simison	

Simison: Council, call the meeting to order. For the record it is Tuesday, February 22nd, 2022, 4:34 p.m. We will begin this afternoon's City Council work session with roll call attendance.

**ADOPTION OF AGENDA**

Simison: Next item is adoption of the agenda.

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: I move adoption of the agenda as published.

Borton: Second.

Simison: I have a motion and a second for the adoption of the agenda as published. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? The agenda is adopted.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

**CONSENT AGENDA [Action Item]**

- 1. Approve Minutes of the February 8, 2022 City Council Regular Meeting**

2. **Quartet Southeast Subdivision No. 1 Sanitary Sewer Easement No. 1**
3. **Shelburne South No. 1 and No. 2 Sanitary Sewer Easement No. 1**
4. **Ten Mile Creek Phase 3 Apartments Sanitary Sewer and Water Main Easement No. 1**
5. **Ten Mile Creek Phase 3 Apartments Sanitary Sewer and Water Main Easement No. 2**
6. **355 Ten Mile Stor-it Water Main Easement No. 2**
7. **The Oaks North No. 9 Sanitary Sewer and Water Main Easement**
8. **Final Plat for East Ridge No. 3 (FP-2022-0003) by Sophia Durham with Conger Group, Located North of E. Lake Hazel Rd. Between S. Locust Grove Rd. and S. Eagle Rd., on Parcel S1132438570**
9. **Final Plat for Oakwind Estates No. 1 (FP-2022-0001) by Brandon McDougald with Kimley-Horn, Located at 6180 W. McMillan Rd.**
10. **Findings of Fact, Conclusions of Law for Meridian U-Haul Moving and Storage (H-2021-0101) by Gurnoor Kaur of Amerco Real Estate Company, Located on Parcel R8257510015 and at 1230 and 1270 E. Overland Rd., Near the Northwest Corner of E. Overland Rd. and S. Locust Grove Rd.**
11. **Findings of Fact, Conclusions of Law for Rackham East/Eagle View Apartments (H-2021-0075) by Brighton Development, Inc., Located on the south side of I-84, ¼ mile east of S. Eagle Rd.**
12. **Development Agreement (H-2021-0015 Woodcrest Townhomes) Between the City of Meridian and Don Newell, Landmark Pacific Development, LCC for Property Located at 1789 N. Hickory Way**
13. **Development Agreement (H-2021-0086 - Apex East Subdivision) Between the City of Meridian and Brighton Development, Inc. for Property Located on the South Side of E. Lake Hazel Rd. Between S. Locust Grove Rd. and S. Eagle Rd.**
14. **Contract Addendum and Purchase Order #22-0233 to Existing IRU with Syringa Networks for Fire Stations 7 and 8 Fiber for the Not-To-Exceed Amount of \$500,000.00 and Authorize Procurement Manager to Sign Purchase Order #22- 0233**
15. **Fiscal Year 2022 January Financial Report**

16. **Resolution No. 22-2314: A Resolution of the Mayor and City Council of the City of Meridian to Amend the Future Land Use Map of the 2019 Comprehensive Plan for 2.10 Acres Known as Woodcrest Townhomes, Generally Located at 1289 N. Hickory Way, in the SE ¼ of Section 5, Township 3 North, Range 1 East, Meridian, Idaho; and Providing an Effective Date**
17. **Resolution No. 22-2316: A Resolution Adopting New Fees of the Meridian Parks and Recreation Department; Authorizing the Meridian Parks and Recreation Department to Collect Such Fees; and Providing an Effective Date**

Simison: Next is the Consent Agenda.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I move adoption of the Consent Agenda and for the Mayor to sign and Clerk to attest.

Borton: Second.

Simison: I have a motion and a second to approve the Consent Agenda. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it and the Consent Agenda is agreed to.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

#### **ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]**

Simison: There were no items removed from the Consent Agenda.

#### **DEPARTMENT / COMMISSION REPORTS [Action Item]**

##### **18. West Ada School District Development Letter Changes**

Simison: So, we will go into Department/Commission Reports Action Item, which is Item 18, which is the West Ada School District Development letter changes. Council, just so I -- I'm going to invite -- is Mr. Hood going to come up first or just -- and go with Miranda. Miranda, if you could come forward. Just want to lay out how we will try to approach this time frame -- is what I would ask is -- we will let the school district go through and give their full presentation. Make notes if you have any questions so we can come back to it so we don't disrupt the chain of thought if we can. Afterwards I will -- we will recognize every -- each Council Member for five minutes for any questions you may have and we will just start with Seat one, two, three, four, five, six -- go down the road. That way

everyone, hopefully, has the same amount of opportunity to ask any questions they have and be mindful to get Dr. Bub off to his next appointment. So, he is here to answer questions that everyone may have during their time period. So, we will try to take that approach. So, Miranda, turn this over to you.

Carson: Mr. Mayor and Council Persons, just here to invite Marci, she's the one that's going to be doing the presentation. As the Mayor said, Derek Bub is -- Dr. Bub, he is from the school -- school district superintendent and, then, Jonathan Gillen, the assistant superintendent of operations, is also here.

Gillen: Good afternoon, Mr. Mayor, Members of the Council -- does that sound better? Mr. Mayor, Members of the Council -- perfect. We will pull up the presentation as well? Wonderful. Okay. So, thank you. So, just for the record my name is Jonathan Gillen. I am actually the chief of operations for the school district. So, not the assistant superintendent. But thank you, Miranda, for giving me a promotion. So, Dr. Bub is here with us tonight. He is -- he is going to have to leave in a little bit. So, you might see him step out for a little bit to head to another West Ada engagement, so you will be able to have the opportunity to visit with Marci and I tonight. My plan is to spend just a couple of minutes. I'm going to kind of outline for you what the presentation is going to look like and, then, we are going to let Marci start to dig into data from there. So, just to start, I wanted to give you -- we had a discussion between our two boards back in May and there was a lot of things that we talked about and it's not very often when you give a presentation you have one of these joint meetings and you get to come back and say we have answers to a lot of these things. So, what you are going to see tonight is us start to walk through those data, try to identify some of these questions you had, identify the data points that you talked about and how it is we are working through them. So, what we are going to cover tonight -- there is going to be a lot of discussion. We are going to talk about plans. We are going to talk about residences. We are going to talk about the number of homes. We are going to talk about how we create data. We are going to talk about attendance areas. We are going to walk through all of that. We are going to spend some time talking about projections we have developed. Some of the variables with those projections, specifically when developments are going to come into play, how they are going to build out, what our expectations are for kids. Some of the data that we are using that we are still learning from and so I think that's something you are going to hear a lot. We have built this mass of data. We have great opportunity that now we have started to learn. Now we have new sets of questions and new things that we are going to walk through. We are going to talk a little about how we use this data and for us I want to be -- I guess to share that the district actually uses this data as well. So, this is not just for the development of the letters, we actually use this as part of enrollment management projections for us as we start to look at what our needs are going to be in the future. And, then, there is some other things that we will just briefly touch on. As I said, we are starting to get lots of data, right, and so we have looked at student generation rates and we have started to identify how that works and what that often does when you have data is now we have a new set of questions. We have to start to learn things that we don't actually have data on. So, we are looking into pulling in a contractor to help us do a demographic analysis of our district. Specifically what we are going to try to look at is incorporating not

only development data into this, but birth rate data into this. We are trying to incorporate data of who is moving into our community. What is our mobility rate associated with that? Where are students going to leave? Where are they coming from? You know, if we have a student who leaves. So, starting to capture that data and also starting to capture market share. So, as education becomes a more competitive market what is our market share in the district? Where some of our students who may be, you know, because of COVID changed their thing. So, they decided to be homeschooled. They may be transferred to a charter school. What does that impact have on us as well. I would love to be able to tell you we will have that data tonight. We won't. So, that's part of the demographic study that we are going to be working on and getting data and so you will see that data as we continue to refine the future. What we are not probably going to cover tonight, because, quite honestly, there is not enough time and we are still working on it, is a facility plan. So, what I -- even though you don't see it in the presentation, we are working on it. So, we are going through the process of looking at our sites. We are walking through and identifying what it would look like based on the buildings we are going to put there. What does that do for our ten year plan? How does that impact with enrollment and enrollment projections and so that work has continued to be ongoing. Other things you probably won't hear from us is I would love to be able to tell you I can guarantee you the number of students that are going to come. That would be awesome. I would love to be able to tell you this is exactly what you are going to see and, unfortunately, that's not the case. I talked a little bit about here is data we have and here is generating the new questions. Part of that is really the iterations of the data we are using as we start analyzing it. So, now we have started to pull in all this data and we have started to run projections and now what we are going to start to see as we go into this academic year and the next one, we are going to be able to analyze some of that. How are we doing? How is it trending? What is our expectations for who is moving to this community? Do they all have students? Do they not have students? Are our ideas of a certain grid different than a different grid? And so we will be able to now start analyzing our data. So, we are starting to get in the position of being able to do that and, then, really, what do we talk about with next steps. So, we are continuing to evaluate those. I know on the development letters we have talked about our toolkit and so that will be something we will dig into and so, then, we will start to walk through -- maybe not necessarily when we are going to make all those decisions, but what they look like and how we can work together and partner through that. I wouldn't be in education if I didn't talk about learning outcomes. So, some things we are hoping to get out of our conversation, right, is an understanding and a comfort level for the data that we have. Become aware of some timelines, again, where you are going to see changes in data and new things we are going to do and, then, obviously, identify ways we can work together more. And with that Ms. Horner is going to come up and going to share with you for a little bit. Thank you.

Horner: Good afternoon, Mr. Mayor, Members of the Council. I'm so excited to be here today and have this conversation with you. I have been listening to your conversation and it just -- I'm just really happy to be here and be a part of the conversation. So, we are going to talk -- get started right away, because I know we have got a time crunch and I will try not to talk too fast, because I want to get through all this information, so if I feel -- if you feel like I'm just -- if you can't understand me slow me down and I would be happy



to -- happy to slow down. So, first of all, how do we analyze? All right. So, we have a large district. How to -- how are we going to analyze the growth and the developments and the student household information with such a large district and we are just going to do it one piece at a time. So, to easily track data we are going to take the district and we are going to divide it into a grid. This is -- this is something that I, quite frankly, can see in my sleep, because everything is wanting to come back to this grid. So, it's going to pretty much be a square mile block. Some cases it's going to follow natural barriers -- or natural boundaries, because that's going to work out a little bit better and what is it that we are tracking? We are going to be tracking the new residential development. So, we are tracking the new residential developments. Student household locations, parcels of land and school attendance areas and I'm going to talk about each one of these areas just a little bit. So, first, the new residential developments. You know the process. So, we are notified of pre-app meetings. We gather information from those pre-app meetings and often attend those pre-app meetings to understand what is coming. Then we receive those transmittals of the applications containing the hearing dates, what -- how many lots are in those pending applications. Then, obviously, it goes to Planning and Zoning, City Council meetings. Those meetings are tracked, so that we know if they are approved, continued, denied and, then, of course, the second transmittal to let us know that those final plats are on schedule and, then, after that we -- I -- so we want to track what is happening with those developments. So, I'm pulling the Ada County Assessor data on parcels to find when those large parcels have now been broken down into small individual lots and that's like the next step in identifying where this development is in the -- in the process. So, here is this grid that we are going to talk about. Jonathan mentioned it. Each development as it comes in at the pre-app level or the transmittal, is drawn on -- in a program called RCIS. It's drawn on a map according to the description. So, the exact parcel is drawn and it's also -- you are going to see different colors. These are the colors representing what stage the -- what stage of the application process this development is in and I'm going to talk about those a little bit individually. So, here is a zoomed in area. So, you can see each of these levels. So, in the pink you can see these pre-app. Now, I'm not using these for tracking numbers. They often don't come to pass. They are just identified knowing that this is an area that is going to be developed, if not now eventually. And, then, as I get those transmittals they are changed to pending status. They are -- you have seen the -- in my transmittal letters when they are approved. These are not counted as approved developments until they have gone to Council and have been approved. We are approximating -- depending on the size of the development and other factors that this is going to be completed in approximately four to seven years. We have talked with your planning staff, other planning staff, talked to some developers. I have not heard any negative feedback about this time frame. We will continue to monitor these to see if this is -- this time frame needs to be adjusted. That's part of our learning process. But for now we are going to take those pending applications and estimate that four to seven year build out. Build out and occupied. And, then, once they are approved you will see these orange that are approved, that's going to be about a three to five year completion. Moving on to final plat in the green and, then, you will see in the -- those developments that are in the blue, those are -- they have now received -- or been given the Ada County Assessor individual parcels for those developments. I call those developed. And those are maybe a one to three year time frame before those are

completed. Okay. Moving on to student household locations. So, we take the student data from our power school system. We geocode them, which means that we are linking those address data to the map. So, each of these red dots represent a student. It looks like they represent a household. Each red -- or the red dot might have multiple red dots on that and we can track that in our system. The parcels of land -- as I have said, we -- I download those directly from the Ada County Assessor map. I do it about quarterly, so I'm getting the most recent data that's possible. This information is valuable. It tells us what kind of residential -- or what kind of lot it is. It could be residential, commercial, farm land. So, it gives us really good valuable data. And, then, of course, each traditional school has an attendance area where the students will likely attend it. They all differ and those attendance areas are approved by our board. Excuse me. And we may change those attendance areas to balance enrollment if necessary. So, that's how the data is collected and I'm going to go through and talk about how the data is organized. So, each of the grid blocks are labeled by a corresponding row and number. Each data set is also organized by this label. The developments, the students, the parcels, subdivisions and even attendance areas are going to lay within and can be identified by their grid label and, then, this data currently is recorded and maintained in spreadsheets. I just realized that is spelled wrong, probably, because I took it out and put it back in. I apologize. We are currently in the process of purchasing a software that is going to allow us to have this data all in one location. So, I'm very excited about that. So, here is an example of a portion of the development spreadsheet. So, you can see here that the developments are all listed. It identifies what block they are in, what -- or what grid that grid area -- the development is in, the number of units, whether it's a multi-family housing, the approving agency, as well as the status that it's in. So, you can see that in one spreadsheet we have got the developments tract and in a corresponding spreadsheet we are going to have those numbers consolidated. So, the -- everything that is in one status, so the -- those that are -- have been approved, the preliminary plats approved, are going to be consolidated, as you can see, from the image on the left to the image on the right and just a reminder, those are all designated in this time frame. So, this will calculate the future single family dwellings in relation to their location on the grid, as well as the multi-family and the multi-family just has an additional row for the conditional use permit approval. This -- another spreadsheet shows the student household information. So, as you can see we take each grid, we count the number of students in that grid and designate it by what grade level they are in right now or what school type they are in. Elementary. Middle school. High school. This is actual data, not estimates like we have used before. In the past we kind of took big -- a big generic number and applied it. This is actual students in actual lots. So, this spreadsheet shows the residential parcels in relation to their location on the grid and this is also done -- or research has been done to -- to identify the multi-family units as well. So, you can see each of these grids -- now, these are identified by the Ada County Assessor as residential lots. Some of them that are in the building process will still be identified as land. So, I'm counting -- when I'm counting for -- to determine what -- how many students we are generating from an area, I'm going to be consistent and stick with the Ada County Assessor with the property type as residential. Each attendance area can also be identified by the group of block -- or by the group of blocks. The data in each block is used to determine an appropriate attendance area for each school and just a note, because we will kind of talk about this later -- that each of

those -- the attendance area doesn't always work out to go to the square mile or the block. So, once in a while the attendance area lines will go through a block. I feel like I'm breezing through this so fast. You are -- you are staying -- okay. Perfect. All right. So, we covered collected. We have covered organized. Now we will get into analyze, because I know this is what you are really here for. Well, you are here because you have to be. This is what I'm really here for. Okay. So, we are going to take each of those four areas that we just talked about and we are going to now talk about calculating our student generation rate and, then, we will go on to projecting future enrollment. So, we have here those -- in each of those grid blocks the number of actual students generated per household. So, these are the number of residential parcels, the number of students, even the number at each level and they are identified per block on the map. As you can see here, the student generation rate is all calculated and it is a wide range depending on where that grid is. Because we are using the Ada County Assessor map we are also able to identify what the taxable value is of the house and this is kind of -- if you remember back when we had that meeting Miranda talked about there are other factors that we can study and learn. We can -- so, this is just one of those. So, that we can identify what number of students we might get at -- at a certain price point. So, there is still more to learn, but this is definitely a start for us. We are also talking the multi-family. So, these are the actual number -- number of multi-family units against the students that live in that. There is still, again, a lot more to learn. Price points. Rental points. But you can also see just in this small area that we have some multi-family student generation rates that are a .08 in some areas and some that are 1.06. So, this is a really -- there is a lot of variables here and we are -- we are still learning and -- but we are able to identify now where our students are coming from for -- in those multi-family housing areas. Okay. So, we can track this by attendance area as well. So, for example, we are going to use the Mary McPherson attendance area. It's the area in red and -- and consists of Blocks 12-C, D, and so on. You can see that attendance area over in the left and the spreadsheet with the residential parcels and the student information over here on the right. So, the average student generation rate in the Mary McPherson attendance area is .49. This is the average of each block that makes up the attendance area and we can even identify what the student generation rate is per elementary, middle, and high school. In the past we just took the generic per -- per student and, then, multiplied that and divided it by the number of grade levels in -- but this is -- we are actually getting -- so that we can identify in this area we might see more high school students. In this area we might see more elementary students. So, we can break it down per school type. All right. Moving on to projecting future enrollment. So, here we have the attendance area. Now it's on the right. With a corresponding single family up on the -- on the left on the top. That's single family. I don't have a label on it. I'm sorry. But below that you can see the multi-family and the -- the -- the yellow box around it you can just see where that's identified in that 13-E grid block we are corresponding -- these are what -- the single family dwelling units that have been -- the preliminary -- preliminary plats have been approved. Seven hundred and seven at the time I did this. Forty have gone on to the final plat approval and in this area no single -- or in this grid there is no multi-family units that are pending or approved. As I said, not all -- it doesn't always work out perfectly and easy with the grids. So, sometimes we have to take out, but just acknowledging that we are taking out some of those developments that are not counted in that attendance area, because we want to get -- get

-- have the most accurate information we can for those attendance areas. And as you see here this all corresponds to -- and accumulates to the number of pending preliminary plat, final plat developments. So, then, this is -- this is how I get those numbers in the -- in the trends -- or in the development letters that I send you. How many approved lots for single family, how many approved lots for multi-family. Okay. That's how it's collected, organized, analyzed. Now we are going to talk about just how I'm sharing that information with you and anybody really. Not just you. Okay. So, I'm going to use the Centerville letter as -- as an example. So, I know that there has been questions about, you know, why we have changed the letters and, really, since I took over the letters it's kind of been an ongoing -- how can I get you the best information? As you see there is a lot of information here. It's really hard to cram all this information into a letter and I understand that it often causes more questions. So, when -- when you ask what weight can we put on these -- this -- this information, hopefully -- hopefully this -- this presentation will -- will allow you to answer that for yourselves. So, again, this is -- as stated in the letter, this is based on the current enrollment data specific to the area and I will -- I will give you some examples here. So, in this -- as you see, the 138 school aged children -- and, again, this is saying that this is based on the attendance areas of the school year and I want to just make sure to point that out, because some of these developments might become finalized and the attendance areas might have changed. So, based on the information that we have right now the estimation is this number of school aged children. So, we are going to -- I'm going to take that grid that this -- that this application is in, this 13-I, and I take the number -- you know, literally have my math out when I'm doing this. So, in this area we have 1,526 residential parcels, 974 students. So, our student generation rate in this area is .64 per residential parcel. I think this is really important, because this is -- I'm going to assume that this development, because it's going in this area, we are going to likely generate the same number of students that we are typically getting from the rest of that square block. That's an assumption that we are making. That may or may not come to pass, but that's the assumption that -- that we are going to go on for this analysis. We are going to do the same thing for multi-family. So, in this particular -- this -- this particular application had multi-family in the application there is no multi-family for me to compare this to in Grid I. In fact, there is not much around until you see grid numbers 12-G and 12-H. Both of those have multi-family. So, 12-G has a student generation rate of .2, 12-H has a student generation rate of .82. I personally don't feel comfortable giving either one of those numbers, because they are so different. So, I have an average and taking an average of those two. So, we have the 203 single family units, multiplied by the student generation rate in that area, to come up with 130 from the single family units and, then, taking the 16 multi-family units by the .51, which is the student generation rate for the multi-family they just averaged out at point -- or -- to come up with eight and so that is how I'm getting the 138 students from that development application. The next section of the letter talks specifically about what schools are going to be impacted by this development. The enrollment number is the current enrollment. The capacity is the fixed building capacity. You already know how the numbers from the approved lots per attendance area, as well as the approved multi-family units from the attendance areas and I will talk to you a little bit now about how I come up with those numbers for projected students from approved developments. So, this is an -- is an analysis of what the average student generation rate is for the attendance area for each school, taking into account the

student grade level and the number of approved developments in that attendance area. So, in this development application this development sits in the Hillsdale Elementary attendance area. Going through the exercise I just showed you with the Mary McPherson and Hillsdale, the elementary student student generation rate is .26. That's for just the Hillsdale. The Lake Hazel Middle School attendance area the student generation rate for the -- for that area is -- for middle school students is .11. And Mountain View, the student generation rate for Mountain View for high school students is .16. So, we take those numbers, the approved lots, times a student generation rate. If there is multi-family in the application it's going to be the multi-family student generation rate per that grade level and that's how we come up with these numbers for you. So, in Hillsdale from the developments that have already been approved, not including the development in this application, we are projecting 350 students at the point that they are all completed -- that the development is all completed and occupied and, remember, this is in that range -- that timeline of not next year, but four to seven years. We don't actually know. We are estimating the time that this is going to happen. In addition to this letter -- now, at this meeting we had on March 13th, if you remember there was a question about understanding the actual number; right? And, Councilman Hoaglun, I think you said that you want to understand when there might be a red flag and not just truly understand the -- to truly understand the situation and not just the number and so this is I feel the best way to give you that information. So, this is analyzing the school. Like really analyzing. What does it look like. What is happening in that school. And, then, saying to you based on what is happening at that school when -- and assuming that everything is going to go status quo, same student generation rates, buildings will build out -- or homes will build out the same time frames -- assuming all of those remain the same, then, we are going to -- going to be at a certain level. So, in this particular level we are saying that the elementary schools are projected to be at maximum capacity and the high school is also projected to be at full utilization. Now, what we are not saying here is we can't handle these kids, please, deny this development. This is just an -- an analysis of what is going to be happening at this current time with our current number of -- of schools and our current capacity without making adjustments. But, then, we need to follow that up with what tools do we have, because it would be really great if we could go from where we are to another school. But we -- we can't. We have got to do some things in between there to accommodate the additional students and we can and we are prepared for it. We are -- as you have seen we are watching what's happening and we are preparing and planning ahead. We might not have this -- that information to you, but we are definitely doing it inside the buildings -- inside -- my office. So, we are going to say things like in this -- in this school we might have to -- we might have to at some point do one or more of these. We might have to transport kids. We might have to change an attendance area. We might have to build another school to accommodate. So, these are just options that we may need to implement to meet the needs of the students. And, again, they can be different for other school -- or for each school. Done. Okay. Okay. Hold on. That was -- that was the fastest I have done this presentation. I think I'm ready for your questions.

Simison: Okay. Well, Mr. Clerk, if you would put the timer at five minutes, as I mentioned, we will just start and we will go as fast as we can, starting with Seat No. 1, which happens to be Council Woman Strader for five minutes.

Strader: Perfect. Thank you, Mr. Mayor. Thank you so much for coming, Marci. I really appreciate it. I appreciate the really granular dive into the data. I think that's helpful. I am not concerned about granular data. I would like to just pull back -- I'm really concerned about the whole situation. So, what is your projection for student capacity district wide in the next two to five years?

Horner: Projection for school capacity -- so, the problem with that is we have grow -- we have areas with capacity where there is not growth. So, that -- it's almost like apples and oranges. We can't necessarily count certain capacity.

Strader: Mr. Mayor, if I might --

Simison: You don't have to go through me.

Strader: I'm going to be just butting in, because I have got only five minutes and I'm intending to use all of it. So, I did my own projection model, because of my level of frustration, and I -- mine was very simple. It wasn't individual developments. I simply said if we take the total capacity in the district and I gave you a program capacity discount of 1,200 students, take it or leave it. We are approving 2,500 new housing units per year. I took the number of students graduating each year, subtracted the number of kindergartners coming in, I'm showing with that very back-of-the-envelope stuff that you are thousands of students over capacity. If the whole district is trending growth I'm showing that you are totally out of capacity in two years. So, I guess -- I understand what you are saying, you have exist -- your students coming from existing housing stock, but what I'm really struggling with is to understand what your projections are district wide, because I want to give you guys credit, you are going to redraw boundaries, you are going to put in portables and I would love to know how much those interim measures can handle. But my question to you is -- two questions. What's your projection district wide for your capacity in the near term, the next couple years, and my second question is what is an amount of growth that you cannot handle? What is an amount of new students that causes the quality of education to deteriorate significantly or, working backwards, you know, what -- what is it that you guys can't handle?

Horner: I'm definitely projecting you on -- take it. So, I'm definitely projecting at the -- at the level that makes sense, which -- to me, which is in regions. So, I don't know that I can personally answer your capacity question for district wide, because, again, my analysis is definitely by region and then -- you want to --

Gillen: Mr. Mayor, Members of the Council, so thank you for the question. I'm going to try to come up with -- I can tell you -- let's talk about where we are at right now. So, currently our district is sitting around 39,200 students we will say, give or take, you know, and at that height before COVID impacted us we were staying roughly at 40,398. So, we did have a reduction; right? Which I think has allowed us some time and flexibility to be able to manage the growth and so, then, what we will continue to do -- I think to answer your question of where are we going to be at, how can we handle two and five years from now as part of the data that we are working on right now, part of that facility plan is running

those projections -- is looking at where we see the impact of that growth and what our response will be to that, which may include any one of the items in our toolkit or it may be a discussion that we have with the board as well about the potential of bonding. So, again, just kind of helping to manage that growth. As far as a number when we say where is the number where we start to say that's too much. Really that starts to get very granular again back at the building level. What are the things that we can do in a building to be able to adjust our capacity? And so I would love to be able to say, oh, here is the number where it stops; right? And --

Strader: Mr. Mayor. Sorry. And I hate to cut you off, but I have got less than one minute left, so I'm just going to dig in a little more. My feedback that -- that is not an answer that I love. I hope you guys work on that. You need to have a district wide capacity projection. I don't see how you could, you know, operate your business without having that macro level view. I think COVID did buy you a lot of time. What do you specifically need from us? If you are analyzing your growth school by school and -- and it will be helpful to get a time frame for your projections for the schools. So, if it's we expect X number of kids in the next two to four years and X number of capacity, we -- I think we need that time frame. Do you expect us to manage our growth in response to school capacity at that level?

Gillen: Mr. Mayor --

Simison: Go ahead and answer.

Gillen: -- and Members of the Council, I think what I would ask is that we continue to share information and partner together. I don't think it's necessarily the expectation as the school district that we would talk to you and necessarily show you how to approve developments. I think we are going to continue to do this sharing and this data and we are going to be able to share information and be able to tell you about what are our projections and where we anticipate growth being.

Simison: Councilman Borton.

Strader: Thank you, Mr. Mayor.

Borton: Mr. Mayor, I have only got one question. If we are doing this five minute thing I would -- can I give three minutes --

Simison: We will come back. I want to get through everyone so they get an opportunity. So, take your time however much you want. We will move on, then, we will go back, give other people more time.

Borton: Okay. This question might be for Dr. Bub -- oh, he is leaving. This -- it's just one question. It's more of the policy. Less granular. So, we solicit input from community stakeholders to help us decide if a new development should or should not be annexed into Meridian. We compile all of that data. West Ada, obviously, provides such a letter as one of our community partners. So, how do you want us to use your letter and the

data in it to assist us in deciding whether or not a new annexation should be approved?

Bub: Mr. Mayor, Council, here is the intent of that letter -- to let you know what the ramifications of impact to schools are and kind of what our direction would be. I would say each of those pieces buys us let's say about a year. If we had to put -- if we had to adjust boundaries and one of the -- one of the questions regarding what is our district capacity. There is areas in our district that we could adjust that and we could -- we could put kids in. That becomes -- obviously, that's a transportation piece and so there -- there is a lot that goes into that, so -- so, what I would ask you guys to do is look at it and just have an understanding of if we are going to go down this road it may mean boundary adjustments. It may mean we have to go for a bond and -- and if we can go arm in arm -- and that's what I love about this partnership is that we can go arm in arm in that when you say, yes, we -- we approve that, we understand that we are going to have to build a school out there, let's go arm in arm towards that bond or whatever it might be at some point.

Borton: There is -- there is some feel that it's -- we are the tail wagging the dog in raising the alarm of school capacity and so that question also was trying to help us guide us in using what's in any such letter -- is there anything that would be within it that would make -- would be a communication from the district to us that there is some alarm. Said another way, is it -- is it fair to say the contents of the letter and the numbers in it are wholly irrelevant to our determination of whether an application should be annexed, because it doesn't provide any benchmark that past this point we recommend you deny it there is -- there is such an alarm. Is it fair to say that the numbers shouldn't sway us one way or another?

Bub: I think it's fair to say -- Mr. Mayor, Council, I think it's fair to say that if we got to a point where we didn't feel like we are going to be able to hold kids in our schools, there would be a lot of conversations ahead of that.

Borton: Sure.

Bub: We are always going to be able to educate the kids that are in our community, we are going to provide seats for those kids and we are going to provide them great educational experiences. When we say capacity we are not saying, hey, we are going to put kids on floors and that -- that makes us at capacity. What we are saying is we may have to adjust boundaries. That's never a popular decision. Last thing I want to do is move kids from -- you know, I grew up going to Peregrine Elementary and, then, also now, oh, congratulations, you are moving. So, it's really just -- what I would take the letter as is really informational to say, okay, these are the ramifications of impact to schools and, really, that's what I would look at.

Borton: Okay. And the last is just a comment and it's not a question, but I make the tail wagging the dog comment just because we are all partners in this process, right, and we want our city to grow well and have our new residents in an annexation be successful. So, we raised the alarm just in hopes that we are here to help and if there is anything that



-- that West Ada would ask of the city to assist it in delivering education as you describe, that you would ask. So, we -- you know, we get concerned about capacity under the assumption that -- that we -- we just want to help and be available, utilize your data to help us make the best decision and be receptive to any direction and advice that you provide and if you have got mechanisms to serve all the new students, that's fantastic, but I think that's the genesis of this whole conversation is we just want to make sure we can help assist West Ada in any way possible, so the kids, existing and new, you know, they don't suffer. We are all on the same page there. So, I really appreciate spending the time.

Bub: Mayor and Council -- and I would just say this to everybody, because I am going to depart here. We value that relationship and it's -- it is that relationship that makes this city amazing. Being able to have these conversations and really work through some of these things -- and sometimes they are difficult questions and sometimes they are -- you know, what should we do and I will just tell you the job that Marci does and that Miranda does to try to develop this crystal ball and predict what -- what kids are going to show up is miraculous and we really appreciate that. We appreciate knowing that -- that we are all going to work together on this and, hopefully, every single time we meet -- I know that when we met last time I had the privilege of -- of being part of that meeting. I think that we are getting better with our data and I think that every time we meet we will be able to have a better picture of where we are going. Thank you.

Simison: Thank you, Dr. Bub, for being here. Councilman Hoaglund.

Hoaglund: Thank you, Mr. Mayor. Marci, I wanted to make sure I understand the -- I appreciate you putting this data together and the process and it's a way to look at it. I just want to make sure I understand something I'm just a little hazy on and we show the projections and the timeline for developments -- depends on where they are in the process and there is a longer timeline if they are farther out. But at the same time you got kids that are moving through the -- through the school system. Is there any calculation -- or it might not change since you guys have been working with this -- the timeline since you have kids -- don't call aging out -- graduating and, then, you have other kids moving through, is that going to change calculations? I mean we hear about lower birth rates and all these different things and that's hard to factor in, but do you see at -- that the calculations are going to be -- remain fairly stable, even though kids are moving through the system and you have these different dates of, well, that's going to be done in three years, that's seven years out, that's just -- there is a lot of moving parts to that. I guess I'm asking a confidence question. Are you pretty confident in those -- those numbers for what you think it's going to be?

Horner: I'm confident in the data for sure. Projections are an interesting thing, because there is going to be a lot of variables happening -- like you said, some moving parts. So, I think as we continue to track in this way we are going to be able to continue to become better at those projections and so we are just going to keep learning more. I think that you are -- you are -- I understand what -- what you are saying with the -- with areas that age out. Those happen over a longer period of time and we can look at things like grade

levels and -- and, you know, what grade levels we have now versus what we had, you know -- or -- or what's coming down the pike. But, yes, I'm confident in the data. I -- and I understand there is more and this is not a -- this for sure is -- not a -- here is what we have and we are going to drop it in your lap and we are walking away. This is a learning process and from -- you know, this isn't -- this is maybe a year's worth now of learning. But we have a lot -- a lot more to learn, so -- and we are willing to, because we are -- like Jonathan said, we are using this for our benefit as well. So, we want to -- we want to get the data as good as we can. Is it perfect right now? It's -- it's better than it was a year ago.

Hoaglund: And to follow up -- and I don't know if it's for you or a question for Jonathan, but I -- I got to get closer to the mic so folks online can hear. I'm going back to the olden days, back to the '80s, and we had a new high school, late '70s Meridian High School, and -- and the '80s were an interesting time. Like now there was a recession early on and, then, we had growth and things changed. So, I called up a retired assistant superintendent for the time Meridian School District, West Ada, and so what did you guys do? What -- how did you handle that growth, because it -- it became quite intense for -- at the high school level. He says, well, that was a time we moved the sixth graders to the junior high, middle school, because they weren't at grade school at the time. He says boundary adjustments are always an option. He says moving those boundaries -- he says they are not popular with parents, we all know, some things don't change. They did the mid high. I participated in that for three years. We had a ninth grade only -- where Cole Valley is just ninth grade only because of capacity, moving kids to junior high, taking ninth grade out, they weren't going to high school yet, so that was another thing and, then, as '80s went on and we only had the one high school, they went to double shifting and, then, he talked about transportation issues and different things and, then, Centennial High School came on board. He said so it really is a matter of just utilizing the tools that you can find and have. Are you confident that you have tools available now to handle the growth that we are experiencing and looks like we will continue to experience for the time being?

Gillen: Mr. Mayor, Members of the Council, yes. So, I think what you are going to hear -- what you have heard about from West Ada previously, right, is that we get creative and so we find a way to be able to maximize what it is we can do and so I think you are going to see that same spirit in how we are going to continue to do things. I may not have an answer of whether, you know, we are going to switch to ninth grade and whether we are going to move the students around, but as we start to identify needs we will try to evaluate what our options are on the table, which is part of the reason why you are even seeing the toolkit, it's just for us to kind of start sharing -- we are thinking about these things. We are looking for options, good answers.

Hoaglund: Last question then. So, do you need the City Council to take action right now in slowing growth down?

Gillen: I don't believe -- Mr. Mayor and Members of the Council, I don't believe that that's what the district is going to ask you to do. So, I think we are going to continue to work on

that partnership and we are going to continue to keep you informed as we continue to have this data grow and as we continue to evaluate and, then, as Dr. Bub said, this for us is not an end, it's just continuing the partnership.

Hoaglund: Okay. Thank you.

Simison: Councilman Bernt.

Bernt: Thank you, Mr. Mayor. And, you know, I want to say thank you to Marci and Miranda that, honestly, I have -- since I have been on Council I can't think of a time that we have -- we have had such good data and such information in front of us. It's been just a remarkable change within the past year has been -- it's been awesome and that's just a true testament, my opinion, of, you know, your willingness to listen and your willingness to collaborate and to the best of your ability tried to solve a problem that's not even really yours to solve, in my opinion. And that -- and that brings me to my next issue. I don't -- I guess I don't have any questions, but I do have some more comments and, you know, the state legislature -- before I go there, as I -- as I talk to people -- as I talk to people their number one concern -- or their number 1-B concern is education and how we fund schools and their property taxes and how much that goes to, you know, West Ada -- you know that comes to -- goes to West Ada and -- and -- and depends on I guess the property, but it can get up towards 30 percent. It's huge. That's -- it's a big number and -- and -- and, honestly, in my opinion, the state legislature needs to have a seat at this table. They can't continue to not do anything and putting school districts in a position where they just have to figure it out or put band-aids on things or put the burden on how much this costs on taxpayers. If we want true tax relief, the best way to do it is to start funding schools properly. That's -- that's -- that's my opinion and there is just a lot of different ways we can talk about that. But most importantly I think anyone would agree with this, that the state legislature needs to start reinvesting in schools and they need to start reinvesting in kiddos and they need to start reinvesting in educators, because if they don't it's just going to get worse and it's going to get worse and it's going to get worse and as I talked to folks from Meridian, this is their concern and I see inaction and it's a problem. You know, we need -- most importantly we need funding mechanisms that -- that communities and districts can rely on, because it's the inconsistency of -- I mean there is just so much you can do. You can have all the best data in front of you and we can crunch until the cows come home, all right, but the -- it's moving, it's super granular and we will never have an exact path to where we want to go. We have to somewhat guess and -- and, again, I think that this is -- this can be resolved and so -- but I just want -- this is me pontificating, but I just want you guys to know that you guys are doing the best job that you can and, honestly, that's what we expect and thank you for that. One minute and 52 seconds. I think it boils down to -- as well as just a policy issue, really, and maybe that's -- because you are going to get us the data. We are going to get to the final number and we are going to have to make a decision and that's when decisions are needed -- need to get made and the decision that needs to get made is do we -- do we fix the problem? Do we fix the problem with the schools in a preparatory way, knowing that the growth is coming and the lots are there and the development is -- you know, it -- you know, the homes are going vertical. All right. So, do we take care -- do we ask for money now and prepare

ourselves for what is going to come or do we wait until there is an issue and, then, we ask people, you know, the citizens for -- to have them pay for a bond and -- and it's a policy discussion. I don't expect you guys to answer that question, but it's a discussion I think that we, as a Council, are going to have to -- it's going to help out, I guess, with our decision, because I know there is some that, you know, have questions about, hey, what does this look like now and how can we approve these new developments when we don't -- when -- when -- when we know that there is going to be an issue, you know, three to five years down the line. So, maybe a policy discussion is in -- is in place and what that looks like and how we approach growth and bonds and new schools in that regard. Sixteen seconds. No questions.

Simison: No questions. No response needed. But, thank you, Councilman Bernt. Council Woman Perreault.

Perreault: Thank you very much. Thank you for going through how these -- the information is generated. That's super helpful. My assumption is that this will, then, be used to put together a plan for how you are going to plan for growth in the district and how you are going to utilize the multiple options that you -- that you have mentioned. I still see this huge chasm between having the information and when the information is going to be utilized to make decisions. So, is -- is the staff planning on recommending to the school board a series of policies on when certain options are triggered? For example, you know, what sets the benchmark for when you decide to move a boundary? What -- what is -- you know, is it based on a certain student generation rate in a certain geographic area? Is it based on a school being over capacity for a certain number of years? Mountain View is already over capacity, so we see that as like an emergent situation when we get letters that say there is 2,300 students and there is 2,175 capacity, we are assuming you are already over capacity. So, what I really want to know is what -- what's going to be the triggers for each of these options that you are sharing with us and how are we going to know when those things are triggered such that there is going to be an improvement to the program or building capacities? So, is there going to be a set of standards that are created by the district that says when this happens this is what will go into play, we will go before the board and we will make decisions financially or we will make decisions for boundary adjustments or we will make decisions for portables -- what's that going to look like? Because until that happens I don't have any sense of -- it doesn't relieve my concern about the growth district wide and in -- and in very specific areas of our city where we are seeing capacity concerns. So, you -- we have residents coming to us at every meeting saying the district is saying that there is space, but our students are saying there is not space. Our children are saying there is not space. And -- and it seems like that there isn't -- that -- I'm not figuring out how to reconcile those two things for myself, so what -- what are the benchmarks going to be created? How are they going to be looked at? And -- and, you know, what are they going to be -- are they going to be put in place by the board. I just -- I don't -- it's beyond me that you have a district the size -- much much larger than many of the cities in the state of Idaho that does not have a plan that is based on some sense of -- of solid actions. So, I realize that the district can't -- cannot help some of the funding mechanisms -- mechanisms that they have options for us, as Councilman Bernt recommended. There was a lot of things that the district cannot

guarantee -- they can't guarantee the passage of bonds, they can't guarantee, you know, that -- that build out is going to be faster or slower. There is a lot of variables. But there are some things you can do by saying when we get to this point in a particular geographic area, particular school, particular grid, particular facility, this is the action we are going to take. I don't understand a holistic process to be able to say when we get to this point this is the action we are going to take. Is that something the district is going to work on and how long is it going to take to implement?

Gillen: Mr. Mayor, Members of the Council, that was a lot of questions, so I will try to answer them as best as I can. So, what I am going to tell you is that part of our process with the facility plan is going to look at that. So, what we are going to be doing is evaluating our enrollment projections and, then, we are going to be looking at our response to that, which may occur bonding, if we will include identification of -- if we need to put a portable based on what year two or year three is going to look like, specifically for what we anticipate student enrollment, so I think you are going to see -- start to see that the plan right now we are putting that together and, then, it will go to our board first and so my hope and expectation is that -- and by the March 14th board meeting is that we will be able to start having some of that conversation. Right now we have some plant sites and what those things look like. So, I think that we will give you some tangible ability to be able to see, okay, here is when we see a projection, here is where the district is going to try to come up with a response, some of which we control, some of which we can't; right? We can try to build a plan of what we are going to ask -- our taxpayers for. We can start saying this is what a bond would look like and we can walk through those steps. As far as the -- I don't want to cut -- as far as policy decisions, I think that will be a discussion that we will have to have at the board level, that we can, then, also start -- I think a lot of this data that we are gathering and the things we are doing is getting us to the point to where we can start having a lot of those conversations. So, I think you will see this conversation continue, along with the policy -- along with just the facility plan.

Simison: Okay. Thank you. So, I think we have a few more minutes -- you guys have time for a few more, if we have any one-off conversation -- one-off more questions from Council Members. I think we can go for about another nine minutes, if that works, so we can take a break from that standpoint. So, with that, Council Woman Perreault, I know you are going to have more. Why don't you -- if you have got one more and, then, we will see if there is any other Council Members that want to do a follow-up question, but --

Perreault: Yes, Mr. Mayor. I just have one more question. Regarding boundary adjustments, there has been a lot of attempts at doing that, both district wide in individual schools in the last ten years or so, many of you have been unsuccessful, because of the parent lead boundary committees. I'm curious if you can comment on whether the district is willing to consider adjusting how they go through that process, so that there is some -- so the boundaries can get adjusted in a timely way and, unfortunately, I -- I agree, it's hard when you have students, but don't want to move, but, for example, Rocky Mountain is a 600 over capacity, but Meridian is 400 undercover capacity, why is it that way when you make some boundary adjustment and now all of a sudden your schools are more evened out? It's a -- it's a political thing, to be honest, and I don't think it's benefiting our

district.

Horner: I don't know if I can really answer your question a hundred percent, just it's a -- it's the -- the board -- the board created this attendance area policy and that's like -- I understand what you are saying, because -- I ditto, because I did this last attendance area and I was thinking -- I think I could just whip this up real quick, but -- but the policy states -- so, I can't speak towards -- I can't speak to the board, because they just created and voted on this policy. That would just be -- that would be a board decision. Sorry.

Simison: Council Woman Strader.

Strader: Thank you, Mr. Mayor. First I just want to say thank you. I know I'm kind of harsh sometimes, but it's because I care. The biggest thing I am taking away from this that I'm worried about is a timing mismatch. So, we have 13,000 approved housing units coming in Meridian alone. Star has got their stuff going on and got one that's like 1,500 units and, you know, Dr. Bub was great about saying, hey, we will throw up the red flag when kids are sitting on the floor and we can't physically serve them. But the problem is when we turn the spigot off here, all those 13,000 housing units are still going to deliver to you and so my question is is there a way to improve either when you throw up the flag and tell us there is a problem or a way to get ahead of it and -- tell me the way we can be proactive together to get ahead of it, because I'm very concerned that at the time a crisis will happen that no changes can really simply be made at that time.

Gillen: Mr. Mayor, Members of the Council, I think -- yes, I think the way to really look at that is as we have been sharing and we have shared with you lots of data and the projections we are running, we are going to need a little bit of time to analyze where we think that is and how it is we are doing and I know time is not always a luxury that we have, but part of our ability to be able to raise that red flag and give you data is for us to also be able to analyze how are we feeling with our projections. Is the community coming in at the same way? Do we have expectations of this is what we anticipate a student generation rate is going to be. How is it actually panning out. And so I think the way we get through that process as we continue to analyze the data, as we continue to partner and communicate together; right? And so that I know -- it doesn't just answer every question and give a -- a point in time, but it does allow us to continue to share that information for us to identify those things for you and so we are going to be able to do our best to share that data with you at the same time. Then we are going to also be doing our analysis to be able to see is there changes in mobility, so to answer that question that I think was asked about a student ages out; right? That's some data analysis we are also going to be doing. So, just other ways that we are -- we are at this point now where we have all of this data and so now we are able to use it, but we are also going to be able to take some time to analyze and ensure that everything we are matching is lining up.

Strader: Mr. Mayor, can I have one more?

Simison: Council Woman Strader.

Strader: I think part of what I'm struggling with is -- you are giving us information about approving it to help us -- as one of many factors about whether we should approve a development and I'm having a really hard time with making decisions on that basis, because I know you have all the tools in your toolkit and I just -- I already assumed away that you will use all the tools. But I guess what I'm worried about is more -- when we have -- if we have a district wide capacity issue where those tools -- what is the limit of those tools is kind of what I'm trying to understand and I guess I would just highly encourage you, if possible, to aggregate your data and try to look at it and maybe -- I mean maybe we are missing something -- you know, for example, if you feel that you are losing share to education alternatives and that's one of the things that's driving this why the projections are incorrect, I would love you to tell me the reasons I'm wrong; right? But for now for me just some feedback. Just seeing, okay, here is how many you have approved that's going to be overcapacity. That in isolation to me is not a good driver of a decision of whether or not to approve a development. I just -- for me personally feel like we need to pull up a lot faster from that. But do you think if you could -- there is one piece of feedback for the letter specifically where you describe the amount of kids that are going to come in, I would highly encourage you to put the time frame of when you feel that they are coming, so we can understand that. Just having a number in isolation -- like, oh, there is a thousand kids coming in this one school when fully built out, that doesn't tell me a whole lot about when we might -- if I thought, well, we are good to be for sure 200 students over capacity in the next two years, that would put a different urgency level behind that, if that makes sense. Thanks.

Simison: Council, any other questions or comments? Then with that I will say thank you, Jonathan, Marci, appreciate your time and interest. I don't think it will be the last conversation we have on this topic, but it's a good starting point and perhaps there will be an update by the time we get to the joint meeting, so -- with -- with the board, the next step conversations. Okay. Thank you. Council, do I have a motion?

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: I move we adjourn the work session.

Simison: Have a motion to adjourn. All in favor signify by saying aye. Opposed nay? The ayes have it. We are adjourned.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

MEETING ADJOURNED AT 5:42 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

\_\_\_\_\_  
MAYOR ROBERT SIMISON  
ATTEST:

\_\_\_\_\_  
DATE APPROVED

\_\_\_\_\_  
CHRIS JOHNSON - CITY CLERK



## AGENDA ITEM

**ITEM TOPIC:** Approve Minutes of the February 22, 2022 City Council Regular Meeting



**Meridian City Council**

**February 22, 2022.**

A Meeting of the Meridian City Council was called to order at 6:01 p.m., Tuesday, February 22, 2022, by Mayor Robert Simison.

Members Present: Robert Simison, Joe Borton, Treg Bernt, Jessica Perreault, Brad Hoaglun and Liz Strader.

Members Absent: Luke Cavener.

Also present: Chris Johnson, Bill Nary, Joe Dodson, Jeff Brown, Joe Bongiorno and Dean Willis.

**ROLL-CALL ATTENDANCE**

<input checked="" type="checkbox"/> Liz Strader	<input checked="" type="checkbox"/> Joe Borton
<input checked="" type="checkbox"/> Brad Hoaglun	<input checked="" type="checkbox"/> Treg Bernt
<input checked="" type="checkbox"/> Jessica Perreault	<input type="checkbox"/> Luke Cavener
<input checked="" type="checkbox"/> Mayor Robert E. Simison	

Simison: Council, we will call the meeting to order. For the record it is Tuesday, February 22, 2022, at 6:01 p.m. We will begin this evening's meeting with roll call attendance.

**PLEDGE OF ALLEGIANCE**

Simison: Next item is the Pledge of Allegiance. If you would all, please, rise and join us in the pledge.

(Pledge of Allegiance recited.)

**COMMUNITY INVOCATION**

Simison: Our next item is the community invocation, which will be delivered by Pastor Drake -- Troy Drake this evening. If you would all, please, join us in the invocation or take this as a moment silence and reflection. Pastor.

Drake: Thank you, Mr. Mayor, Council Members. Would you pray with me. Lord God, I was just reminded in Psalm 4 that it says there are many who say who will show us any good and that's a little short sighted, God, as you know, that there is plenty of good. We thank you for this great country that we have, that we have this -- despite all of its faults, Lord, we have freedom in our country and -- and we can pursue life and liberty here. Lord, we thank you for our state and this great city that we live in and -- and, God, I just pray for our first responders here tonight, the people who keep us safe, the police officers and firefighters and paramedics, Lord, we pray that not only do they help us, but you would keep them out of harm's way tonight and -- and, Lord, it's cold and so we are thinking about those who are homeless and who need things. Lord, here we are tonight

and we -- we have food in our stomachs and a warm place and -- and people who love us and we just -- our heart breaks for those who don't have those things, so we just prayed, God, that they would find their place to a church or -- or a shelter or a friend or a relative or someone who could provide safety and help for them and, of course, last, but not least, Lord, pray for this Council meeting tonight, the business that they will cover, that you would give these servants for us wisdom and they would be able to, you know, accomplish what you set before them and we just appreciate them, God, and pray that you would impart your grace upon them and we pray all these things in your name, Lord, amen. Thank you.

## **ADOPTION OF AGENDA**

Simison: Thank you. Next item up is the adoption of the agenda.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: We don't have any changes tonight for the agenda, so I move approval of the -- of the adoption of the agenda as published.

Borton: Second.

Simison: I have a motion and a second to approve the agenda as published. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it and the agenda is agreed to.

**MOTION CARRIED: FIVE AYES. ONE ABSENT.**

## **PUBLIC FORUM – Future Meeting Topics**

Simison: Mr. Clerk, did we have anyone signed up under public forum?

Johnson: Mr. Mayor, we did not.

## **PROCLAMATIONS [Action Item]**

### **1. Black History Month**

Simison: Okay. Then with that we will move on to Item 1 this evening, which is a proclamation for Black History Month. Councilman Bernt, would you like to join me at the podium for this.

Bernt: Sure.

Simison: And we will invite President Taylor from the NAACP to join us at the podium as

well. So, we are here tonight to do a proclamation for Black History Month and I asked Council President Bernt to join me down here, because this is really about the relationship that we have been building together with President Taylor, members of the NAACP and others in the community of -- whether it's the Hispanic chamber or others, following the actions from a couple of years ago and so it's really borne of a friendship, a partnership, a relationship, one that's overdue for a coffee, as President Taylor reminded me earlier, from that standpoint. But during the proclamation -- we did our first one last year for Black History Month and we are happy to do it again. So, with that we will go ahead and read the proclamation. Whereas during Black History Month we honor and celebrate the many achievements and contributions made by African Americans to our economic, cultural, spiritual and political development and whereas Black History Month grew out of the establishment in 1926 of Negro History Week by Carter G. Woodson and the Association for the Study of African American Life and History and whereas the 2022 national theme for the observance is Black Health and Wellness, which considers activities, rituals, and initiatives that black communities have done to be well and whereas the observance of Black History Month encourages our community to understand and acknowledge the lives of all of its African American citizens and live up to our democratic ideals and whereas we are able to live better lives and have a brighter future thanks to the contributions that have been made of African Americans in our community, state, and nation. Therefore, I, Mayor Robert E. Simison, hereby proclaim February 22nd as Black History Month in the City of Meridian and encourage the residents of our community and communities across the country to learn more about and celebrate the diverse heritage and culture of African Americans and continue our efforts to create a world that is more just, peaceful, and prosperous for all. Dated this 22nd day of February 2022. With that, President Taylor, I invite you to say any words and, then, we will do some pictures after that.

Taylor: Thank you, Mayor and this -- and this deliberative body of the city for your recognition. Some of you may not know, but I was here a few years ago to receive this proclamation and at that time I spoke to the fact that Meridian was the first city, to my knowledge, in the state of Idaho, to acknowledge or help Black History Month in this city. In my religious efforts I deal a lot on faith. So, I think it took a lot of faith for the Mayor and this deliberative body to step out and become the first to recognize Black History Month in this great state of Idaho, even though Idaho as a state recognizes it. I would like to report to you tonight that as I speak there is another city in Idaho that decided to step out in faith with you and that is the city of Caldwell. It's amazing that we look at what happened a few years ago as simply being a simple recognition to the African American community. It was a great step. It was an ambitious step and I'm sure a step that was not viewed by all, but all came together to make it happen and you did it again this year and somewhere along the line someone else in Idaho got a message and felt that why don't we do the same and I am honored -- truly honored of my friendship with the Mayor and Treg here -- even though he gets me into all kind of trouble. But then I hear the Mayor say he gets everybody into trouble that he surrounds -- that you would come again and ask me to be here and as I close out one, I leave you with this thought in mind. What if -- what if the African American contribution had been recognized and celebrated during those years that it happened, then, we would not have to have a month to celebrate African American history, because it would have been American history. In fact, that is

what it is. American history. And we wouldn't have to study Critical Race Theory, things that seem to divide the country while we, in the City of Meridian, are trying to bring the community together. So, what if -- and, again, I want to thank you, Mayor, thank you, Treg, for bringing this to your deliberate body and I can assure you the African American Community in Meridian and all over Idaho thanks you for that step of faith. Thank you.

Bernt: Sorry, Mayor, I have a cough, but, you know, I -- it's a privilege to stand before you today and, honestly, I would -- I would call it from a great leader in -- in our -- in our US History, John Lewis, he -- I think he called it good trouble.

Taylor: Yeah.

Bernt: That's what -- that's what you are talking about; right?

Taylor: That's right. That's right.

Bernt: Look, all -- all kidding aside, you know, President Taylor is just not a true leader in the African American community, he is a true leader in Meridian and the friendship that we have been able to develop over the last couple years has been awesome and I really truly appreciate you and the others who we meet at -- yep. Absolutely. And -- and it's -- you guys -- it's just -- it's been an absolute pleasure and I thank you from the bottom of my heart for all that you do, for, you know, the -- the -- to talk about all the accomplishments of the African American community in our city.

Taylor: Thank you.

Bernt: Thank you.

## **RESOLUTIONS [Action Item]**

### **2. Resolution No. 22-2315: A Resolution of the Mayor and the City Council of the City of Meridian, Appointing Patrick Grace to Seat 6 of the Meridian Planning & Zoning Commission; and Providing an Effective Date**

Simison: Thank you, Council. With that we will move on to Item No. 2 this evening, which is Resolution No. 22-2315. This is appointing Patrick Grace to Seat 6 of the Meridian Planning and Zoning Commission. As I mentioned when we did the previous appointments to -- the other commissions, including Planning and Zoning, I had teased that I would be bringing Patrick's name before you to replace Bill Cassinelli on the commission, who I attended his last meeting last week and he -- he provided his notice. But when we were going through with Commissioner Seal we felt that Patrick would give a good rounding out of the committee with the loss of Ronda, with Bill Cassinelli, both from, you know -- fit -- fit with the commission, location where you lived, knowledge of the city, involvement in his local HOA as Paramount and in that area. Being an attorney I think -- you know, Councilman Borton can agree or disagree, but I think it brings a -- a

nice skill set to Planning and Zoning that can help them with their processes and forming those decisions. But it was really the answer -- I don't want to give away my questions that I ask for future applicants, because I don't want people tailoring their answers picking up on what I say, but, needless to say, the comments that he made about negotiation skills, views on personal property rights versus community rights, how he approaches issues and challenges that he faces that I think he will -- he will just bring a great addition to the P&Z, so they can effectively engage and communicate back and forth as necessary with our community as applications come forward. So, he is in the room this evening, but he doesn't get to speak until after he has accepted the job -- or you have agreed to give him the job, unless you have any questions for him. So, with that I would put this before you for your consideration.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I move we approve Resolution No. 22-2315, appointing Patrick Grace to Seat 6 of the Meridian Planning and Zoning Commission.

Strader: Second.

Bernt: Second.

Simison: I have a motion and a second to approve Resolution No. 22-2315. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it and the resolution is agreed to.

**MOTION CARRIED: FIVE AYES. ONE ABSENT.**

Simison: Patrick, would you like to come forward and make any comments?

Grace: Good evening. Thank you, Mr. Mayor and Council Members. I just wanted to say thank you all very much for the opportunity to serve. I have lived in Meridian for about 16 years now and it's a great community and over the last couple of years or so I have been thinking about ways I can give back and apply for a few positions on some commissions and this one came up and I was pleased to talk to the Mayor about that and, hopefully, bring some of my skill set and experience to bear and, yeah, for the good of the -- of the community. So, I appreciate it very much. I'm looking forward to giving back. Thank you.

## **ACTION ITEMS**

### **3. Public Hearing for Inglewood Commercial (H-2021-0095) by Goldstream, Located at 3330 E. Victory Rd.**

A. Request: Modification to the Existing Development Agreement (Inst.

#2019-124424) to update the conceptual development plan to include a daycare facility instead of a retail use and removal of the 3-story office building in favor of a smaller retail/office building.

Simison: Thank you, Patrick. With that, Council, we will move on to our public hearings for this evening. First up is Item No. 3, a public hearing for Inglewood Commercial, H-2021-0095. We will open this public hearing with staff comments from Joe.

Dodson: Thank you, Mr. Mayor, Members of the Commission -- Council. Sorry. Got me on the Commission now. I'm filling in for Sonya tonight. She had an obligation she could not get out of, so I'm covering this project for her, so be a little nice on this one. You can bash me on the next one. This is for Inglewood Commercial. It is for a development agreement modification. The site consists of approximately nine acres of land, located at the northeast corner of Eagle and Victory Roads. It's zoned C-C and R-15, with the C-C zoning being adjacent to Eagle Road. It is designated as mixed use community on the future land use designation. The applicant proposes to modify the existing DA that is currently in effect with the property, simply to update the concept plan approved for the overall development. The existing plan depicts a mix of uses, including a residential care facility with single family attached homes for independent living on the east portion of the site in the R-15 zoning district, with an office pad and three retail commercial pads along Eagle Road on the west half of the site -- about the western third. No changes to the retirement community or the two retail commercial buildings at the southwest corner -- southwest corner of the site are proposed, except to enlarge the northern building pad and include office as a potential use. In fact, the senior living facility minimally -- I'm not entirely sure about the attached homes, but minimally the senior living facility is already under construction. The very southwest corner of the site is planned to develop with a drive-through restaurant use, more than likely a coffee shop, with indoor and outdoor seating. Three story office building that is proposed to be removed, because there is not adequate space for the building. There is a serious in the middle of the roadway and through the building, which is depicted on the plan. A daycare is proposed in place of the northern retail pad. The applicant's narrative states that walkways are planned from the daycare to the senior living as part of the plan for the daycares for the children to go and visit some of the seniors as well. In the existing development -- no. Sorry. The proposed development plan includes a mix of residential and commercial users, demonstrates compliance with the mixed use community designation in the comp plan for this site. The proposed uses would provide employment opportunities and services for those living nearby. I didn't also mention that the office pad shown on the existing concept plan would not be able to be parked per our standards, which is another reason why they are proposing to remove it. It was a little ambitious in the original development plan. Existing DA will ensure supportive and proportionate -- and proportional public and/or quasi-public spaces, including plazas, outdoor gathering areas, open space, et cetera that will be provided within the mixed use and -- and/or the commercial component of the site. Staff does recommend approval of this. There was only one piece of written testimony, which was from the applicant representative and they are in agreement with the staff report. And I will stand for any questions.

Simison: Thank you, Joe. Council, any questions for staff? Okay. Is the applicant here? Is there anything you would like to add at this time? Please come forward. State your name and address for the record. You are recognized for 15 minutes.

Petersen: Good evening, Mayor and City Council Members. I'm Jim Petersen. Address 6609 Old Mill Circle, Salt Lake City, Utah. So, when we purchased this property -- it's been a few years ago now -- our main motive was to build and develop a continuum of care, kind of an age-in-place concept senior living. Like a lot of in-fills we had quite a few challenges with this, but I think that as a mixed use site it's shaping up really well. So, just a little bit -- don't know if this works at all. No. Okay. So, if you look at the existing plan, we put the senior facility in the middle, put the cottage homes -- basically twin homes to the east to buffer between the eastern neighborhood. So, all that part of the site is under construction and will be opening in a couple months and it's strong great demand, so we are -- we are leasing about twice as fast as our schedule was. So, that's all -- all stays the same and there is no changes to that. Honestly, we didn't put a lot of thought into the commercial part. We knew we had to do commercial along Eagle and the original development agreement -- agreement -- I think we were, yes, definitely a little too ambitious with the three story office building and three more office pads. There is quite a few easements here, too. We have the McDonald's now going through the property. We have an easement directly in from the -- from the -- the Main Street off of Eagle. So, it will come straight through -- actually goes through the middle of that building. Yes, there is an easement there. Fifteen foot easement on the north border and, then, there will be another easement to connect the parking lot or what we plan on developing in case the property to the north gets developed commercial the city wanted to have an ability to -- to connect those commercial parcels, which completely makes sense. So, what we have so far -- so, to fit all this in and meet our parking, our 25 foot setbacks all the way around, our open space -- yeah, it wasn't even -- even close. So, what we are proposing to do is to get rid of the three story office building. If you remember I was here a little while -- a few months ago and we got approval for the corner coffee shop Starbucks use and so that stays the same. The pad right to the north of it, that's small, I don't know what to use will be there yet. Hopefully -- I don't know. Bank. Retail. And, then, the northern part -- we have that under contract for a daycare and that's -- that's another change in the development agreement. So, two things in the development agreement that we need to modify. Get rid of the three story building and it doesn't spell out the use daycare in our -- in our current DA, it's retail, professional, restaurant. But it doesn't spell out daycare. So, that gives us our mixed use and, yeah, we have connecting paths throughout the -- throughout the whole development and -- yeah. Open for any questions.

Simison: Thank you. Council, any questions? Thank you very much. I don't -- Mr. Clerk, do we have anyone signed up in advance on this?

Johnson: Mr. Mayor, we do not.

Simison: Okay. Is there any -- anybody in the audience that would like to provide testimony on this item or anybody online that would like to provide testimony? If you are online use the raise-your-hand feature. If you are in the audience and would like to

provide testimony, go ahead and come up to the podium at this time. Seeing no one online or in the audience, would you like to make any additional final comments? Okay. Then, Council, we will turn it over to you for questions, comments, or actions.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Quick question for Joe. He had mentioned that the -- the concept plan -- we show daycare, but it's a retail office facility of some sort, so that's -- it's not required to be daycare in this DA?

Dodson: Councilman Hoaglund, my understanding is it's not that specific, which is fine. It's an allowed use in the C-C -- well, I should say conditional use in the C-C zoning district, which I believe they have already submitted for that and they are just waiting for this DA mod to be -- move forward in order to change the concept plan overall. Not necessarily the use proposed.

Hoaglund: Okay. Thank you.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault?

Perreault: Yes.

Simison: Okay.

Perreault: Thank you. I have a question for the applicant, please.

Simison: Okay. He's coming forward.

Perreault: Thank you. So, all in all I don't think I have any concerns regarding the two proposed changes to the development agreement, but I'm just curious what the integration will be like for pedestrian activity for the subdivision that's to the east. That's a pretty signature subdivision there in Sutherland Farms, so how will this kind of integrate into the surrounding residential there on the east side? I don't see any walkways that are coming over or any information about that.

Petersen: Yeah. So, we don't have the ability to, I don't believe, have a walkway from the development directly to the neighborhood to the east, with the exception of the sidewalk that we will be putting in along Victory Road. So, for people in that subdivision to the east to get to our development you would have to go along the sidewalk on Victory Road. That's the only connection that we are planning at this point.

Dodson: Mr. Mayor?



Perreault: Thank you. Mr. Mayor, follow up?

Simison: Council -- yes, Council Woman Perreault.

Perreault: Thank you. Can you take us through the circulation with the daycare. The entrance that's there along Eagle Road on the south side of the daycare, is that a right-in, right-out and how will that traffic flow?

Petersen: Yes. Off of Eagle Road that is a right-in, right-out only.

Perreault: And so will individuals come in and then -- oh, they will come in that way to -- too pick up from a daycare and, then, exit out sidestreet then?

Petersen: So, they can exit onto Eagle and make a right or they could draw through the parking lot and connect onto Titanium and that's a full access.

Perreault: Okay. So, there isn't concern about them flowing through near the -- the senior living facility --

Petersen: No.

Perreault: -- evidently or --

Petersen: No. That's why we have the access -- originally we had the access to the north of the facility and, you know, years ago before we did the development of the facility we moved it to the south kind of for that purpose and the other thing that the city has really paid attention to is -- you will see Titanium will be a through street. So, right now it's just dead ending to the north of our property and also the parking lot we are going dead end into the property to the northwest, because it's only a matter of time until that gets developed, which traffic -- got to give more option for traffic to flow that way.

Perreault: Thank you.

Simison: Council Woman Strader.

Strader: Thank you, Mr. Mayor. Council Woman Perreault did ask a lot of my questions, but could -- I see here where there is like a covered parking -- it says parking garage. But I was just hoping -- could you walk me through the pedestrian connectivity? The existing concept plan called out some crosswalks, but is there going to be a -- maybe walk me through the pedestrian plan.

Petersen: Yeah. I wish that was on the side. I'm just noticing that that's not on this plan. There is -- so, where you see that long parking garage, that's what it is is a garage. They are separated and there is a walkway through there and, then, there is a walkway to the north -- along the north property lot and -- or I shouldn't say the line, but, yes, along there and, then, there is walking to the south also. There is -- there is connections there. So,

there is quite a few connections through there around the site.

Strader: And, Mr. Mayor, thank you. I appreciate you answering those questions. And I appreciate -- of course, it could change, but appreciate that there is a daycare located here and that's a huge need right now in our community.

Petersen: Yeah. That's what I hear. I mean I know they have done the studies and when we did the senior living sites it's amazing demand for both and they work well together. I mean side note is is where my kids go to school in Salt Lake is right beside a senior place and they connect a lot. Like they go over there and, you know, preschool and stuff, do -- sing for them and do events and it -- it's a positive thing for -- for both. Yeah.

Simison: Joe, did you have something you wanted to add?

Dodson: Mr. Mayor, I was just going to add a little bit to the connectivity and the -- or I should say the plan connectivity. Not just along Victory, but as the applicant noted, Titanium will wind up being moved north and connect all the way through to the north, but also to Publisher there. These were already existing back fences, so you can't have pedestrian connectivity through private property there, so there will be another pedestrian vehicular connection should this property or these properties be developed in the future, which my understanding is there has been a few pre-application meetings on this site already. So, there is something maybe coming down the pipeline to help with the overall connectivity of pedestrians, as well as vehicular.

Simison: Thank you, Joe.

Dodson: You are welcome.

Simison: Council, any additional questions?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I'm happy to kick us off and move that we close the public hearing.

Borton: Second.

Simison: I have a motion and a second to close the public hearing. All in favor signify by saying aye. Opposed no? The ayes have it and the public hearing is closed.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Happy to make a motion on this. I think it -- that the changes are maybe more realistic than was originally envisioned, but it feels like it's a good fit for this part of our community. So, I would move that after considering all staff, applicant, and public testimony that we approve File No. H-2021-0095 as presented in the staff report for today's hearing date.

Borton: Second.

Simison: I have a motion and a second to approve Item H-2021-0095. Is there any discussion? If not, Clerk will call the roll.

Roll call: Borton, yea; Cavener, absent; Bernt, yea; Perreault, yea; Hoaglund, yea; Strader, yea.

Simison: All ayes. Motion carries and the item is agreed to. Thank you. Have a good evening.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

**4. Public Hearing for Lennon Pointe Community (H-2021-0071) by DG Group Architecture, PLLC, Located at 1515 W. Ustick Rd., in the Southeast Corner of N. Linder Rd. and W. Ustick Rd.**

- A. Request: Annexation and Zoning of 10.41 acres of land with a request for CC (2.1 acres) and R-15 (8.3 acres) zoning districts.
- B. Request: A Preliminary Plat consisting of 42 single-family building lots, 1 multi-family residential lot, 1 commercial lot, and 2 common lots on 8.8 acres of land.
- C. Request: A Conditional Use Permit for an 18-unit multi-family project.

Simison: Next item up is a public hearing for Lennon Pointe Community, H-2021-0071. We will open this public hearing with staff comments.

Dodson: Thank you, Mr. Mayor. The next project before you for Lennon Pointe Community requests annexation and zoning, preliminary plat, and conditional use permit. They also submitted for private street application, which is an administrative approval and the director has offered approval of that private street. The site consists of 8.8 acres of land, currently zoned RUT. It's located at the southeast corner of Linder and Ustick. Does not have any application history with the city currently other than this. And the future land use designation on the site is also mixed use community, which allows residential uses with a density -- gross density of six to 15 units per acre. The request for annexation is for 10.4 acres of land, two acres of C-C, and 8.3 acres of R-15. The additional acreage accounts for the -- well, require acreage to go to the center line of the road. The preliminary plat consists of 44 building lots, 43 single family residential, and one multi-

family residential lot and one commercial lot and two common lots on the 8.8 acres of land in the C-C and R-15 zoning districts. The conditional use permit before you tonight is for a multi-family development that consists of a total of 18 units on 1.18 acres in the R-15 zoning district. They requested R-15. Again, the applicant has received approval in a portion of the project. The subject site has existing City of Meridian zoning in all directions around it. The site is directly bordered to its north and west by arterial streets. Development of the surrounding areas are ongoing with detached single family to the east and south in Creason Creek Subdivision. Multiple office buildings are being constructed to the north across Ustick Road within -- within the C-C zoning district. The C-C zoning district to the west contains an ambulance service on the west side of Linder Road. In addition to the existing land uses around the property, the subject site contains two major waterways, which you can see more clearly on the map on the right aerial. This big one here, as well as this one. This is the Kellogg Drain and this is the lateral, but I can't remember what happened to the other map. Because of the two waterways almost the entire property is within a floodplain. The applicant is proposing to pipe the drain and reroute it to make more area of the site usable, as well as provide open space and pathways in the southwest corner of the site and along the west boundary. The proposed land uses are attached single family townhomes, multi-family, and commercial. These land uses are consistent with those outlined in the mixed use community future land use designation, both in its definition and the contemplated uses within its purpose statement, especially when they are properly integrated internally, as well as with the surrounding uses -- surrounding areas. Overall staff does find the proposed site design offers appropriate integration. Specifically the applicant has proposed their multi-family residential along Ustick and the commercial buildings on the hard corner of Ustick and Linder, which places the most intense uses closest to the arterials, which is generally Planning 101. Therefore, the single family uses are proposed in the remaining area of this site, which makes up approximately 70 percent of the site. The applicant is proposing the single family portion of this site is all two story, except for the five unit townhomes along Linder, which would be these right here. In addition to the site design and proposed uses, certain densities are required to be met for residential projects within the mixed use community designate. Again, six to 15. Based on the 8.8 acres, the proposed project is approximately 7.3 units per acre. If you take out the commercial area it bumps it up to a little over eight that the gross density allow. Overall staff finds that the project is consistent with the comp plan, as well as the future land use designation. Staff did recommend that the units along the east boundary, which is shown on this map, that they be frontloaded. They were originally proposed as alley loaded utilizing the public street as an alley, rather than the front street. So, there used to be a walkway here. They removed that as was recommended by staff and these are just going to be backyards abutting backyards. So, it should be more private than a walkway and people trying to enter their front doors. The following site data is also relevant when reviewing the preliminary plat overall. The residential uses are allowed uses with an R-15 zoning district and future commercial uses will be analyzed when those future applications are submitted. Again, they are requesting C-C zoning, which is not the general commercial. A few more restrictions in that zone. All dimensional standards are met with the proposed preliminary plat. The commercial and the multi-family meets all the dimensional standards, as well as all of these building lots within the single family area of the site. The -- in terms of the multi-family specific

use standards, each multi-family unit is proposed as a single story unit within two buildings. It appears there are nine buildings in each unit. So, three, three and three. It's a three story building. The multi-units have been -- the multi-family units have been revised. So, the -- the amount of private open space has not been confirmed, but the previous one had more than what was required of the 80 square feet and in the future certificate of zoning compliance staff will ensure that those -- that minimum 80 square feet is met. For the 18 units at least two amenities from two categories in code are required. The applicant has proposed a shared plaza -- really, two at this point. One here and one here. And public art, which is in this shared plaza here. Therefore exceeding the minimum code requirements. Overall for the plat a minimum of ten percent qualified open space is required. This is from the old code, because it was submitted prior to the recent update. Based on the proposed plat of 8.75 acres a minimum of .88 acres of qualified open space should be provided. According to the applicant's revised open space exhibit, approximately 1.7 acres of qualified open space is proposed, which is approximately 19 and a half percent. Almost twice the minimum amount. The majority of this open space consists of a large open space in the southwest corner of the site. The central meeting and half of the arterial street buffers, which are allowed to count per code. Again, this area vastly exceeds the minimum UDC requirements. Staff finds that this proposal open space is adequate in both its amount, as well as location. Also based on area of the plat a minimum of one qualified amenity is required to be provided. The applicant proposed three qualified amenities. A ten foot multi-use pathway, a children's play structure, and a fenced dog park. This is one of the changes that was also made at the Commission hearing -- between the Commission hearings. Move the dog park here. They are going to connect a multi-use pathway in this location as well and they extended it all the way up along the west boundary when they are not required to and all of the pedestrian connections through here is also important. The proposed amenities, therefore, exceed the minimum UDC standards. The applicant has proposed, as I noted, pedestrian facilities throughout the entire site with attached sidewalks, micropaths, and the multi-use pathway. All these facilities connect and integrate throughout the site and offer more than adequate pedestrian circulation. All proposed sidewalks and pathways meet UDC requirements as well. The project exceeds the off-street parking requirements per the submitted plans. Future building permits for the single family will verify compliance of off-street parking as each building permit comes in. Guest parking has been proposed along the private street segment of the project as well. The applicant has a better exhibit than I do to show that. Access to the site is from the adjacent arterials, as well as the existing stub streets to the property. Linder Road there is an access proposed -- there is an existing access to remain. A 25 foot wide driveway connection, which is here. It aligns with the access on the west side. It is a temporary full access per ACHD, because the access on the west side for the ambulance service is a full access. So, my understanding is that if they limit the access to one side, they will limit to both and they don't intend to limit the ambulance service. The access to Ustick is the same, but it will be -- it is already going to be restricted as a right-in, right-out only. The other access points to the site are from existing public street connections. West Pebblestone along the north, I believe, and, then, North Zion Park Avenue from the south. So, that this segment of the project is the public street and that also meets our ACHD requirements of 33 feet wide within 47 feet of right of way, with five foot attached sidewalks and that a private street portion of the site

is off of this public road, comes through here and here. This could be not necessarily a private street, but a multi-family commercial drive out here, as well as off of Linder and another drive aisle here to connect -- to help any cut-through traffic. Instead of having to go through the commercial end of the residential, they can come through here. That was another change made by the applicant. The applicant is proposing three detached single family homes that are in the very southeast corner of the site and near the previous area of the dog park. These are accessed off of the common driveway -- at least two of them are, but the other one accesses off of the public road. This also complies with the UDC standards. Since the Commission hearing there have been no changes, because there was -- the project was continued from one hearing to another and all those changes were made between those two hearings. The Commission recommended approval to the Council on this. At those hearings there was a lot of discussion about the proposed multi-family units adjacent to the existing family -- the single family homes to the east. The proposed height disparity across the property in general with just two stories being consistent and the property to the east being a mix of two and one story. There was some general desire to construct the property with detached single family homes only. There is concerns with the general increase of traffic in the vicinity with additional homes and/or units. Furthermore, they discussed the location of the dog park. The kind of commercial that is proposed -- or I should say anticipated in the corner, as well as the viability of the commercial with no direct access. There is general agreement that the proposed changes to the site plan are a benefit to the project and help with integration, as well as conformity to the Comprehensive Plan. There is still concern with the proposed attachment units along the east boundary, but they did not -- the Commission did not make any recommendations to change that. Since the Commission hearing there have been additional letters from a member of the public noting the same issue that the Commission discussed, as well as reiterating traffic concerns and a desire to keep this area single family, rather than mixed use. I will stand for any questions at this point.

Simison: Thank you, Joe. Council, questions for staff?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Thank you. Joe, I'm struggling with seeing this as mixed use community versus mixed use neighborhood. I feel like it has a lot more of the mixed use neighborhood identity. So, can you help me understand how you went through analyzing that as staff? I just -- to me mixed use community is a lot more heavier use than what's being proposed and it's larger commercial buildings may be more representative of the area of commercial than residential. So, I just -- I'm not seeing this as matching what we have on our Comprehensive Plan.

Dodson: Council Woman Perreault, that's a great question. It's -- largely what it comes down to is just the size of the property and the hindrance of the irrigation facilities. When you have 8.8 acres and the larger is not even going to be able to be touched, we don't anticipate them meeting the three uses on 8.8 acres anyways. That's usually generally

considered a little bit small to try to meet all three uses, but they have. They have exceeded that, including the commercial. Now, in addition we -- may appreciate that they put it along the arterials, rather than adjacent to the residential. You would be surprised of the plans that we have had submitted on this site -- this is at least the third applicant that I have discussed this site with. Granted, this applicant actually moved forward with something and it is the better of the three. It is not -- it is not always cut and dry when it comes to looking at the mixed use designations. I do agree this is probably more in alignment with mixed use neighborhood than mixed use commercial and it -- especially because of the site constraints. I could definitely understand the desire for more commercial here, but as with anything, when you put commercial neighbors usually hate that, whether it's good for the community or not and that's unfortunate, but it generally is what happens. The Commission did discuss that maybe even flipping the multi-family and the commercial or adding more commercial along Ustick. That probably would increase some cut-through traffic further to the east, because the access within Creason Creek -- I can't remember the street name -- probably be better access for those utilizing the commercial. I hope that answers your question.

Perreault: Mr. Mayor?

Simison: Council, any questions for -- Council Woman Perreault.

Perreault: Sorry. It does answer my question, Joe. I understand the limitations with the side -- of the site. I just -- I'm assuming that if they don't put the multi-family in and keep that as a retail or commercial, then, there is concerns about meeting the three different types of uses. Is -- is that something that's -- that -- I mean is that a hard and fast thing that the applicant has to have the three uses over the -- the type of use in terms of how we analyze it? I mean I just -- it's -- I'm just trying to understand like how we can best integrate this into this corner, because it's a really unique corner, how it's going to develop out. The area in the northwest from the corners had lots of issues. It's four acres. There is issues with getting anything built there, because of the geography. So, I think this whole corner is really critical for us to look at as a whole and I just had a lot of concerns about getting this one right.

Dodson: Council Woman Perreault, those are great points. I completely understand. If I could wave a wand I would include more commercial as well in all of these mixed use parcels. So, I do understand that. The three uses are not necessarily multi-family, single family, different types of residential and, then, commercial. Within the comp plan we largely look at residential as one use, not multiple types of uses. They could be multiple types of residential uses. A residential use is residential. Where they meet the three uses -- and, again, it's not a hard and fast requirement on a site this small. It's a recommended portion -- recommended comment -- or requirement I should say -- a recommended requirement -- that doesn't make sense, but -- it's a recommendation within the comp plan to have those three uses, but when it's a site this small we usually do not make that a hard and fast rule. If Council wants more commercial, because we have lost commercial in other areas of this corner and further to the east, that's understandable. That's something that staff has mentioned in all of the pre-apps with the applicants. That's why

we pushed them to maintain a commercial component of the site. Most people would have preferred not to do commercial at all on the site, so I will leave that up to the Council to make that determination.

Perreault: Thank you.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Thank you. What is -- maybe a question for the applicant if we don't have the answer, but I guess I'm just curious, what is the distance from that sort of northeast corner from the northernmost building there to the single family and do you feel like that's an appropriate buffer? It just feels like a really large building to have next to single family residential.

Dodson: Are you referring directly to the east along the east boundary?

Strader: Yes. I'm referring to the northeastern most corner of the site.

Dodson: Great question. That came up at the Commission hearing as well. Both of them. It was somewhat short. I believe it was originally like 26 feet now because they took out the two -- or they took out a whole section of units along the east boundary. It's now a minimum of 44 feet between the fence -- to the property line and the east side of that building.

Strader: Thank you.

Hoaglun: Mr. Mayor?

Simison: Councilman Borton.

Borton: Joe, is page 39 of the staff report depicted as changed or is that the original --

Dodson: More than likely the site plan within -- if you are talking site plan, then, it should have been changed, yes.

Borton: It's just an illustration of the 3D image on page 39.

Dodson: Similar to this I hope?

Borton: That's all right.

Dodson: Perhaps this?

Borton: Yep.



Dodson: That one? Yes, that's been updated. Correct.

Borton: Okay.

Dodson: Yeah, this would have been closer with another building. Probably where the Progress ends right here, because they did have a walkway here still and now they took that unit out, reduced it from four stories to three stories. Granted the very peak of roof is still at the maximum 40 foot height limit within the R-15, but, then, it slopes away and, then, pushed it further out, add some more open space and greens -- greens -- wow. Trees.

Borton: Okay. Thank you.

Dodson: It's been a heck of a February.

Borton: Thank you.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Thank you. Joe, in your staff report it says there is temporary full access on Linder. What does that mean and can that access be taken away?

Dodson: Council Woman Perreault --

Perreault: The full access.

Dodson: Yes. Yes, ma'am. That's -- I tried to explain that briefly. It's a full access right now, because from -- my understanding from ACHD is they don't want to limit the access on the west side of Linder for the ambulance service that's out there, so -- but, yes, ACHD can remove that and make it right-in and right-out. Maybe that happened. I do not have any idea when or if that could, but it can happen, yes.

Simison: Council, additional questions for Joe? Then I will ask the applicant to, please, come forward.

Wheeler: Mr. Mayor and Council Members, Andrew Wheeler. 2923 North Arthur Circle, Boise, Idaho. 83703. With DG Group Architecture. And, yeah, I appreciate your time this evening in looking at this project. It's been a long road, about two years and multiple design concepts and we have been working on it for about two years, multiple design concepts, and have worked really closely with staff. Joe has been fantastic throughout all this, as you can tell from his report, very detailed and, you know, we have been working on it for a while. So, to start off, you know, in looking at the City of Meridian goals and vision, you know, for the future mixed use community zone, one of the main purposes is to allocate areas where community serving uses and dwellings are seamlessly integrated

into the urban fabric and as noted in the staff comments, the site proposes as a transitional density from the existing single family to the main arterial roads on the perimeter and this definitely supports the goals of the City of Meridian in bringing more housing, which we desperately need and finding that balance, which we can talk more about of the -- on the commercial use. But I mean they are certainly concerned in the marketplace of providing too much commercial and you also need enough residential to support the commercial. So, trying to find that -- that balance on all those issues. So, we can jump into the presentation for Lennon Pointe Community. To start off I will step back to the existing conditions. Looking at an aerial map of the site in the southeast corner of Ustick and Linder, you can see, when you zoom out a little bit, the connectivity of the local street network, so there are multiple exit points onto Linder and Ustick. So, we are not funneling everybody through West Pebblestone to one exit on Ustick or one exit onto Linder. In looking at some of the challenges on the site, this is a survey that we initially received multiple challenges. So, the arterial streets, difficult to get access in and out. We have single family on the east and the south end and, then, the Kellogg Drain, which runs through the middle of the site, which is severely limiting any development potential and, then, the floodway, which is in the bottom left corner, and, then, a lot of -- about three-quarters of the rest of the site is in the floodplain. So, that whole lower southwest corner is untouchable, more or less, for any development. Here is an existing photo looking on Linder looking north of the existing curb cut, which we are proposing to utilize. This is the connection from the Creason Lateral to the -- let me step back to here also. That's the Creason Lateral on the southwest corner and, then, you also have the Five Mile Drain that goes roughly parallel with Linder. So, there is a lot happening in that southwest corner. This is an image of that Creason Lateral. So, this is looking south, southeast. This is the Five Mile Drain culvert looking west. Northwest. Again, the single family in the distance. This is looking southeast. This is North Zion, the existing road, and the existing single family. You can see the eastern single family to the right. This is how the road currently dead ends into the property. Again, see those single family of mostly two story on the east side. Here is that neighborhood that is on the -- through West Pebblestone and North Zion. And this is the West Pebblestone Road that dead ends into the property on the east end. Here is the existing single family, which would be adjacent to that plaza that was shown moments ago and you can see the height differentiation there where the site is actually lower than the existing single family, which we will get into a little more and, then, this is looking at -- standing on Ustick looking west at that single family. So, as Joe mentioned, mixed use community, proposing three different sites of the commercial on the northwest and, then, next mixed -- or the multi-family on the northeast and single family in the majority of the site. A lot of the -- the constraints that we were working with, one is access. So, we were -- we had to use utilize the existing curb cuts along Ustick and Linder to meet ACHD requirements. Another requirement of ACHD, as Joe mentioned, was the public road. So, they wanted us to connect West Pebblestone and North Zion, so that was a requirement that we needed to meet, which we do in this. And the overall spirit of the project, you know, was how can we have front porches, how can we have eyes on the street, how can we, you know, have a community that isn't -- it's little car centric as we can make it, have a building that faces the patios and decks face off of Linder, not garages, and, you know, make it an overall benefit and positive impact on the community. The red dash that kind of goes on the

south border and, then, up to the northwest, that's the purposed easement for the Kellogg Drain, which intersects with the floodway. So, that's one way we were able to, you know, utilize the site a little bit better, getting some efficiency by overlapping those two uses, which we have worked closely with Nampa-Meridian Irrigation District on to accomplish that. On the commercial building, you know, you can see kind of in the center of the site is our public plaza and this graphic kind of helps illustrate a little bit better on the pathways and how those sites are interconnected. Here is that public road, just to illustrate what is public and what is private, with the majority of the other road being -- all of the other roads being private and so this just shows more clearly that pathway plan, the dog park in the -- the lower left corner. And here is an open space exhibit to illustrate where open space is on the site. So, we have fairly distributed open space throughout. It's -- it is the majority -- the majority is concentrated in that southwest, but we do have, you know, the MEW that runs through the center, as well as the plaza in the upper right northeast corner and in this center, the main plaza for the commercial. As Joe mentioned, here is a parking plan that illustrates where we -- we show parking or where we are providing parking. In the commercial we are required to provide 24 stalls. We are providing 25. There is a 500 square foot per stall requirement. In the multi-family portion we are required to provide 33 and we are providing 35 and that includes surface parking, covered surface parking, and three on-street stalls, which is on a private street there. And, then, in our single family we are required 173 stalls and are providing 197 and in yellow is the guest parking or the street surface parking, while all other units would have two car garages and two cars in the driveway. So, ample parking throughout. And a rendered view, which Joe has shown earlier. So, to kind of quickly go through the building design. The intent is for a bit of a more modern aesthetic on the commercial and the multi-family to, then, contrast with the more traditional look of the neighborhood of the single family residential. Materials would be metal -- metal siding, concrete masonry unit, concrete wainscot and storefront windows. This is the larger of the commercial buildings on the corner and, then, this would be a more satellite commercial, which we anticipate, you know, an ice cream parlor, could be a tap room, could be, you know, any use that's going to activate that plaza and kind of bring the community together a little bit more. There is a view of on the right of those two commercial buildings. This is looking south on -- standing above Ustick and, then, here is a view of that commercial space adjacent to that plaza with that public art feature, in which we see as a space that will come -- become very activated and, you know, people will -- businesses will want to setup a location here. The multi-family building, it was revised to be, as Joe mentioned, nine units per building, three stories per plat and three stories high, with one -- a single car garage in the middle there, it would be two, three and one bedrooms, with the middle unit being a one bedroom. In order to help -- when we brought the height down, you know, to accommodate not only just the general massing, but the existing single family to the east, we also pitched down the -- the patios -- patio roof to kind of reduce that height as much as possible and add a little bit more articulation along Ustick. Here is an exhibit that shows those setbacks a little more clearly. So, we are 44 feet to the building wall. We do have a stair tower that's roughly eight to nine feet coming out of that. So, there is a -- you know, we are roughly, you know, 30 -- 34 feet, 35 feet away from the property line to this stair tower -- stair tower, which, again, has no windows, is a small portion of that overall elevation. In looking at the -- the building heights and the grade heights, the existing single families at a 25/75 grade elevation, our

site pad is a 25/72. So, we are already dropped three feet below the existing single family, which helps further reduce that scale. Here is that same image you saw moments ago, the plaza, which is -- you know, provides a nice amenity space, welcoming entry into the site in a non -- in the -- not the main entrance, but, you know, a satellite pedestrian amenity for the residents. This is a view looking west, if you are heading down West Pebblestone, with the multi-family on your right and, then, one of the concerns -- this is if you are coming in off of Ustick and heading into the site, looking west. There was a concern that people are going to mistakenly go through this drive aisle and try to get to the commercial, because we originally had it open. So, we -- since our -- our first Planning and Zoning meeting we have blocked that off with landscape, as well as added signs that say resident only, you know, no through traffic. That's that entrance. This is looking north of Ustick coming south. This is Building B, the five unit townhome building, adjacent to -- on the west end overlooking Linder. Materials on this would be shake siding, board and batten, wood panel siding, a bit more of a traditional look. Asphalt shingle roofing. Stepping down to single story garages on the -- the west side or the east side of the building and there is a view of that. That's that ten foot path that connects that you can see goes up towards north on Linder and, then, adjacent to the tot lot on the left there is that Building B. We have one three unit building, which previously was two stories and now is -- or was three stories, now it's two stories. Similar design concepts similar materials as Building B and is located to the northeast of the dog park. You can see that in the right-hand corner there. So, that kind of steps back to get an overall view of the dog park, the floodway, the Kellogg Drain reroute and this is on the -- standing on the north -- southwest corner looking northeast. The single family homes -- we wanted to have some variety and differentiation to not have one home type throughout the whole community. Primarily they are the same footprint and with the one revision on the garage side and the patio side being a gable on the patio side in one version and a hip roof on the other and, then, you flip it to invert that for a variety of -- or variation of aesthetics and so this is looking at that MEW and kind of what that starts to look like when you put that all together with the low four foot fence to encourage, you know, neighbor interaction, visibility, and foster that community that we are trying to create here. And we do have the three single family detached homes, which are two story, similar traditional style in the southeast corner. This was the previous park of -- the dog park, which was a positive change and feedback from Planning and Zoning of moving it to a larger area, so now this can be just an open space for children to play or any -- any residential use. Similar to Building A in the -- all the units along the east boundary we have the same three foot drop in grade differential between what's currently existing and our proposed pads. Here you can see our setbacks. To the wall we are 18 foot eight and three foot lower and we are about 19 foot six high to the roof and our second story patios are 22 foot back. So, there is quite a -- we are well above and beyond the required setbacks. Here is a view of that looking west of those eastern homes. I would also note that one thing that came up in our Planning and Zoning hearing was the scale of these buildings and you can notice that while we are providing two lots, the overall building mass is roughly equivalent to what's existing on the larger single family homes. So, from a massing scale perspective we are aligned to what's already been -- what's already existing. This is a view looking north. That would be North Zion coming in, the public street on your right and a view looking east off of Linder and a view looking south on Ustick. It's been a long design process on this project

and we have gone through a lot of different iterations and versions and trying to find what's going to really work with all these constraints. We feel that we have come to a solution that meets the city's needs for housing, provides a connected mixed use community and is going to be beneficial overall for the community and the City of Meridian. So, with that I will stand for any questions.

Simison: Thank you. Council, questions for the applicant?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Building A, if we could go back to the graphic that shows it next to the neighbors. This is probably the area that I have the most heartburn. I read the minutes from Planning and Zoning and I appreciate the changes that you made. Even at three stories it just feels like this -- you know, as you quoted from our Comprehensive Plan and we are supposed to be seamlessly integrated into the urban fabric. I'm not sure for me this is the definition of an appropriate transition. You have a single family home 44 feet away from a three story building. Did you guys consider some kind of modulation, for example, perhaps making the part of the building that faces the neighbors a two story building and, then, even increasing the height the further you get away from the neighbors, is that something that you guys took a look at? Just help me understand, you know, kind of the different -- the process you went through with kind of modifying this specific building.

Wheeler: Yeah. Originally the building was a four story building and up to that property line -- and which we actually that neighbor came to our neighborhood meeting. He was not -- I mean he wanted us to keep a willow tree there and wanted to make sure that we were going to have enough landscaping to screen it and -- you know. So, he wasn't very upset by it at four stories against his property. Then once we got the feedback from Commission about dropping it, we kept it at four stories for the majority of the building and dropped -- they were two story units before, so we -- and four high, so we lost the top two -- or top one and so it would be a two story only. At our first Commission hearing that was deemed not enough to -- you know, for the overall mass and scale, so we reduced it. We just omitted it completely, added the pedestrian amenity, and went to the whole building been three stories. So, we have gone -- yeah. We have -- we have done that exact process and -- and this is where we have aligned. I would say that, you know, with a corner and with a site on a hard corner, if you will, I mean I think that there is a -- there is a level of density and a level -- of density that I think is appropriate for a site in this location and how do you seamlessly tie into that? I mean I guess that's always the challenge. But we can certainly look at that as far as stepping that there if needed. In my opinion I think that a three story building, 44 feet away, does provide -- and not to mention three foot lower than the existing subgrade -- or the existing surface of the single family pad. So, it is quite a substantial setback.

Strader: Mr. Mayor, if I could follow up, I have just got a couple quick ones to knock out.

Simison: Council Woman Strader.

Strader: Thank you so much. I appreciate that explanation. You know, still at 40 feet I totally get it that there is a -- there is a different grade, but this is still pretty high next to single family residential. That's my struggle. So, I just -- the first thing. And, then, the second thing is in line with Council Woman Perreault, we are losing more and more commercial in the city relative to residential and that -- that is an overall concern of mine. For the smaller amount of commercial that you do have, have some ideas being thrown out there, what stage are you at in terms of that coming to fruition? One thing I always worry about is approving a mixed use development. Of course, the residential will come, but when will the commercial come? So, I was hoping you had an update on your timeline there.

Wheeler: As far as what use is specifically going to happen there? We don't have a specific user yet, but the intent is that -- we did provide a drive through access on that larger parcel, the 9,000 square foot commercial building, so whether that be a -- most likely a bank is what we anticipate could be a use there, which would be a complimentary use next to the traditional -- or to the neighborhood, but we are very open. We know that there is going to be a CUP process to get that approved anyways and right now we don't have an end user in mind, but --

Strader: Okay. I just have one more.

Wheeler: If I could just touch on your point before about the -- the lack of commercial. There is also that balance of providing enough housing to support that commercial and I think that there is a lot of hesitancy in the marketplace to build too much commercial. So, I think from a market factor -- market driving factor, who is going to shop at those commercial locations and providing parking for those when you can provide a denser housing type that's going to provide more users per square foot of land.

Strader: Thank you. Yeah. Just to comment on that and everyone's got a different philosophy, but from my seat, looking at the future of the city, that's a timing question and we have our whole future to get it right. So, I don't feel -- I don't feel that we need to be in a rush in terms of -- you know, I want us to move appropriately to have the right development that we need. I guess just one more -- maybe if you could -- I do actually want to say -- compliment you. I appreciate the pedestrian oriented development. I can tell that you guys put a lot of thought into that. You don't have to comment on this, but if you wouldn't mind commenting a little more on price point. Did this serve a specific need in terms of more -- kind of affordable -- more affordable or middle of the road housing here? How does this kind of position within the market?

Wheeler: I don't have any specifics on that, but I would say -- I mean we don't currently have any affordable funding or, you know, it's not a -- we are not proposing an affordable housing project, but certainly want to provide housing that's going to be -- provide housing that -- for two people who can afford it and the end of the day I mean somebody's got to live in these homes and we are reaching a point now where, you know, at what point does

the market say no. So, I don't have a specific answer for that.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I have three or four questions as well, if I might ask those in succession?

Simison: Go for it.

Perreault: Okay. Thank you. Somewhat similar along the lines of Council Woman Strader. As far as the commercial goes, I know that the commercial -- mostly industry tracks rooftops and we have a lot of approvals coming into the area and it creates traffic challenges to spread the commercial out so far from each other and so, therefore, these mixed use neighborhoods -- mixed use neighborhood areas are just really critical and I don't have a problem with approving a plan that leaves blank space sitting waiting for commercial to come after rooftops are finally built. I don't have an issue with that. I would rather have that space dedicated. I realize the developers don't -- you know, they don't want that land sitting there and not being utilized, but this is just an opportunity for us to make sure that we have the appropriate ratios and we are not currently in Meridian in -- in my opinion we are not -- we are not right on ratios yet. So -- so, questions about the -- the commercial buildings themselves. The -- the mixed use community says that there is not supposed to be a strip mall type of feel. So, is this going to be like one building that has three for tenants in it? Individual buildings that are one -- kind of give us an idea of what you envision that looking like. Is there going to be five businesses in there or two businesses in there and, you know, how much of that is expected to kind of come from people or riding their bikes or is there intended to be a lot of traffic coming in from -- you know, within two or three square miles? That's the first question.

Wheeler: Yeah. I thought you are going to keep going on the other ones. Yeah. So, appreciate the question. The current square footage on those buildings is 9,000 square foot in the northwest corner, the larger one, and 3,000 square foot in the lower. More than likely the lower would be its own user adjacent to that plaza, which I think would provide a lot of information, you know, with that being a center gathering point and, again, that could be an ice cream parlor, a burger -- burger place. It could be multiple different uses, but something a little bit more aligned in that nature. It possibly could go to 1,500 square foot uses, but more than likely I would anticipate a one 3,000 square feet user. For the 9,000 square foot building, we do provide double loaded drive-through on that. We vision that being either a -- you know, two 4,500 square foot users or possibly three 3,000 square foot users. So, there could be a potential of four to maybe five businesses on that commercial corner. There is a chance that a larger user would want to use the single 9,000 square feet. It's a little hard to tell right now, though, on what -- what's going to actually happen there. But as I mentioned with the CUP and revising it, you know, to the needs of an end user of what that might -- you know, how we need to adapt that based on -- on those needs, based on the approval than what's -- you know, the constraints that we would have at that point. So, that is anticipated that there would be some adjustments

that may -- may need to be made.

Perreault: Okay. So -- and understand that. And, then, there was a member of the public that was talking at the Commission meeting about, you know, whether it would be one owner, you know, who is -- is this going to be sold off? It's not uncommon for -- for these developments to have those commercial pieces that are sold off to separate owners. That being said, how will the associations integrate -- the homeowners association -- are you going to have a separate business association for those two buildings from an HOA that's being managed -- so, in terms of ownership are -- are the -- is the multi-family going to be condominiumized? Is that going to be like its own individual investor and, then, the -- the five units on the west will have its own ownership and, then, the homes are going to be sold or rented or help us kind of understand like how many different owners do you have and how are they integrating with one another when it comes to landscaping management and private road management and that kind of thing, because it seems like it could get really split up.

Wheeler: Yeah. Certainly. The -- from private road and landscape management, I mean that would be in a private road agreement between the -- the properties and a cross-access agreement, as well as the landscape portion of that. They are parceling that as separate sites right now, so we -- we do not know if the same user or buyer, builder, will come in and build everything -- one -- one of the buildings, you know, the townhomes and the multi-family or also the commercial. So, right now it is -- I don't have a direct answer on who is going to own those or how, but certainly there is mechanisms that we can put in place to -- to maintain the integrity of the -- the integration of all three of the sites.

Perreault: So, at this point you don't have even like -- you don't have a buyer for -- or a builder or anything setup to know whether this is going to be four, five, six different owners on the site and whether it will integrate well with managing the site as a whole. It's just like the -- you know, usually there is some more space between commercial and residential where they are not right up next to each other and right -- or have some more integration with -- with this same ownership -- you know, I'm just -- I'm very concerned that it's all going to be managed and eventually start to look like -- not like a -- you know, integrated project anymore, that it will just be managed in a way that will seem really divided I guess.

Wheeler: And maybe you could help me understand a specific concern of how that division might take place. You know, it -- from my understanding, you know, if somebody is using -- operating the commercial space -- and to answer your question on the townhomes, more than likely those would be for sale, not for rent. So, if you have homeowners there that, you know, want to utilize the commercial plaza, for instance, and, you know, be patrons of that business, I don't think that the business would have any problems with that and so help me understand kind of your specific concerns on what you see as -- as issues there.

Perreault: Right. So, if I'm a homeowner in that and the commercial or the multi-family investors are not -- are not maintaining those, it's going to affect my property value. So,



the more owners and investors that you have that are maintaining things at different quality levels, the more challenging you -- is usually trading the market for value -- for all the parties.

Wheeler: Specifically to this landscape and trash pickup, that type of --

Perreault: Structure or trash pick up -- anything that would consider, you know, utilizing a -- you had a significant amount of grass in that greenspace; right? It could be kept very well and look really beautiful or it could look really terrible. It's -- you know, homeowners -- homeowners associations that are just individual neighbors, if you have some of -- you know, the feel -- the HOA that are -- that have the owners and, then, over here on the -- on the west side you have got five townhomes that aren't owners, they are -- they may have different priorities as to how all this green space is going to be maintained, because some -- some are invested in different -- in a different way. So, like that park could be managed very differently if it's being managed by a group of homeowners and it's being managed by an investment group that owns an apartment complex. But, yeah, they are all supposed to be utilizing them and it's supposed to add value to each property.

Wheeler: Yeah. And we do plan on having an HOA agreement, you know, on the property and how that ties in between each -- for the single family, the multi-family and the commercial is yet to be fully determined, but we are -- we are more than happy to, you know, coordinate however we need to -- to ensure that that does maintain the best appearance as possible or as -- as designed.

Perreault: Thank you. I appreciate that. I do have a lot of kids -- I mean as far as like what the conditions are that the city puts on it, I don't -- I don't know and that would be a question for staff or for Legal about how we can condition that -- or if we can condition that from a management standpoint, but that has me pretty -- pretty concerned about just how that will function as a whole, so -- and, then, the third question I have is regarding the -- the amenities for the multi-family. So, I realize you guys have -- have geographic limitations on this with the laterals and that you have done a really fantastic job I think with the open space and the green space and there is just a lot of things about how you designed it that I really like, but there is a couple of things that have me concerned and that is that the multi -- the multi-family to the north, it feels like it's really kind of lacking in amenities actually. So, maybe I'm just not getting a good vision. And prior to having -- adding in extra space up here in the northeast corner, there -- there was only just the one lot that's faced with a piece of public art down here in the commercial area and there was pretty much no amenities for that multi-family up on the north side. So, it -- can you help me understand like how -- what -- I mean I don't know. I feel like kind of a piece of public art is not really a good -- a good amenity for -- to -- I mean what does it do, you know? I mean like -- this is multi-family. I feel like there should be something more functional, so maybe I'm just in missing the vision for it.

Wheeler: Yeah. Thanks for the question. I think that one of the main reasons is we view this as, you know, mixed use community where we weren't trying to -- intending to put site amenities at each site for that amenity. You know, the nature of -- and spirit of mixed use

being that those multi-family users have adequate walking paths to that plaza and also through the MEW, to the dog park, to the open space and can integrate into that community, so -- so, that was going to -- one part of that is that answer. The other is just being strictly limited by, you know, the site constraints of what we are -- what we were required to do here with the three different uses with the access points coming in and the southwest corner of losing a lot of that land. So, between those two you are not wrong, they -- there are very few amenity spaces, other than the -- the new plaza in the northeast and -- but that -- but you are directly adjacent, you know, to the -- the current plaza with the public art. But there are not -- we don't have a fitness facility or, you know, anything of that nature in that multi-family. So, yes, there are a few amenities on Site B, but they are very close and integrated with all the other amenities, which we are providing above and beyond what we are required.

Perreault: Yeah. Yes, you are. No, I'm not -- I'm just -- I'm wanting to try to see, I guess, a better balance in the project as a whole and I understand constraints that come with it, I just think it will be nice to have some green space and picnic space and something that's -- that's outdoor space and utilize that north side that creates a little more balance for that, because, obviously, the -- the townhome users will have their own backyards; right? And -- and, then, they will have this big park, but on the north side there is -- there is not anywhere to -- that's really dedicated. It doesn't -- it feels like it's kind of an afterthought. So, just one more quick question for you and -- can you help me understand how the residential was going to be buffered from the commercial? There is just a little drive -- drive aisle, but like is there going to be -- and, you know, all the renderings that we see always have these big gorgeous trees in them and when they are planted they are like four foot tall and have no leaves. So, it takes ten years to make it look like what the pictures show. So, what kind of -- you know, normally when we have commercial to residential buffering there is a 25 foot buffer. So, what -- I mean just help me understand are you going to have like a wall in between the commercial? Is it -- what's that going to look like to kind of differentiate -- hey, this is a residential area that's private now and this isn't somewhere that we want people kind of going and driving around from the commercial.

Wheeler: Yeah. Great question. The smaller 3,000 square foot commercial, the back of that on the south side, that whole strip is heavily landscaped and I understand the concern of -- of trees not reaching maturity after some years. You know, we could certainly up that, you know, from a vertical height perspective of the type of landscape that goes in there. We weren't intending there to be a wall, again, back to the spirit of mixed use community, you know, walls that aren't private backyard is -- probably don't fit into that category and in our understanding. We certainly would look at putting up a wall if that was something that -- that Council deemed appropriate, but I think a good solution to that would be to condition the project of having a certain height of landscaping or some type of -- specify the landscaping or density of landscaping on that south side. I feel like that's kind of the main area that you are talking about; right? That needs that buffering. So, yeah, I would answer it that way, that we would want to -- the intent is to add landscaping there to buffer it, but we can certainly increase that as best we are able.

Perreault: Thank you. That might be a question for staff. I know -- I mean, you know, they are just going to say what -- what is required by code. I don't know how we as Council would kind of say what the appropriate amount would be, but I just -- we do have areas of the city where there is commercial that backs up to residential and we have taken great care to make sure that there is some sort of sound buffering and, you know, we don't know what hours that this is going to function at. I mean, you know, an ice cream parlor might be open until 9:00 p.m. So, we want to take those things into account.

Wheeler: Understood.

Dodson: Mr. Mayor?

Simison: Yes, Joe.

Dodson: Thank you. Great question, Council Woman Perreault, and to be honest staff kind of saw it a little bit more aligned with the applicant of kind of wanting the integration and even amenable -- currently it doesn't meet code, because the setback is supposed to be 25 feet landscaped, not necessarily a drive aisle. So, staff was -- is amenable to having that reduced per what is shown, because the physical separation will be greater than the 25 feet -- it looks like it's going to be at least 30 feet in most cases, if not more, with some landscaping. If Council feels differently that is definitely your purview, you can include an additional condition of approval that just says denser landscaping and/or meet that minimum 25 feet. With just landscaping that's probably going to require some other modifications for the site, but it is what it is. It can be accommodated, yes. But staff did see it a little bit more as an opportunity for the integration. You know, from a personal standpoint I lived in an apartment with no green space between the back of a commercial building and it was really just random people in my apartment complex, that was way more annoying than the commercial. So, it just -- it can go either way.

Perreault: So, is there any consideration made of moving that 3,000 square foot building up to the north and, then, just having all parking in that section and adding more --

Wheeler: Yeah. I mean we did look at several different design options. We went through so many of them I can't remember if it was that specific one. I think we also wanted to -- there is a requirement of 50 percent of the site or a building frontage, you know, being along -- along the site. What we were attempting to do was to, you know, put the building on the hard corner for visibility and screen some of the parking from -- from view from that main intersection, but also let users see that there is parking there. So, they know, you know, what they are going into it or, you know, I think that most users like to know that they can see where they are going to park before they pull into a -- a development or entry into someplace. So, it was a balance of those two that we were trying to find and another driver to that was our drive though. You know, since COVID, you know, it's a big demand to have a drive-through and it opens up various, you know, different users and a wider branch of potential users. So, that was also a driver for why that's open, because that becomes that circulation path for that. And, then, thirdly, having the commercial adjacent to the public plaza, put the public plaza a little more central or as central as we

can make it to help aid in the -- in the use of that commercial space. So, we could certainly look at that, but those were the reasoning -- the reasons behind how we got here.

Simison: Council, any additional questions for the applicant? Okay. Thank you very much.

Wheeler: Thank you.

Simison: We are going to go ahead and take a 15 minute recess and so we will reconvene at 7:50.

(Recess: 7:34 p.m. to 7:51 p.m.)

Simison: All right. We will go ahead and come back from recess and, Mr. Clerk, we will move into public testimony. Do we have anyone signed up in advance?

Johnson: Mr. Mayor, we do. We have two people signed up in advance. Carissa Sindon.

Simison: When your name is called if you would come forward and state your name and address for the record and be recognized for three minutes.

Sindon: Hello. I'm Carissa Sindon. 914 North 8th Street in Boise. I have an interest in this property, because I grew up on it. I'm 43. I lived there from the time I was a baby until I was 20 years old. So, I spent half my life on that property and as you can tell I'm a native and I support this property because I think it's -- or this development because I think it's a good development. I like the dog park. We need housing. And the public art element is also good I think. And as a native you can imagine I have seen it change a lot here and that especially right now there is a housing crisis and we need housing, so it can become more affordable for everybody, but I just want to tell you a little bit about the history of the property and it looked very different when I was a child and I just want to tell you our perspective and that I know a lot of the neighbors are concerned about the traffic, losing their views, their quality of life. I have sat in on both public hearings at the P&Z level, so I know what their concerns are and I just wanted to share that those have been our concerns for over 20 years. My parents left the property 15 years ago. They have moved. They would still live there today if they could, but they can't, because it's not the same property that it was. When I was a child in the '80s that was a two way stop. Two stop signs. Now there are lights there. I think it's four lanes, at least on one -- I think it's all the way around. We used to have a barn on the east side of it -- you know, on the west side. We had a huge barn. I had 4H goats. I was in 4H. It was really a rural lifestyle for us and the barn is no longer there, so it's really not the same property anymore and I was out there last week and the property -- or are the south -- I remember looking at the south and the east -- even like three years ago those houses weren't there. So, what was there before these houses were there? They were our views. They were open farmland. And I think it's unreasonable to think that this property would not be developed, because that's what's happening out there and the property is unrecognizable. Like I would get teary eyed looking even the pictures up there, but I was out there and it's just like that's

not our home anymore. So, I think that it does need to be developed and -- yeah. So, I just want to support the development and just give you the perspective of somebody who grew up there and that it's -- Meridian is a different place now and, yeah, you are going to lose your views. We lost our views. My dad used to be able to see Squaw Butte to the north. Can't see it no more. And so, yeah, it was a farm. It's no longer a farm and that's the end, but thank you for listening to this. Hopefully this will help move the approval that have gone through the same thing that my family has gone through.

Simison: Thank you, Carissa. Council, questions? Okay.

Johnson: Mr. Mayor, next is Jim Petersen.

Simison: Is Mr. Petersen here?

Johnson: There were two other people signed in, but they didn't say they wanted to testify.

Simison: Well, if there is anybody here that would like to provide testimony, please, come forward at this time to do so and if there is anybody -- do we have anybody online --

Johnson: We do not.

Simison: We don't have anybody online, so just anybody here if you -- state your name and address for the record.

Shanaberger: Good evening, Council Members. My name is Matt Shanaberger. I live at 3072 Northwest 13th Street in Creason Creek. Appreciate you all having this meeting tonight and allowing me to speak. So, we have lived in Creason Creek for about three and a half years. Our house was the first house on 13th Street that was fully constructed and move-in-able. It's my wife, I, and our five year old son. I have lived in Meridian for ten years now. The first six and a half years I lived in Red Feather, which is just north of Kleiner Park. When I first moved in to that house Kleiner and The Village weren't built yet. About two years in that's when all that went up and we saw the traffic through our neighborhood go up quite a bit. I realized that Kleiner and The Village are quite bigger than this proposal, but what I really worry about is the commercial aspect with it being integrated into the residential. I could see it being fully developed as commercial and being blocked off from the rest of the neighborhood and only having access from the two points on Ustick and Linder, but with that road that goes east to west just south of Ustick -- I understand they have put in some scenery that would stop traffic theoretically from entering that, but I have seen human nature, I have seen it when people see the shortest path to get there and they are turning left from Ustick onto 13th Street to get into there, they are very likely going to go -- go right through. So, while it is unfortunate that residents often complain about commercial being in residential, I think there is a way to do that properly without integrating it into the residential. Ultimately I would love to see it be single detached family homes. I'm fine with it being townhomes. I just really worry about the commercial aspect of it. Thank you all for your time.

Simison: Thank you. Council, any questions? Is there anybody else that would like to provide testimony on this item? Come forward. State your name and address for the record and be recognized for three minutes.

Bitler: Hello. My name is Caryn Bitler. I reside at 3055 Northwest 13th Street in the Creason Creek Subdivision on the eastern side of the proposed Lennon Pointe Community. My concerns and suggestions are as follows: Instead of having townhomes for the eastern side of the development, we suggest single family detached or patio homes, which Commissioners Cassinelli and Yearsley suggested on the December 2nd meeting. Therefore, this would alleviate density and I would like you to commit to ten to 12 foot mature trees, thereby, these foliage will upgrade existing fences, it would reduce noise and also protect our privacy. Mixed use will increase traffic, more congestion, pollution and crime. We suggest that you limit the residential portion to detached family single homes and patio homes for the entire development, thereby increasing our home values. Initially the builder purchased the entire 80 acres and it's been revealed that the developer decided to sell the commercial portion, thereby, bringing to our attention their lack of confidence to fulfill the commercial portion of their initial contract with the City of Meridian and, thus, showing us their ineptness to find suitable commercial businesses and abandoning their commitment. This leads to the question will it stay vacant? Will it be a mixed use? Will it be changed to residential? Will it be single family detached homes that would add value to the area? The mixed use community is on the northeast corner of Linder and Ustick. It's being built, as well as several townhomes being built presently on Ustick, which is less than a mile away. The proposed Lennon Pointe Community is being built in a flood zone, as evidenced by the map provided by Jason Korn from the city's Public Works Department. All homes built on farmland already have a high water table, even though geotech gave their authorization to build, Creason Creek had geotech authorization to build and on -- we are not in a floodplain. It's evidenced in that map and still we had flooding in our crawl spaces. Our neighbor had to remedy this and it cost them several thousand dollars and these neighbors are to the north of us and had worse flooding. Just because geotech did approve the go ahead should not make it truly a go ahead. Coupled with the proposed development being in a flood zone and an extreme flood zone can make it architecturally worse to build there ultimately. Also, the proposed pipe -- the proposal to pipe the Kellogg Drain doesn't seem to be effective, since water has to go somewhere. Leaving it undisturbed can be the best course of action. It's my understanding that there is a current Meridian historical council in place. Unfortunately, there are no regulations or codes how to treat the historical locations as -- as 1515 Ustick, the barn, and the Creason Creek Lateral and there is things in the Idaho historical sites inventory, which was prepared by the Meridian historical tag and they do stuff in Boise, but they don't anything here. We have it set up, but nothing is done. So, what I am asking, in summary, is for your consideration to re-think building the Lennon Pointe on existing farmland in various flood zones, while manipulating existing drains, as well as consideration for the historical preservation of the Creason Creek northwest lateral. If you feel the need to proceed, please, consider the existing homes to the east and build single-family and detached or patio homes with large mature trees that won't uproot our existing fences. We ask you to take the best course of action in order to have the least impact in our community, the generation, and those that follow. Thank you.

Simison: Thank you. Council, any questions? Okay. Is there anybody else that would like to provide testimony on this -- on this item? Then I will ask the applicant to come forward to close out this public hearing.

Wheeler: So, I will start with -- I will get to the concerns and the testimony in a moment. To touch on the HOA and that conversation, you know, in talking with our client, who is the builder on the project, the intent there would be to build those townhomes and, then, sell them individually, as well as build and hold the multi-family all under one HOA and having the commercial under that HOA and, then, a sub HOA for the commercial and the multi-family, since they would be -- the multi-family in the townhome HOA would be two different, you know, verbiage to accommodate those. So, that would preserve the integrity of the landscape and the cleanliness of the site. So, I wanted to touch on that. Also to address the pavers on the south side and the screening -- or providing pavers on that south road would be one mitigation measure that we intend to do. We do need to provide some on-site storm drain mitigation anyway, so that would help to, you know, beautify that space a little bit better, as well as providing denser landscape and the -- and, then, on Building A, with the intensity of that facing the existing single family, that -- that is a whole side of the home. Joe, do I have that presentation up? And I will pull up that photo really quick here, but there -- I don't even know if there are any windows on that side and it's the side yard of a house, so it's not as if that's their front living room that's facing -- yeah. So, you can see here I don't believe there are any windows that are even above that fence on that home there. So, it is a side yard and so it's very little intrusion. Now to touch on the -- the testimonial issues, in looking at commercial and blocking off West Yellowstone -- or West Pebblestone, that was actually our original plan. You know, when I was laying this out, you know, why would we want to encourage traffic to flow from our site into the adjacent single family. ACHD came back and made it a requirement that we connect North Zion and West Pebblestone. So, that's the driving factor there. We also had the same concern about too much commercial in wanting to not go from the single family to a commercial use, but a single family to a multi, to a commercial, and having that be a more smooth transition throughout. As far as the single family detached homes along the east, as -- as I mentioned previously, we are roughly the same scale, even though we are two lots, we are two smaller lots in an R-15 zoning of, you know, a little over 2,000 square foot lots. So, from a massing perspective we are not a massive intrusion. That's very different in like kind to what's existing -- existing on the eastern homes. We do show trees on the landscape plan and we can certainly add more if -- if that -- they are a little difficult to see here, but you can certainly see on the east there several trees. If we positioned at those patio decks for the level two to provide as best screening as we could -- again, back to the HOA comment that could be incorporated there to ensure that those are maintained and in proper order. The flood zone -- we are confident that we are not -- we don't have concerns over building this project with the -- in the floodplain. It will be lifted to one foot above the base flood elevation and, you know, certainly we are doing our homework to make sure that we don't build something that is going to be an issue in the -- in the future. So, we are confident that that's not going to be an issue. The Kellogg Drain and the piping, that was sized and we spent a significant amount of time to -- to make sure and get that right of sizing it appropriately to accommodate what was already there, as well as oversizing it to make sure we can handle any of the water shed that comes through

there and it's going to be cleaner. I mean right now it's open air, anything can go in there and -- but by piping it underground that's going to provide a cleaner way for that water to pass downstream to the Five Mile Creek and we are path -- we are wrapping it to its current discharge point, so we are not interrupting how it discharges into the Five Mile Drain. And as far as the Creason Creek is concerned and, you know, keeping that clean, it's difficult to see on this -- this image, but we do show a fence, the -- so, Nampa-Meridian Irrigation District wants us to fence that off. We are doing that by just extending the dog fence across, so it will -- it will seem more integrated and that solves both of those issues that we worked out with them. So, that's how we are addressing that issue and their liability concerns. So, as you can see there has been -- there is a lot of moving parts on this project. There are no simple clean cut answers. We have done our best attempt to design something that -- that we can stand behind, that we think the community would enjoy, that the City of Meridian would -- would benefit from and, you know, we would like to see more communities like this get built, even though I think one of the reasons they don't is because it's difficult to do a higher level design to go through two years of design and -- and deal with several constraints. Again, this site sat there for a long time. I know other people that had it under contract and, then, they let it go and it was because they just didn't want to tackle the issues and, ultimately, we showed up and we asked the landowner, hey, we will take a look at this and take a run at it and so that's how we got to this point here today. So, it was kind of taking a risk to solve a problem that wasn't being solved and that will bring more housing and -- and a good community for the City of Meridian. So, stand for any questions.

Simison: Thank you, Andrew.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Mr. Wheeler, just a question. As you develop this and -- and work through designs and whatnot, was there any thought of where the multi-family is of putting townhomes in there and, then, moving multi-family to where the townhome is currently located?

Wheeler: Yeah. We -- we actually went through several different -- or first it started as a three-story walk-up plan, which we got rejected real quick. Ultimately, it was -- as I think Joe mentioned, you know, putting the highest density uses along the -- the arterial streets and that -- that kind of just became the driver at that point, you know, to -- to try to get it away as far as possible from the -- the townhomes -- or the existing townhomes on the east and -- and, then, as having to route that public road in and trying to -- how do we delineate the -- you know, the different uses and the different sites, it's sort of -- the Tetriss of it started kind of wanted to -- to go in this direction. But we -- we definitely looked at a lot of different uses of where to put the multi-family. And, then, that's -- to kind of -- you know, the Building B, while it's a single-family townhome, that's the one on the west towards Linder, it has a multi-family feeling, you know, a scale and so even though it is a townhome it kind of -- and, again, it's on that arterial street and -- and that more higher



density use.

Hoaglun: Mr. Mayor, follow up.

Simison: Councilman Hoaglun.

Hoaglun: So, if multi-family -- if this goes through and multi-family remains there, would you be willing to do some enhanced landscaping, maybe a little taller trees to buffer from that multi-family to the house to the east?

Wheeler: Certainly. Yeah. You know, I think that the plaza became -- we kind of settled on providing an additional amenity there when we lost those units. We could -- we are very flexible on what to look at there. I mean if we want to reduce that plaza a little bit or maybe it becomes a smaller seating area and it is more of a landscaped area, rather than a hardscape plaza and right now it's, you know, third landscape, two-thirds plaza. Maybe that flip-flops and -- yeah, we are certainly open to figuring something out there.

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: I was just thinking just taller trees, you know, that kind of give more screening. And -- and to that effect, for the rest of the single family homes there on the east border, I noticed you talked about the elevation and how those are a little bit lower than -- than the homes that are already existing and, then, I noticed in your -- your -- your drawings the fence was on your side, which had a six foot fence, but from their property that's only going to be a four foot fence, three foot fence, and I -- I didn't -- I thought you mentioned something. Do they have fencing in their yards currently right now?

Wheeler: They do. Yeah. And more than likely we would build -- build our own fence. That detail has yet to be determined there. You can see here their vinyl fence on that side and you can see on the left there, that's also a vinyl fence and so that's on the high side of that three foot. So, from a line of sight, right, I mean that's even going to help them more by having that up there to -- yeah, I can see your point of concern. But us not being in control of the maintenance of that fence or -- you know. So, we could build our own or, you know, have theirs. Either way.

Hoaglun: Mr. Mayor, just a --

Simison: Councilman Hoaglun.

Hoaglun: On that thought -- yeah, I thought -- I didn't know if you were going to build a new fence and just put it on yours and tear theirs down, but if they have their fence and it's at six foot, then, that takes care of that issue, so --

Wheeler: Yeah.

Simison: Since we have an odd number of Council Members and I'm not going to factor in tonight's equation one way or the other, I at least want to make a comment. You know, I was on the -- part of the group that went through the comp plan and -- and looked at these issues. Looking at the -- the development before us, I got to ask the question, do we -- is our comp plan right for this corner? You know, the access issues, the limitations that are there -- a similar conversation came up in another application where we -- we are routing commercial by residential. Maybe that's a personal pet peeve, you know, in some regards where that can become the only de facto way, but is this commercial -- is this corner zoned appropriately with the access issues that are there, the connections to adjacent residential and regardless of whether or not there is a policy at ACHD that says that that should remain a full access on Linder, I think we know good well that it's not going to function that way, even if it is allowed to be left that way. It's going -- the safety aspects I think will someday over -- make it not that way, even if it's allowed to remain open. So, I don't want to ask you to speak against your -- your -- your client's self-interest, but if you had your design -- your desire would you be doing a mixed-use commercial on this eight acres with all the challenges that you have or would you prefer to do something residential only in this area?

Wheeler: I don't know if residential only would be the right choice. I mean a hard corner on two arterial streets like that and pushing residential up to it. I think it is appropriate to have a higher density that filters down to a lower density. Now, how -- however far that distance happens or -- or short -- I know I personally wouldn't want to live in a -- in a -- up on that corner, you know, in -- as a townhome or any use like that. You know, we initially had higher density in general from apartments and that type of concept, which, again, the city shot down pretty quick, not wanting more apartments. The kind of apartment fatigue was the exact words that were used. So, I do think it's appropriate to have a higher density use on that corner and the adjacent corner and, then, you -- I mean it's a tough question, because you got to transition, too, you know, so how do you have the density, but, then, not have a single family home on the corner to go to one extreme and then -- you know, I don't have a direct answer. I think if it was a different day, different world, different site I mean maybe I could, you know, spend more time to think about it, but -- and I have spent two years thinking on this site, so I have a hard time maybe detaching my mind from -- from that.

Simison: And I understand that. You were asked to design to a certain level because our code says you have to do certain things and I guess what I'm -- the question I'm trying to get around to is just because our code says it, does that mean that we are making the right assumptions for this property and I -- I -- again, in my mind I'm sitting here just like going through my -- my head about other hard corners that are two major arterials, where we have commercial -- where we only have residential, you know, Franklin and Linder, again, you have got an issue with a -- a drain or whatever you want to call it there. You go to Cloverdale and Overland, again, you have got a canal issue, which is cutting off those corners, which is making the access and it's pushing it back. So, I'm just asking the question. Just because our comp plan says it's right, does that mean this development is right or the comp plan is wrong and it should look differently and I think that -- that's just something I'm throwing out there, because from my -- from where I sit I

-- I say access to this area with the commercial, with the roads, I go to -- I personally question it with what we are being -- how we are being asked to access this location with commercial on one that is because it's across from another facility it shouldn't have that access fully and, then, we would be, essentially, putting the right-in, right-outs only in this facility and is that appropriate for any commercial. I don't know.

Wheeler: Yeah. And I would say that, you know, a higher density residential use would be my first preference if -- if the commercial were to go away. You know, versus a townhome -- extension of the townhomes or something of that -- that nature.

Simison: Council, any further questions?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Thank you. We recently have had conversations with applicants who have come and said that, you know, properties have been sitting for a while and I'm assuming this location it's mostly been a floodplain issue more than a desirability issue for commercial space, but we have had a few areas in the -- in this -- on Ustick between Ten Mile and Linder where there has been commercial in the comp plan for many many years and nothing has gotten built there and out of, I assume, lack of demand. So, have you -- I don't know what your team has done as far as generating interest in the commercial, but is there concern that you won't be able to fill that commercial space, because of traffic flow or desirability or -- and I just -- I -- I'm so blown away as fast as we are growing that that would be a question that we have to ask, but if, you know, the patterns have really changed how people shop and where and when and -- and whatnot with COVID, so maybe -- you know, maybe we are looking at how -- we need to look at how things are done differently.

Wheeler: Yeah. Thanks for the question. I think that -- it kind of goes back to when we were having the discussion on multi-family versus commercial on that corner and how much commercial is too much commercial and enough multi-family to support the commercial. You know, that was a concern of will we build too much commercial if we do a commercial along that whole strip where the multi-family site is now and, you know, mitigating that concern by the -- the lower square footage of the two different 12,000 square foot total, but in two different buildings, which are really two different uses. I mean you have the small, you know, mom and pop shop commercial, I will call it, against the hard -- the hardscape, you know, plaza, which is a much different commercial user than the -- the larger one. So, we have a bit of diversity in the marketplace and that larger one with the drive-through with the ability to, you know, break it up into two or three different commercial properties, you know, I think through those measures we have mitigated our concern on being able to build that commercial space.

Simison: Council, any additional questions for the applicant? Okay.

Wheeler: Thank you.

Simison: Thank you very much.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: We are going to do some discussion before closing the public hearing. I will give you my thoughts on -- on the application. So, I start with the comp plan. I respect the process we went through to -- to gather the input, to create it, and, then, the discipline and adherence to it, understanding it's not anything more than a very useful guide, it's not a mandatory directive, but I think the mixed-use community application remains sound at this, even though it has made it maybe more challenging to try to find something that can be successful in this location. So, with the mixed use community in -- in prep for the hearing and in hearing what we did in tonight's presentation and public input, that blend of the C-C and the R-15 zoning remains appropriate in my mind. I think the -- the way that the applicant has tried to address both and incorporate both into this fits what mixed use community tries to encourage. I share some of the concerns of Council Members that the commercial might take some time. I would probably respond to that, at least from my perspective, that I'm patient. I think in time the commercial will be there. I think it will be last and -- and I would discourage a rezone application from anybody who tries for that corner, because as we try to look at what is the best long-term solution there are short-term bumps along the road where a portion of a project might not develop as fast as others. But I do -- I believe that that commercial component is important and will be successful a long time -- long term. So, for those reasons I thought that the application as presented was appropriate. I appreciate the adjustments made and it is a very challenging parcel to make work for anybody, as history has shown. I thought the open space and the pedestrian connectivity was also something that will make this very successful and a very popular project. So, again, I guess the only concern I had was -- maybe not a concern, but an acknowledgement is that the commercial will take some time. I trust that integration between the property to the east and this has been addressed. I appreciate Councilman Hoaglund's comments with regards to landscaping. Those details matter and the applicant's commitment to that helps ease that concern somewhat. So, for those reasons I'm supportive of the applications as presented. I didn't see any outstanding issues that remained unaddressed. Just appreciate the creative solution on a difficult parcel.

Dodson: Mr. Mayor? Thank you.

Simison: Yes, Joe.

Dodson: I did just want to comment real quick, because it kind of come up along the east boundary and landscaping. Those are going to be single family lots and if Council goes the route of what some of the residents have asked about including landscaping along that boundary, if it's not in a common lot it's incredibly difficult for staff to maintain that and

to enforce it. So, we have really just tried not to do that, because we had this in Poiema, I believe, the same thing of how do you enforce trees on private property. As soon as the owner comes in they can cut it down and we have no idea and that's what it is. So, I just wanted to reiterate that issue, if that is something that Council had previously been thinking about.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Mr. Mayor, Joe, I -- when I mentioned the enhanced landscaping was only for the multi-family --

Dodson: The plaza.

Hoaglund: -- that was in the plaza. That was the only location I was --

Dodson: Right.

Hoaglund: -- interested in doing -- nowhere else along that, because, yeah, obviously, that's very difficult to do, so -- and Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I will just -- just weigh in here. It's one of those things when you get the packet and you open it up and see what's before you and I -- I was like you, a little bit surprised that there is commercial here. How in the world is that going to work. The access to me is just difficult, but, then, I think Councilman Borton raised an important point about we -- we follow the process. This is what we have here. We have to be patient with it, give it time, make it work -- I think the applicant did a very good job in designing the site with the constraints they had to work with and, then, making sure that modifications were made. They heard from the residents -- you know, not everyone's happy, you never get a hundred percent, but making changes, losing that unit off the end to provide more space, doing some things that I think through the walkability and -- and making it a desirable space, a place where people want to live and have a community and that's very important as we -- as we grow. As pointed out, this is not the same Meridian we grew up in, so -- but having that sense of community in that area that you live and -- and -- and, hopefully, there will be some -- some commercial down the road and -- and have it in that place, but it -- I think it will be difficult, just because of the access points for -- for commercial. But -- but to stay true to what we have and has been laid out and our goals, you know, people -- the times when developers come before us and they want to change the density and change the comp plan and people just scream and now we have it and what it's supposed to be and now they want to change it again. It's just -- it's just interesting for us to go through this process weekly to -- to see the different -- different back and forth and -- depending on what's -- what's being proposed, so I think overall it was -- it was well designed. So, I appreciate the work that went into it.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I -- the commercial is important to me. I'm glad to see there is commercial here. I think it's actually -- to me it's more neighborhood scaled commercial. It's not like a huge looming, you know, Walmart or something. I mean this, hopefully, the way it could evolve would be some uses that are complementary to the neighborhood and I like the integration. I appreciate the pedestrian oriented design. At first when I looked at this I really didn't think I would be supportive, but I appreciate all the changes that the applicant made after the Planning and Zoning meeting and I think the process has really worked in terms of improving this. I'm not loving the transition in the northeast corner against a single family home, but I think the enhanced landscaping will help and it doesn't look like that neighbor is directly looking out, you know, off the side of their house there, so I think I can live with it. I wouldn't want to turn down a project over that detail. Overall I'm supportive of it. I would echo the same comment, though, I -- at least I would be very -- very surprised if I would ever support a rezone of that commercial piece, just to put that out there as well. I think we need to wait and let that happen. However long it takes. It may take a while, but it will come and, hopefully, the right tenants that fit there will come as well. Yeah. I think overall I'm supportive of it. Thank you.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Thank you. Really want to -- to say thank you to the applicant for -- for sticking out all this time trying to figure this out. This is a really tough piece, the geography and the canals and it is -- it's a tough go. We have seen other properties like this sit for a really long time that are -- that are great usable spaces in our city because folks don't want to take them on and so we appreciate you going to all the hard work to try to figure this out and to listen to the public and to continue to keep working on a project until there is something that is really beneficial to Meridian. We know the incredible amount of work that it takes to get to here and, then, risk, you know, potentially not receiving approval. So, I am -- I -- I think the changes that were made from the Planning and Zoning Commission until now are excellent. Thank you so much for making all those considerations. It's pretty significant to lose an entire floor off of two buildings and to restructure everything that way. My -- my only outlying concern is just that there would be a better transition between the commercial and the residential on the south side of that commercial building and I don't know how we -- and perhaps that's a question for Joe. I don't know how we actually add that into a requirement as far as -- I mean it's very random to just say, hey, we want -- we want taller trees there. Like how do we -- how do we condition that? I'm not necessarily saying that we need 25 feet of landscaping considering the combination of the road and the landscaping that's there will be over 30 feet, but can you help us figure out how to -- to condition that appropriately?

Dodson: Council -- or Mr. Mayor?

Simison: Yes, Joe.

Dodson: Thank you. Council Woman Perreault, thank you. There is -- there is probably a number of ways. I -- I think a general, you know, additional day provision, just -- just state something to -- to the effect that the required buffer between the C-C and the R-15 zoning district should be at least X amount of feet with vegetation that touches at maturity. That we have a lot of that language in code already and we have utilized that kind of a provision previously. That in alignment with the drive aisle that's kind of proposed there from a planning perspective I think offers a sufficient buffer between and -- and, further, the -- the placement of that commercial building being where it is was partially driven by staff as well. We specifically told the applicant that, hey, we wanted that, frankly, a neighborhood serving use a little closer, so that people could walk. You know, you want to activate that plaza. You want to have a kid's birthday there while you are hanging out and getting ice cream, hopefully, or whatever. A burger and a beer and hang out. Whatever it might be. That's what the focus was there. So, I don't want to push it so far away or create such a barrier that it just completely walls it off and I know that's not your intention either, but, you know, noise, as well and just to -- again, you can also limit the hours of operation. Code does say because it's adjacent to residential it's going to be 6:00 a.m. to 11:00 p.m. So, it can't be 24 hours. If you want to limit it further that could be another avenue to, quote, unquote, buffer the uses that would go there. At least you could -- you could maybe make it specific to the -- the second site, you know, the -- the -- the building pad closest to the residential and limit the hours on that building alone. You do have flexibility in that DA provision.

Perreault: Mr. Mayor walked away. So, yes, I would like to -- I would like to limit that at least to 9:00 p.m. I think is appropriate for that area. But as far as the -- what I had in mind is it's just really densely landscaped -- more dense landscaping behind that building, whether it's more trees and trees -- trees of maturity at the time of planting, not like trees of maturity ten years from now. So, is there a way for us to condition that the trees need to be mature at the time of planting, like the height of the building and, then, you know, maybe -- maybe double the amount that would normally go in there or something to that effect? I just -- I -- I don't want to -- I don't want it to be separated completely, but I also want to respect the fact that, you know, the backside of commercial buildings can get kind of ugly and I don't want that to be a value issue for the folks that live there.

Dodson: Council Woman Perreault, those are great points and you -- you can -- again, we have some of that language in code, thankfully, already to have the vegetation that touches. You can say at planting, instead of maturity, a hundred percent and because the building -- to your very last point, because it faces residential, that has to meet pretty much all of our design standards for commercial. They don't get out of anything. So, it will not be an ugly building. They will have to do wall modulation, multiple field materials, multiple roof variations, all of that. It can't just be a box and it certainly won't be an ugly color.

Perreault: Thank you.

Dodson: Absolutely. I would just note -- sorry, Mr. Mayor. If Council agrees on 9:00 p.m., that's fine, I -- maybe that point might be up for discussion. I don't know if 9:00 -- it seems a little early, but I come from California, so, you know, 11:00 p.m. seems early most times, so, it -- it's frustrating when things close at 8:00 and 9:00 around here sometimes if you want to eat late, but it can happen.

Simison: So, Council, I'm going to make another pitch observation for your consideration that would require the applicant to come forward, but I'm really concerned about the left-hand out onto Linder. That goes through a left -- it's two lanes, plus a left-hand turn lane that you have to drive through the back end of it in order to make that turning movement and but for across the street it wouldn't be allowed under the guidelines. As we go into what type of commercial makes sense, we talk about the neighborhood feel of this. Are left-hand turn movements out of that are what we want to have? And I -- I'm -- again, I'm going through the city, I'm looking at our areas, I'm looking at our problem spots and, you know, those type of situations -- if we are setting up for the long-term success, do we want to set up the -- set up the expectations now for what that success should look like, instead of having a conversation in ten years, 15 years when there are too much traffic, because when Linder Road overpass goes in that becomes more of a thoroughfare -- a north-south, it's going to eventually be impacting something at some point in time and do we want commercial to know what the likely limitations are? As we said, that can change. Is it a limitation where -- that we would be willing to consider at this point in time, so we don't have unsafe turning movements out of that long term.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I think I'm picking up what you are laying down. That makes sense to me. I don't -- can we, as a Council, specify a right-out and specify that there is not a left turn? I feel like -- are we overstepping our role or do we have that ability?

Dodson: I'm sure Mr. Nary will comment as well, but I -- I don't know that we can dictate what goes in the median. But on-site, as we did with Gramercy, making the curb in the entrance or whatever to very much discourage people turning left, I have seen that and I think we would have that power to condition that as a DA provision or condition of approval.

Simison: And the developer has an opportunity to sign or not sign if that was a condition, if that was the case, but I think at least warrants the question is whether -- whatever success looks like long term, if ACHD starts -- in five years says, sorry, go away, what do we want this to be long term. I think that's really the question, the expectations. But the ramifications of that -- you are pushing more commercial traffic out through the residential side of the neighborhood potentially to go left. It may. May not. But just, again, looking at what the traffic implications are in this area that that access is a big issue in my opinion long term. Mr. Nary.



Nary: Mr. Mayor, Members of the Council, Joe is sounding just like an attorney. Yeah. He's correct, yeah, definitely we don't have a way to limit the access onto the road -- onto -- in Linder, but we can limit the access from the site out to the public right of way. The challenge is sometimes is how it gets constructed, how it gets used, how it gets enforced. It would appear likely, because of the current use on the west side of the roadway, they are unlikely to ever put candles to prevent the emergency services from being -- accessing onto Linder. So, there is unlikely to ever be any other impediment to turning into this site from going southbound on Linder. But definitely we can fashion in the development agreement restrictions on the access out of the property. So, we can put that in there.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: There is -- there is several other areas of our city that have this concern and I -- I personally don't think that it's going to be any worse than any of the others. So, I currently turn out of my neighborhood onto Ten Mile and it's like running the gauntlet every day. It's much much more dangerous than this is going to be and it's just directly south of a commercial building. So, I just -- I don't -- there is a lot of these -- and I don't know that we can regulate all of them and this reminds me of when you are coming out of the -- just to the north of here at the Winco exit, you are turning out of Winco and you turn left across this commercial and, then, there is a fire station right there and the fire station -- you know, that's not going to be ever blocked off, because of the fire station, but that -- that doesn't feel like an unsafe place to turn left and I kind of see this playing out as a similar feel to how that is all set up. So, I'm not in favor of that condition myself.

Simison: I think the difference here is that we have had some experiences even on Eagle Road recently where we have areas where the -- when the traffic gets backed up people start making turning movements that they can't see and this does have cueing back to an area and there is no -- not a center turn area where you are supposed to move into -- I mean you are not even really supposed to move into the center turn area to access the area, but you got to drive through a left-hand turn lane going the opposite direction to a certain extent to even turn into the next lane. Those are the types of things where you are almost going against traffic to make this turning action based on my look at the map. I mean even maybe if you don't want to do it, ask ACHD to move the turn lane closer to the intersection and not have the queuing lane so far back. But those are -- those are the issues and -- and they do exist all over the place. Locust Grove coming out in those areas right there by the -- just south of the Maverick there is a road there that turns over into two lanes and into a left-hand turn lane, eventually that's going to be a problem. Today not necessarily, but I'm just trying to look at long-term, not necessarily what's there today. Eventually the area you are talking about is also going to be a problem.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: So, if one of the conditions that's contemplated is that access onto Linder Road be designed on-site to ensure right-in, right-out only is what you are --

Simison: That would be my question. My contemplation to the applicant.

Borton: The applicant has been stoic without gesture, so that requires us to get your input if that is reasonable to consider, if it's fatally flawed from your perspective. How would you respond?

Wheeler: Yeah. Council -- Council Members, I think it will make it more difficult, you know, to make that commercial area more attractive, of course. Is it a no go? I -- it's hard to say, you know. But we would prefer it not to be and, then, to be able to turn left on there, I think that, you know, with the adjacent emergency use across the street that does limit at least any further congestion from another use, you know, intersection type of situation or a high traffic -- you know, if it was a Winco exiting and we are also exiting or something to that effect. So, I think there is a little bit of an alleviation there in the impacts of that left turn. I would recommend that we don't limit it to the right-in and that we go with a left turn south onto Linder.

Simison: Maybe one more thing. It also allows left-hand turn movements off of Linder into the project under the -- under the current if -- yeah. Maybe not. That's -- I think you could, but I'm -- without designing it -- but it's going to -- it's going to create a problem. It -- it -- it will in some regards create some real challenges. People stop on Linder to try -- because there is no left-hand turn lane to turn into this property at that location, because, again, there is a left-hand lane that goes -- extends to the end beyond where the turning movements begin. So, whether we do something here or ACHD does something on their end to alleviate that so there is a cueing space, left-hand turn movements in and out at this location will be a problem long term or short term when it starts getting built. But I will -- that's an impact on those guys over there, so -- if Christy was here from ACHD I would ask her and I thought that she was going to be on the call, but no one from ACHD is with us that I can tell.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Yeah. I live out there and use that Linder Road quite frequently. That is a very long lane. They plan to head for -- for that queuing, which really don't have that stacking in rush hour periods. I -- I would think for the short term they could -- they could shorten that to make a center turn lane for access in and out temporarily, but there will be that point in time where it's -- it's not going to work, even if -- with the center turn lane. But it is possible to do that at this point in time from my experience of living there. So -- you know. So, there -- there is a short-term solution. But, eventually, it -- it will not be a solution.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I'm going to attempt to make a motion, hoping that I have gathered everything that we are trying to incorporate here. So, I move that we approve --

Simison: Council Woman Perreault, the public hearing is still open, so --

Perreault: Oh. I thought we had closed it. I move that we close the public hearing.

Strader: Second.

Simison: I have a motion and a second to close the public hearing. All in favor signify by saying aye. Opposed nay? The ayes have it and the public hearing is closed.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Simison: Council Woman Perreault.

Perreault: Thank you. I move that we approve the application for Lennon Pointe Community, H-2021-0071, for the annexation and zoning, preliminary plat, and conditional use permit, with the following modifications: To add mature landscaping in the northeast corner between the Building A, which is the apartment complex, and to create more of a green space there and less -- less hardscape and, then, I would add that we would add plants that are maturity at -- excuse me -- that -- landscaping that's mature at planting between the commercial building on the -- the south side of the commercial area and the residential to the south. I believe that that's everything that we -- there was an outlier. If there is anything else, please, let me know.

Dodson: Mr. Mayor?

Simison: Can we wait for a second?

Borton: I will second for discussion.

Simison: I have a motion and a second. Joe.

Dodson: Thank you, Mr. Mayor. Sorry. I -- in no way do I want to belabor this. Trust me. But the -- I was thinking about the buffer thing between the C-C and the R-15 again. Because that's probably going to come in very late, I think the DA provision should probably include a timing of that buffer being installed with the residential, so it has time to mature as well and not at the time of the commercial building being built, because that's usually when it goes in. So, I don't know if Council Woman Perreault and the Council agree with that and want to make that modification. Or I could be completely out of my mind.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I like that idea. I know that that's probably kind of unconventional, because the applicant usually doesn't start doing the landscaping piece until that -- you know, that commercial area goes in. I would be -- I guess the conversation could be, you know, we did -- we didn't mention putting mature landscaping on the south side in the berms -- or, excuse me, in the -- in the MEWs that are between the sidewalk and the -- the north side of the first home and that could be an area where they add more mature landscaping to buffer that -- I -- I would be in favor of -- of adding that landscaping prior to the commercial building being built. But I don't know if -- I don't know what's typical. Is that -- is that a condition that's happened before, Joe?

Dodson: I have a good memory, but I don't know if it's that good with this. I wouldn't say that that's typical, but -- well, we usually require the street buffers regardless of what's adjacent to it. So, I guess that's -- that's -- that could be precedent there. I know that could be a bad word, but that could give us some basis there. But because of the discussion that we have had I -- and what Council has had, I believe it makes sense to include that there, rather than wait for the commercial. But I guess at the same time if the commercial isn't there, the -- the issue isn't there. So, I can see it both ways. I just wanted to throw that out in case Council wanted to give those trees time to mature.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Joe, what is -- what is considered maturity at planting? Like is there a height -- what's considered a mature tree? I mean it just totally depends on what they put in; right? So, maturity of planting could be anything -- I don't know -- like how technical do we get on this? I -- I think that, you know, they are likely not going to implement any of the parking infrastructure or the curbing or anything that will require landscaping in that area around the 3,000 square foot building until that building's ready to be built; correct?

Dodson: More than likely, yes.

Perreault: Without just the space -- so, that what -- they are not going to bring in landscaping and add the curbing in and -- and everything just to have some trees there to buffer something that doesn't exist yet, so it sounds -- I think -- I think it just needs to stay with the trees -- when that's developed the trees are mature, instead of being, you know, a one foot shrub, so -- however that needs to be worded in the DA.

Dodson: Perfect. I got it. Sorry to convolute that.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Just for discussion. So, I wouldn't be able to support the motion, because I am now convinced that we need a right-in, right-out off of Linder and I'm really concerned that if we are letting people make the left-hand turn we are just kicking the can down the road. So, I feel -- you know, Mayor Simison won me over actually with that argument. I think that's a true issue. I actually think limiting it to right-in, right-out will make it more likely that when we do get the commercial users that there will be more neighborhood scale users, so I think that fits with what is intended here. So, I -- I would not support the current motion without that condition.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Personally I think that's going to cause issues getting commercial users to come in. I -- I think that's going to delay I -- think it's going to create a desirability problem and I don't -- I don't love that element either. They are just so many -- there is so many other -- I'm not saying that -- that we want it to be a dangerous area, but this -- this location to me is not even remotely the most dangerous left turn that could can be made. I mean I -- I -- there is so many dangerous left turns that exist right now that I -- I just don't -- there is a center turn lane right now on Linder Road and there is going to be stacking on the right turn lane heading north, but I -- I actually drive that exact same scenario multiple times a day and I get -- and there is a -- you know, when you are entering into a subdivision and they put a big square white box in front of the entrance, right, so that you can see this is an entrance to a residential area. That protects people from turning left from -- if -- if somebody is turning south and they get in the left-turn lane to turn in there, they are going to have a protected box that says don't park in this space, somebody is turning in here, because it's residential. There is -- there is features that are put on the road to protect that. So, I -- and there is already a left turn lane that exists there on Linder. It's four lanes already with left turn. I don't -- I'm not -- I guess I'm not understanding the problem.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: Call for the question.

Simison: The question has been called. Clerk will call the roll.

Roll call: Borton, nay; Cavener, absent; Bernt, nay; Perreault, yea; Hoaglund, nay; Strader, nay.

Simison: Motion fails. One aye. Four nays.

MOTION FAILED: ONE AYE. FOUR NAYS. ONE ABSENT.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I will -- I will give it a shot. So, I hope -- maybe for discussion. I don't know how much discussion. After considering all staff, applicant and public testimony, I move to approve File No. H-2021-0071 as presented in the staff report for today's hearing date with the following modifications: Behind the commercial a requirement that at the time the commercial is completed that there be mature planting that touches at maturity, that there be mature planting in the northwest corner of the site next to Building A. Mature trees. Excuse me. And with the condition that the access off of Linder Road be constructed in a way to encourage right-in, right-out only. I apologize. I mean the northeast corner.

Borton: Second.

Simison: Okay. I have a motion and a second. Is there discussion?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I just want to say that I -- I am in support of this project and just -- with just the one element of not being in agreement with the restricting the left turn and so I will -- I will vote no on that motion, but I just want to make it clear to the applicant that I am in favor of this project, with the exception of that one element.

Simison: Any further discussion?

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Just as -- as part of that motion, Mr. Nary, is that the obligation to design the Linder Road access to be right-in, right-out on the property, is that a DA condition or does that need to be specified?

Nary: Yes, sir. That's what I took it to be.

Borton: Okay. All right. Thanks.

Simison: Seeing no further discussion, Clerk will call the roll.

Roll call: Borton, yea; Cavener, absent; Bernt, nay; Perreault, nay; Hoaglund, yea; Strader, yea.

Simison: Three ayes. Two nays. And the item is agreed to.

MOTION CARRIED: THREE AYES. TWO NAYS. ONE ABSENT.

Simison: Thank you very much and best of luck, Joe, getting all that squared away.

Dodson: I got it.

## **DEPARTMENT / COMMISSION REPORTS [Action Item]**

### **5. Police Department: Fiscal Year 2022 Net-Zero Budget Amendment in the Amount of \$5,000.00 for Central District Health Partnership for Success Mini Grant**

Simison: Next item up is Item 5, which is under Department/Commission Reports, the Police Department fiscal year 2022 net zero budget amendment in the amount of 5,000 dollars. Turn this over to Lieutenant Brown.

Brown: Mr. Mayor and City Council Members, I request that -- or request your approval for a partnership for a partnership for success mini grant that was awarded by the Central District Health to provide drug-free school zone signs to all 58 West Ada School District campuses. These signs are to replace the previous signs with updated verbiage at West Ada School District's request. The administration requests the addition of the word vape, because there have been multiple occasions where parents have been asked to stop vaping on campus and that language is not currently on those signs. With that I will stand for any questions. Thank you.

Simison: Council, any questions?

Hoaglund: Lieutenant Brown? Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Will these signs be placed only at right-in, right-out locations?

Brown: I don't know where the designations will be placed, Councilman, but they will be frequent throughout the campuses.

Bernt: Got Jerry Seinfeld in the house.

Simison: Without any further comic relief, is there a motion?

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I move that we approve fiscal year 2022 net zero budget amendment in the amount of 5,000 dollars for Central District Health partnership for success mini grant that was just presented to us by Lieutenant Brown.

Strader: Second.

Simison: I have a motion and a second. Is there any discussion? If not, Clerk will call the roll.

Roll call: Borton, yea; Cavener, absent; Bernt, yea; Perreault, yea; Hoaglun, yea; Strader, yea.

Simison: All ayes. Motion carries.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

## **6. Parks and Recreation Department: Meridian Parks and Recreation Master Plan Update Findings Summary**

Simison: Council, we are good to continue going? All right. Then, with that we will move onto Item 6, which is the Parks and Recreation Department. The Meridian Parks and Recreation master plan update finding summary and turn this over to Mr. Siddoway.

Siddoway: Thank you, Mr. Mayor, Members of the Council. This is meant to be just a brief update and status report for you. As you know we are working on the master plan update. Art Thatcher was before you this fall when we were kicking off the -- the project. He kind of laid out the -- the sequence of events that would be happening. We rolled straight into a major public involvement activity, along with a variety of stakeholder focus groups and interviews with each of you and our Parks and Rec commissioners and others. So, I believe you are familiar with that. We have also had the survey out and Art -- Art is coming back this week to do a big presentation tomorrow night and he is going to give you more of those details, so I'm going to turn it over to Art. But I just wanted to introduce Art and just say that tonight is our commitment to come before you with regular touch points throughout this process to keep you informed of -- of where we are and what the next steps are. So, with that I'm going to turn this over to Art Thatcher.

Thatcher: Thank you, Steve. Mr. Mayor, Members of the Council, thank you for allowing me a few minutes to come and meet with you. I -- I could put the 68 slide show for tomorrow up and we could go through that -- sorry. I am here tonight to give you an update on the -- on the master plan and so we are in the -- the findings and visioning stage. This is kind of the -- the four stages of the master plan. So, we are -- we are back to do the -- the findings, to go over the results of the survey, to kind of touch base again on the -- on our public engagement, look at those recurring themes and, then, begin to develop recommendations and actions for the master plan. And so as you can see all of those that are in kind of the -- the orange are those different tasks that we have completed. We are down kind of in the community center feasibility, the cost recovery, and the findings



presentation stages. We are here this week to do the -- the findings presentation and so as you remember we were here in November and -- and did our public engagement. We held six focus groups for 39 participants. We interviewed ten elected officials, stakeholders. We did a swap -- workshop with the staff and did interviews with the staff. We also did a briefing to -- to the Commission and, then, toured all the parks and facilities and, then, held an open forum and we had 18 people attend that in a -- both in -- in person and virtually. And so we really did asked about strengths, weaknesses, opportunities, what new programs, facilities you would like to see and so just kind of a recap from the focus groups, the strengths of the department, the staff, the leadership, that they are approachable, the diversity of offerings, location of your parks and they are well planned, they are -- they are bikeable, they are for everyone and, then, your partnerships were some of those -- those top things that -- strengths that were identified by -- by the focus group participants. We also asked about areas of improvement and parking was the -- the one that came up the most, along with communication, and I can tell you that with all the communities that I work with around the country, those areas of improvement, communication and parking are always in the top three and -- and so it's -- it's not unreasonable to see those. The need for more athletic fields, diamond -- specifically diamond fields for youth and, then, a greater need for more open space and -- and more park space were some of those other areas for improvement. So, we asked about priorities of everything that we talked about, what would this -- what would your priorities be for the focus groups and so connectivity was the number one. An indoor facility. Rectangle fields to support demand. Land acquisition. And, then, managing growth were those top five that came out of the -- of the focus groups for those priorities. So, from there we -- we took that information and we took the -- the information that we got from our leadership interviews and we developed a -- a survey and so we did our needs assessment survey. We mailed that to 3,500 homes, 3,444 of them were delivered and so we got a return of 3,200 of the invitation surveys and, then, another 378 of the open links. So, a total return of 690 and giving us that five percent plus or minus margin of error and so we asked about needs for future facilities. One of the things about -- Greenplay did the 2015 master plan. We also did the survey and the same survey firm did both, so we were able to do some comparisons and so we asked about future needs. You can see that a community recreation center was the top need in -- in 2021. An indoor aquatic facility came in second. A field house gymnasium space. A performing arts center and the ice rink were the -- were the top out of the -- out of a list of ten facilities that we -- that we asked about priorities and you can see in 2015 those were the same top five and -- and, really, just the indoor aquatic facility and the community center kind of flipped from -- from 2015 to 2021. So, that same need is there within the community. We also asked about outdoor facilities. Future needs. Again, kind of looking at that comparison. Parks and pathways, improvements to park amenities, shade structures, playgrounds, lights on athletic fields, again, were those top five. You can see they were very similar to the 2015 and -- and what was -- what kind of dropped in from -- from 15 to 21 was the public art in parks and exercise stations along trails and lost a little bit of traction, but, really, only about two-tenths of a percent. So, we also asked about communication, because communication was one of the things that -- that came out of the -- out of the needs assessment -- out of the focus groups and, again, we asked about what are the best ways that -- that we can reach you and so e-mails from the city, social media, the

activity guide and -- and the website -- the city's website were those really top four and we see that very much within -- again around the country, that there is really a -- kind of a mixed method. There is not one method that -- that does the best. We do see that the activity guides finish in that top ten percent or so on -- in these, because what people like is they like to get them, they go through it and they can circle what they want to do, but, then, they want to turn around and they want to be able to register online for their programs and do those things. So, these are -- these are very -- very common methods. So, we look at those recurring themes and so trails, pathways, connectivity, the need for a community center, improved park amenities, improving the park amenities, maintaining what you currently have, making sure that you are taking care of your current facilities, your current amenities before you start to build a lot of new. Shade structures in parks. Land acquisition. Keeping up with your rapid growth. Lighted athletic fields. Space for performing arts and an indoor aquatics facility. Really those -- those are recurring themes that we -- that we came through all of those data points. And so Dave Petersen, who is with me, does our inventory and our level of service analysis and so he went and visited all the parks, looked at all the amenities and -- and these were some of the -- kind of his observations from the inventory site visits. The parks are very consistent across the board. They are very well maintained. They are very high standard. Impressively your restrooms are probably the cleanest of any system that we -- that we use. So, it speaks well to your maintenance. They are -- you know, most of the parks do have public art and that it's very well received. Additional bike repair stations have been added and your turf conditions are in excellent shape and there seems to be a really high priority to plant trees in many of the parks and so we -- we are taking all that information and, again, we will be doing a presentation to the public tomorrow, getting their feedback, getting them to validate the things that we have heard. We have got a lot more of the -- kind of the survey results that we will go over with them -- Dave will go over a lot of the heat maps for walkability and accessibility to recreation facilities during that and then -- and then -- and, then, on Thursday we will be working with the staff to really look at -- we -- we do this visioning workshop where we -- we look at the recurring themes and, then, the data points where we saw them and, then, begin to develop kind of high level recommendations to meet those and, then, as a project team we will begin to look at those recommendations and actions to meet those, like we did in the -- in the previous master plan. In addition to the master planning process on March 30th we have an open house and a public meeting with the next step for the community center feasibility study and, then, in -- in April we will be doing the public workshops and the sorting for -- for the cost recovery portion of this project and so, again, our next step is this draft recommendations beginning to really kind of hone in on the recommendations and actions for the master plan. So, I'm happy to answer any questions. I know it's been a long night for you.

Simison: Thank you, Art. Council, questions?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Thank you very much, Art. Could you go back to the slides to talk about the

priorities. I just want to get some understanding of a couple of those.

Thatcher: The survey priorities or the --

Perreault: Keep going. One more. There you go. So, when it says areas of improvement, communication, does that mean communication between the city and the public or communication -- I'm not like --

Thatcher: Yes.

Perreault: Can you help me quantify that?

Thatcher: Sure. It's the -- the public knowing about what -- what programs are going on, communication with the public, information being given out. Your marketing. Your communication. Those -- those are the things that -- that they were talking about.

Perreault: Can you share what the -- what they thought was lacking, because I mean it's published in like so many different ways.

Thatcher: Yes. Yes, ma'am, it is. And -- and as I said, it -- it's common across the country and I mean you can -- you can invest millions of dollars into -- into marketing and -- and citizens will tell you, well, I didn't know about that. I didn't hear about that. I -- and -- and you have put it in all the social media areas. You can even walk to their door and put a flyer in their hand and the next day they will tell you they didn't know about it. It's not uncommon and it's not something that we get upset about, but I mean it is -- I -- I know Shelley was -- was very taken aback when -- when she saw this is that the second highest kind of area of improvement.

Perreault: Can you go to the next slide? I just have one more question on the next slide. So, the -- the land acquisition that -- that means like the city looking for additional purchase opportunities for more parks.

Thatcher: Yes, ma'am.

Perreault: Or for fields or -- is that what that means?

Thatcher: Yes. Yes. It's continuing to -- to acquire land as development, so staying ahead of the development, so that you are not losing ground on your provision of parks for -- for the community.

Perreault: And, then, what does inclusiveness mean, third from the bottom?

Thatcher: Yes. Being inclusive, making sure that you are programming for everyone, both ethnically, age wise, sports wise, making sure that there is a balance between active and passive recreation. Those are the -- kind of that inclusivity piece.

Perreault: Thank you.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Art, if you could advance just a couple of slides. I had a question about something where they are showing the three point -- in 2015 versus the 2021 survey and I found it interesting, the field house gymnasium space from the 2015 survey to the 2021 survey, because the city acquired HomeCourt and that was a -- a big move and I just found it interesting that -- and it could be because with more growth, more people, and there is not enough room. So, that's just kind of interesting where we did make an acquisition and improve it and, yet, there is still more need than those expressed before.

Thatcher: And some of that may also be a part of the communication piece where the -- the community that -- that saw that as a private facility is really not aware that -- that you have taken it over and it's now a public facility and, then, it's open to the public and it goes to that marketing, that communication piece.

Simison: So, did I just hear you blame Shelley again? Sorry, Shelley.

Thatcher: She's going to come get me in the morning I can tell.

Simison: Council, any additional questions before you all tune in tomorrow night? Thank you, Art.

Thatcher: Thank you all very much. Have a good evening.

## **ORDINANCES [Action Item]**

- 7. Ordinance No. 22-1970: An Ordinance (Woodcrest Townhomes H-2021-0015 - Rezone) for Rezone of a Parcel of Land Located in the Southwest ¼ of the Southeast ¼ of Section 5, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, and Also Being a Portion of Lot 4, Block 1 of Mallane Subdivision, as Shown in Book 87 of Plats on Pages 9881 through 9883, Records of Ada County, Idaho; Establishing and Determining the Land Use Zoning Classification of 2.10 Acres of Land from L-O (Limited Office) Zoning District to R-15 (Medium-High Density Residential) Zoning District in the Meridian City Code; Providing that Copies of this Ordinance Shall be Filed with the Ada County Assessor, the Ada County Recorder, and the Idaho State Tax Commission, as Required by Law; and providing for a summary of the ordinance and providing for a waiver of the reading rules and providing an effective date**

Simison: You, too. Council, that moves us on to Item 7 this evening, which is Ordinance

No. 22-1970. Ask the Clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. An ordinance related to Woodcrest Townhomes, H-2021-0015, for rezone -- for rezone of a parcel of land located in the Southwest ¼ of the Southeast ¼ of Section 5, Township 3 North, Range 1 East, Boise meridian, Ada county, Idaho, and also being a portion of Lot 4, Block 1 of, Mallane Subdivision, as shown in Book 87 of Plats on Pages 9881 through 9883, Records of Ada county, Idaho; establishing and determining the land use zoning classification of 2.10 acres of land from L-O (Limited Office) Zoning District to R-15 (Medium-High Density Residential) Zoning District in the Meridian City Code; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; and providing for a summary of the ordinance and providing for a waiver of the reading rules and providing an effective date.

Simison: Thank you. Council, you have heard this ordinance read by title. Is there anybody that would like it read in its entirety? Ralph says no. Then do I have a motion?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I move that we approve Ordinance No. 22-1970, with a suspension of rules.

Hoaglun: Second in the motion.

Simison: I have a motion and a second to approve Ordinance No. 22-1970 under suspension of the rules. Is there any discussion? If not, Clerk will call the roll.

Roll call: Borton, yea; Cavener, absent; Bernt, yea; Perreault, yea; Hoaglun, yea; Strader, yea.

Simison: All ayes. Motion carries and the ordinance is agreed to.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Simison: Council, anything under future meeting topics?

Johnson: Mr. Mayor, there is one more.

8. **Ordinance No. 22-1971: An Ordinance (Apex East Subdivision - H-2021-0086 Rezone) for Rezone of a Parcel of Land Being a Portion of Government Lot 2 and a Portion of the Southwest ¼ of the Northeast ¼ of Section 5, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho; Establishing and Determining the Land Use Zoning Classification of 32.21 Acres of Land from R-4 (Medium Low Density Residential) Zoning District to R-8 (Medium Density Residential)**

**Zoning District in the Meridian City Code; Providing That Copies of this Ordinance Shall be Filed with the Ada County Assessor, the Ada County Recorder, and the Idaho State Tax Commission, as Required by Law; and Providing for a Summary of the Ordinance; and Providing for a Waiver of the Reading Rules; and Providing an Effective Date**

Simison: Oh, I'm sorry. I apologize. The ordinance -- next item up is No. 8, which is Ordinance No. 22-1971. Ask the Clerk to read the ordinance by title.

Johnson: Thank you, Mr. Mayor. It's an ordinance related to Apex East Subdivision, H-2021-0086 rezone -- for rezone of a parcel of land being a portion of Government Lot 2 and a portion of the Southwest ¼ of the Northeast ¼ of Section 5, Township 2 North, Range 1 East, Boise meridian, Ada county, Idaho; establishing and determining the land use zoning classification of 32.21 acres of land from R-4 (Medium Low Density Residential) Zoning District to R-8 (Medium Density Residential) Zoning District in the Meridian City Code; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; and providing for a summary of the ordinance; and providing for a waiver of the reading rules; and providing an effective date.

Simison: Thank you. Council, you have heard this ordinance read by title. Is there anybody that would like it right in its entirety? If not, do I have a motion?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I move that we approve Ordinance No. 22-1971 with the suspension of rules.

Hoaglund: Second the motion.

Simison: I have a motion and a second to approve Ordinance No. 22-1971 under suspension of the rules. Is there any discussion? If not, Clerk will call the roll.

Roll call: Borton, yea; Cavener, absent; Bernt, yea; Perreault, yea; Hoaglund, yea; Strader, yea.

Simison: All ayes. Motion carries and the ordinance is agreed to.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

**FUTURE MEETING TOPICS**

Simison: Council, anything under future meeting topics? Or do I have a motion to adjourn?

Hoaglund: Mr. Mayor, I move we adjourn.

Simison: Have a motion to adjourn. All in favor signify by saying aye. Opposed nay?  
The ayes have it. We are adjourned.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

MEETING ADJOURNED AT 9:16 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

\_\_\_\_\_  
MAYOR ROBERT SIMISON

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
DATE APPROVED

ATTEST:

\_\_\_\_\_  
CHRIS JOHNSON - CITY CLERK



## AGENDA ITEM

**ITEM TOPIC:** Knighthill No.3 Water Main Easement



ESMT-2021-0137 Knighthill No. 3

WATER MAIN EASEMENT

THIS Easement Agreement, made this 8th day of March, 2022 between RENNY WYLIE (“Grantor”), and the City of Meridian, an Idaho Municipal Corporation (“Grantee”);

WHEREAS, the Grantor desires to provide a water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the water main is to be provided for through underground pipelines to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines from time to time by the Grantee;

NOW, THEREFORE, in consideration of the benefits to be received by the Grantor, and other good and valuable consideration, the Grantor does hereby give, grant and convey unto the Grantee the right-of-way for an easement for the operation and maintenance of water mains over and across the following described property:

(SEE ATTACHED EXHIBITS A and B)

The easement hereby granted is for the purpose of construction and operation of water mains and their allied facilities, together with their maintenance, repair and replacement at the convenience of the Grantee, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, the said easement and right-of-way unto the said Grantee, it's successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that after making repairs or performing other maintenance, Grantee shall restore the area of the easement and adjacent property to that existent prior to undertaking such repairs and maintenance. However, Grantee shall not be responsible for repairing, replacing or restoring anything placed within the area described in this easement that was placed there in violation of this easement.

THE GRANTOR covenants and agrees that Grantor will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any



GRANTEE: CITY OF MERIDIAN

\_\_\_\_\_  
Robert E. Simison, Mayor      3-8-2022

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk      3-8-2022

STATE OF IDAHO, )

: ss.

County of Ada      )

This record was acknowledged before me on 3-8-2022 (date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

(stamp)

\_\_\_\_\_  
Notary Signature

My Commission Expires: \_\_\_\_\_



Professional Engineers, Land Surveyors and Planners

924 3<sup>rd</sup> St. So. Nampa, ID 83651  
Ph (208) 454-0256 Fax (208) 467-4130  
e-mail: [dholzhey@masonandassociates.us](mailto:dholzhey@masonandassociates.us)

FOR: JRW Construction  
JOB NO.: JN0721  
DATE: November 18, 2021

**WATER EASEMENT**

An easement of land being a portion of Lot 8 and a portion of Lot 9 Block 1 of Knighthill Center Subdivision No. 3 in the NE1/4 NE1/4 of Section 26, Township 4 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the northeast corner of the NE1/4 NE1/4;

Thence N 89° 38' 45" W a distance of 354.16 feet along the north boundary of the NE1/4 NE1/4 to a point;

Thence S 00° 55' 12" W a distance of 70.00 feet to the northwest corner of Lot 8 Block 1 of Knighthill Center Subdivision No. 3;

Thence S 00° 00' 00" W a distance of 238.66 feet along the westerly boundary of Lot 8 Block 1 of Knighthill Center Subdivision No. 3;

Thence N 90° 00' 00" E a distance of 114.35 feet to the **POINT OF BEGINNING** of said easement;

Thence N 00° 00' 00" E a distance of 5.00 feet;

Thence N 90° 00' 00" W a distance of 94.48 feet;

Thence N 00° 00' 00" E a distance of 7.50 feet;

Thence S 90° 00' 00" E a distance of 62.93 feet;

Thence N 00° 00' 00" E a distance of 12.00 feet;

Thence S 90° 00' 00" E a distance of 10.00 feet;



Professional Engineers, Land Surveyors and Planners  
Page 1 of 1

Thence S 00° 00' 00" W a distance of 13.36 feet;

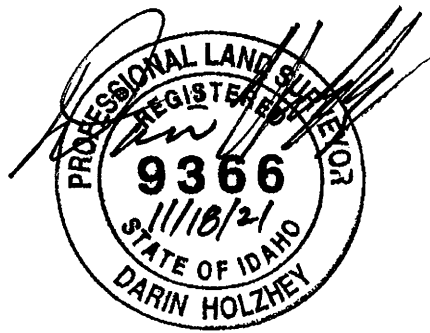
Thence S 90° 00' 00" E a distance of 51.24 feet;

Thence N 00° 00' 00" E a distance of 12.97 feet;

Thence S 90° 00' 00" E a distance of 10.00 feet;

Thence S 00° 00' 00" W a distance of 24.11 feet;

Thence N 90° 00' 00" W a distance of 39.69 feet to the **POINT OF BEGINNING** of said easement.

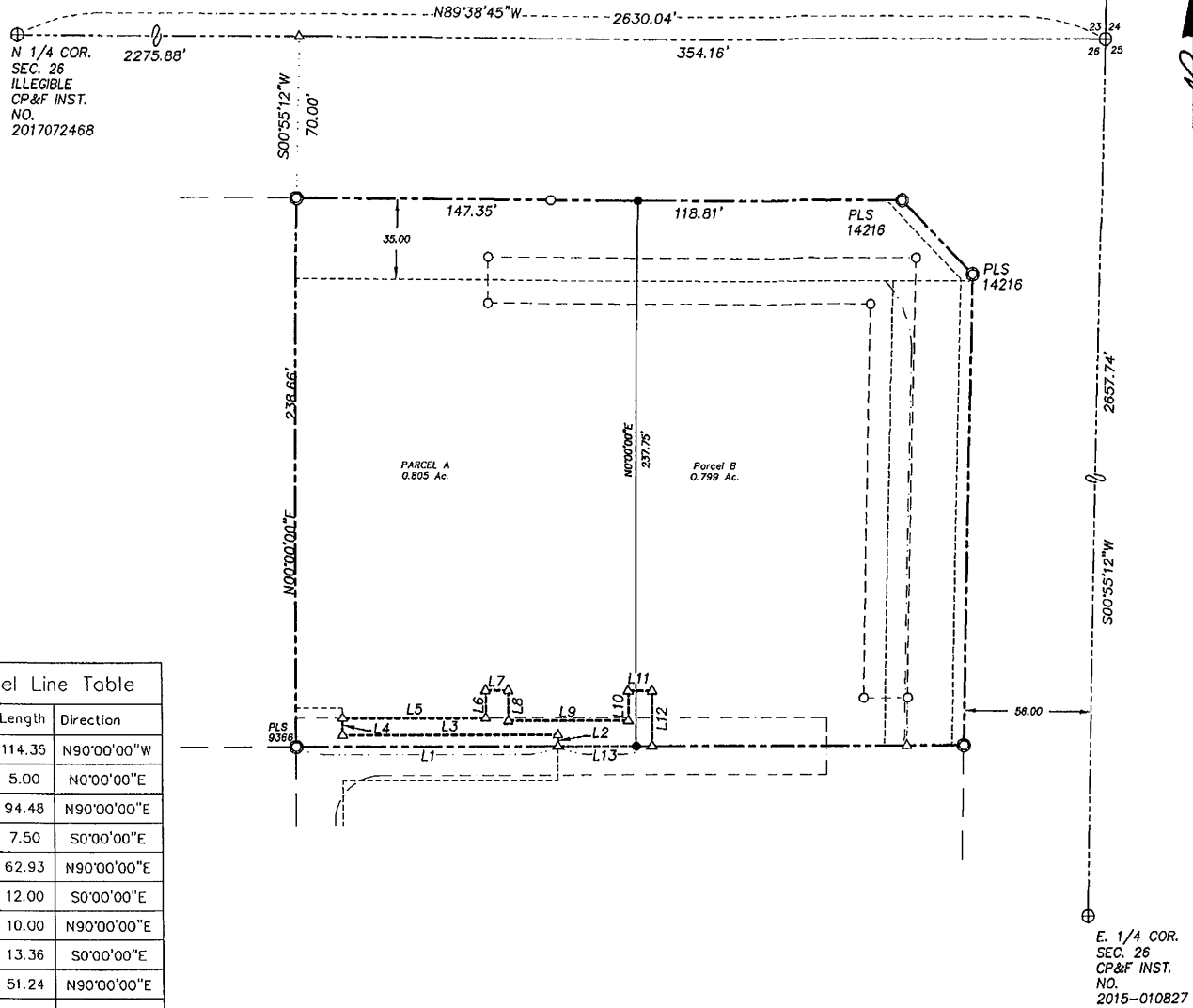


# EXHIBIT # B

## WATER EASEMENT EXHIBIT

LOTS 8 & 9 BLOCK 1 OF KNIGHTHILL CENTER SUBDIVISION No. 3  
 IN THE NE 1/4 NE 1/4, SECTION 26, T. 4 N., R. 1 W., B.M.,  
 CITY OF MERIDIAN, ADA COUNTY, IDAHO  
 2021

Item #3.



Line #	Length	Direction
L1	114.35	N90°00'00\"W
L2	5.00	N0°00'00\"E
L3	94.48	N90°00'00\"E
L4	7.50	S0°00'00\"E
L5	62.93	N90°00'00\"E
L6	12.00	S0°00'00\"E
L7	10.00	N90°00'00\"E
L8	13.36	S0°00'00\"E
L9	51.24	N90°00'00\"E
L10	12.97	S0°00'00\"E
L11	10.00	N90°00'00\"E
L12	24.11	S0°00'00\"E
L13	39.69	N90°00'00\"W

### LEGEND

- ⊕ Found aluminm cap monument
- ⊙ Found 5/8 inch dia. Iron pin
- Subdivision boundary line
- Lot Line
- Section line
- Proposed easement line
- Existing easement line
- 26' ACHD permanent easemen
- Cross Access Easement,
- Gravity Irrigation Easement for Settlers Irrigation District
- Adjacent lot line
- Tie line
- Old lot line

<b>WATER EASEMENT EXHIBIT</b>	
LOTS 8 & 9 BLOCK 1 OF KNIGHTHILL CENTER SUBDIVISION No. 3	
Professional Engineers, Land Surveyors & Planners <small>224 3rd St. South, Nampa, ID 83651                  (208) 454-0266 Fax (208) 457-4130</small>	JOB NO. <b>JN0721</b> DWG NO. <b>SEWER WATER</b> SCALE: <b>NTS</b> REV. <b>△</b> FIELD BOOK NO.
DRAWN BY: <b>JH</b>	DATE: <b>11/18/21</b>



## AGENDA ITEM

**ITEM TOPIC:** Shelburne South No.1 and No. 2 Sanitary Sewer Easement No. 2

ESMT-2022-0128 Shelburne South No. 1 and No. 2  
Sanitary Sewer Easement No. 2

**SANITARY SEWER EASEMENT**

THIS Easement Agreement, made this 8th day of March, 2022 between SHELBURNE PROPERTIES LLC ("Grantor"), and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a sanitary sewer right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer is to be provided for through underground pipelines to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines from time to time by the Grantee;

NOW, THEREFORE, in consideration of the benefits to be received by the Grantor, and other good and valuable consideration, the Grantor does hereby give, grant and convey unto the Grantee the right-of-way for an easement for the operation and maintenance of sanitary sewer over and across the following described property:

(SEE ATTACHED EXHIBITS A and B)

The easement hereby granted is for the purpose of construction and operation of sanitary sewer their allied facilities, together with their maintenance, repair and replacement at the convenience of the Grantee, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, the said easement and right-of-way unto the said Grantee, it's successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that after making repairs or performing other maintenance, Grantee shall restore the area of the easement and adjacent property to that existent prior to undertaking such repairs and maintenance. However, Grantee shall not be responsible for repairing, replacing or restoring anything placed within the area described in this easement that was placed there in violation of this easement.

THE GRANTOR covenants and agrees that Grantor will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.





GRANTEE: CITY OF MERIDIAN

\_\_\_\_\_  
Robert E. Simison, Mayor 3-8-2022

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk 3-8-2022

STATE OF IDAHO, )  
                                  : ss.  
County of Ada        )

This record was acknowledged before me on 3-8-2022 (date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

(stamp)

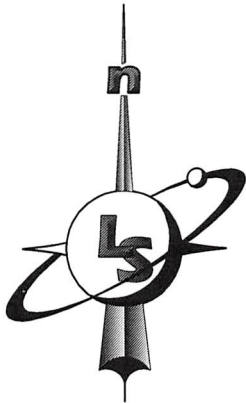
\_\_\_\_\_  
Notary Signature  
My Commission Expires: 3-28-2022

**EXHIBIT B**

# SANITARY SEWER EASEMENT

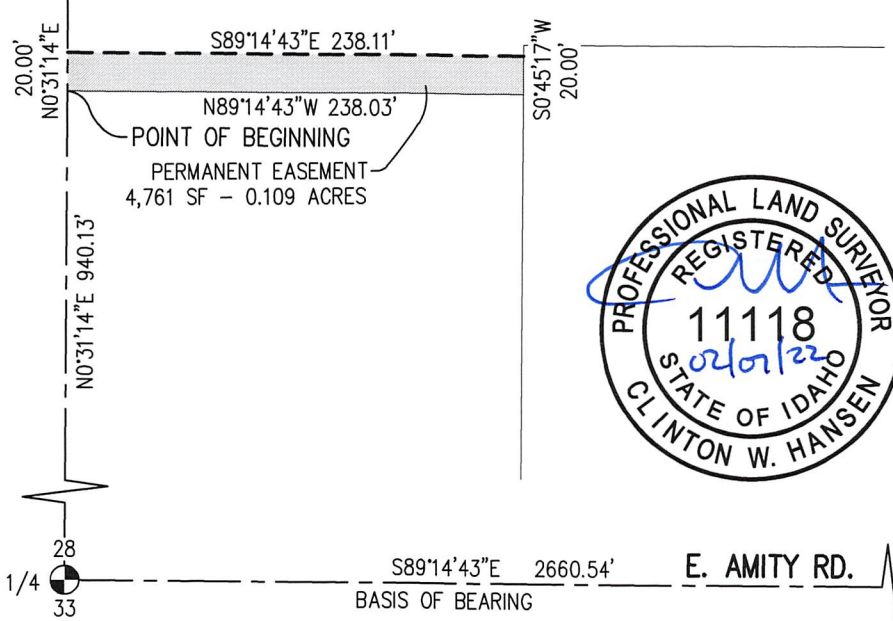
## PROPOSED SHELburne SOUTH SUBDIVISION

FREEMAN FAMILY TRUST PARCEL  
LOCATED IN THE SW1/4 OF THE SE 1/4 OF SECTION 28  
T.3N., R.1E., B.M., MERIDIAN, ADA COUNTY, IDAHO



CS 1/16

FREEMAN FAMILY TRUST  
PARCEL NO. S1128438586.



MERIDIAN JOINT SCHOOL  
DISTRICT NO. 2  
PARCEL NO. S1128346800



S. CLOVERDALE RD.



# LandSolutions

Land Surveying and Consulting

231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 (208) 288-2557 fax  
www.landsolutions.biz

**EXHIBIT A**  
**Legal Description**  
**Permanent Sewer Easement**  
**Freeman Family Trust Parcel**  
**Proposed Shelburne South Subdivision**

An easement located in the SW ¼ of the SE ¼ of Section 28, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of the SE ¼ of said Section 28, from which an Aluminum Cap monument marking the southeast corner of said SE ¼ bears S 89°14'43" E a distance of 2660.54 feet;

Thence N 0°31'14" E along the west boundary of said SE ¼ a distance of 940.13 feet to the **POINT OF BEGINNING**;

Thence continuing N 0°31'14" E along said boundary a distance of 20.00 feet to a point;

Thence leaving said boundary S 89°14'43" E a distance of 238.11 feet to a point;

Thence S 0°45'17" W a distance of 20.00 feet to a point;

Thence N 89°14'43" W a distance of 238.03 feet to the **POINT OF BEGINNING**.

This easement contains 4,761 SF (0.109 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS  
Land Solutions, PC  
March 19, 2019





## AGENDA ITEM

**ITEM TOPIC:** Final Plat for Biltmore Estates Subdivision No. 4 (FP-2022-0007) by Engineering Solutions, Generally Located 1/4 mile South of W. Victory Rd., on the West Side of S. Kentucky Way and 1/2 Mile West of S. Meridian Rd.



# MEMO TO CITY COUNCIL

---

**Staff Contact:** Sonya Allen

**Meeting Date:** March 8, 2022

**Topic:** Final Plat for Biltmore Estates Subdivision No. 4 (FP-2022-0007) by Engineering Solutions, Generally Located 1/4 mile South of W. Victory Rd., on the West side of S. Kentucky Way and 1/2 mile West of S. Meridian Rd.

---

**Request:**

Final plat consisting of 33 building lots and 5 common lots on 10.85 acres of land in the R-4 zoning district.

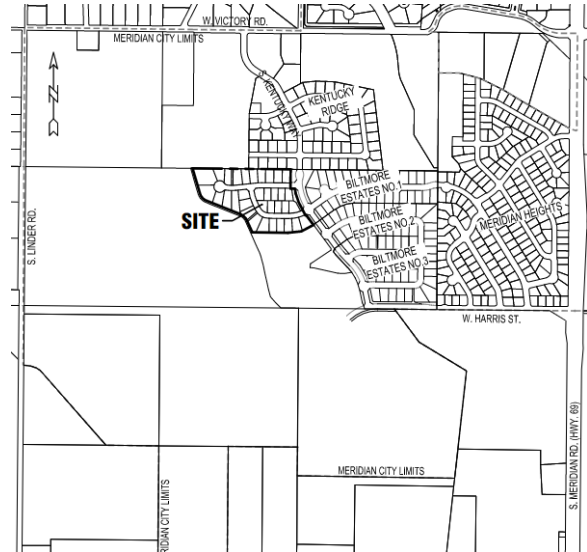
**Information Resources:**

[Click Here for Application Materials](#)

**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 3/8/2022  
TO: Mayor & City Council  
FROM: Sonya Allen, Associate Planner  
208-884-5533  
SUBJECT: FP-2022-0007  
Biltmore Estates No. 4  
LOCATION: Generally located 1/4 mile south of W. Victory Rd. on the west side of S. Kentucky Way and a 1/2 mile west of S. Meridian Rd., in the north 1/2 of Section 25, T.3N., R.1W.



**I. PROJECT DESCRIPTION**

Final plat consisting of 33 building lots and 5 common lots on 10.85 acres of land in the R-4 zoning district for the fourth phase of Biltmore Estates Subdivision.

**II. APPLICANT INFORMATION**

- A. Applicant:  
Engineering Solutions – 1029 N. Rosario St., Ste. 100, Meridian, ID 83642
- B. Owner:  
Lee Centers, Biltmore Estates, LLC – PO Box 518, Meridian, ID 83680
- C. Representative:  
Becky McKay, Engineering Solutions – 1029 N. Rosario St., Ste. 100, Meridian, ID 83642

**III. STAFF ANALYSIS**

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (PP-14-004), time extension (TECC-2021-0001) and associated conditions of approval as required by UDC 11-6B-3C.2. Conditions of approval associated with the time extension require an additional 2.35-acres of common open space and site amenities totaling (4) points to be provided in the last two phases of development (i.e. Phases 4 and 5). The Applicant proposes 8-foot wide parkways throughout this phase and future phase 5 and additional open space through the removal of a building lot; a pickleball court is also planned which counts as (4) points and meets the amenity requirement.

There is one (1) fewer buildable lot in Block 7 and more common open space depicted on the proposed final plat than shown on the approved preliminary plat. **The remaining open space and site amenity points required with the time extension will be provided in the next and final phase of development. An exhibit should be submitted with that application demonstrating compliance with the conditions of approval associated with TECC-2021-0001.**

Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

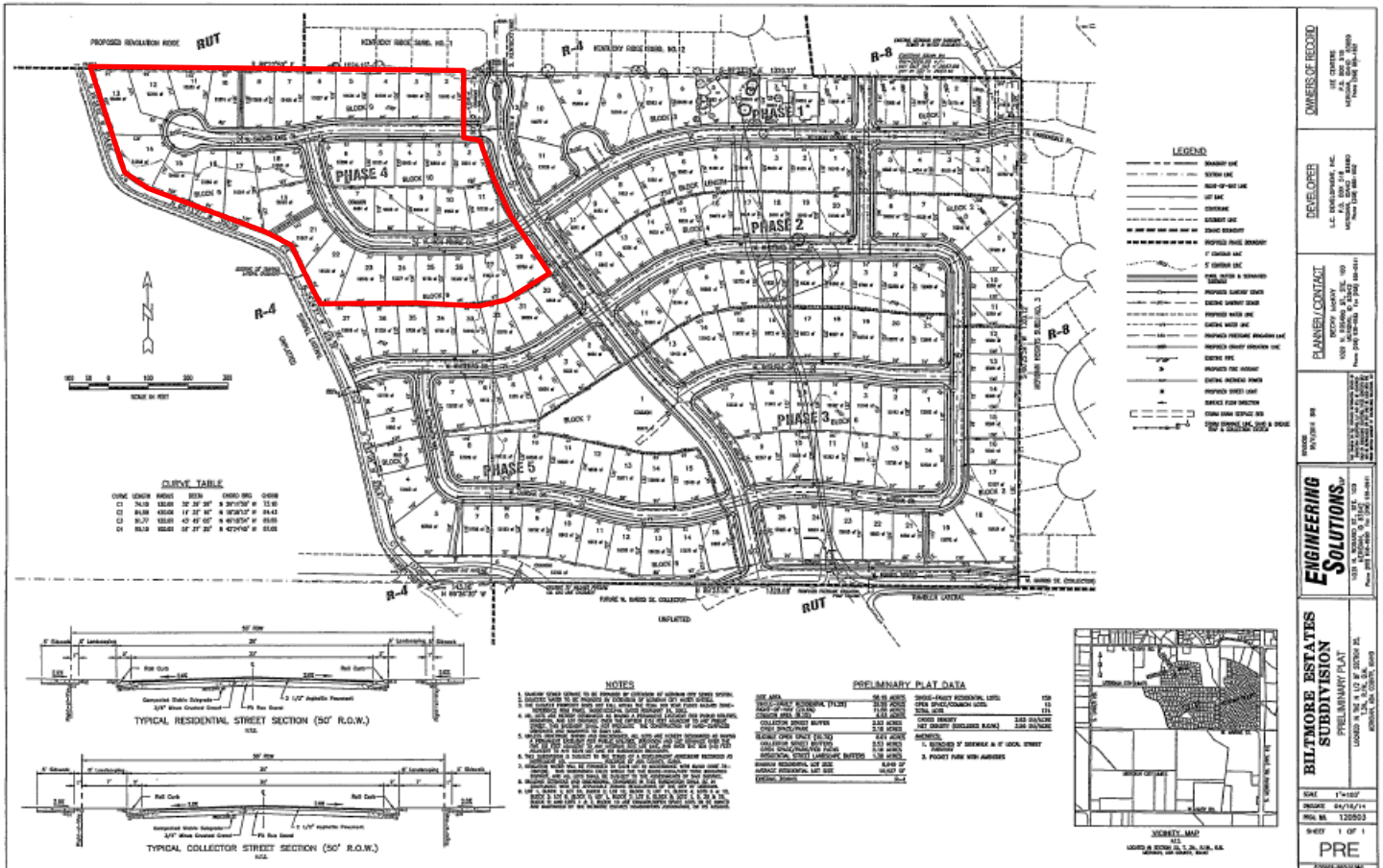
**IV. DECISION**

**A. Staff:**

Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

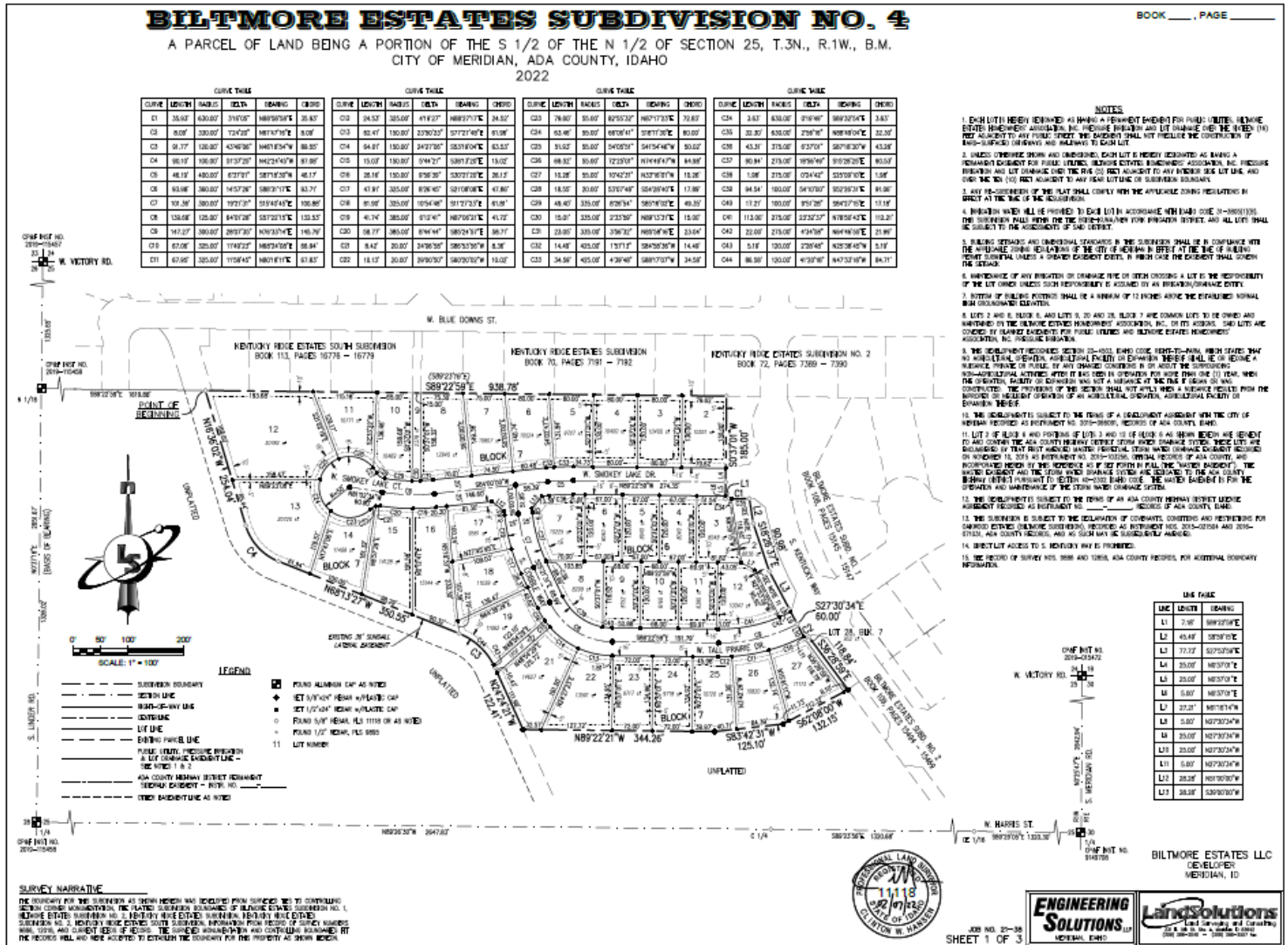
**V. EXHIBITS**

**A. Preliminary Plat (date: 4/15/2014) - Revised**

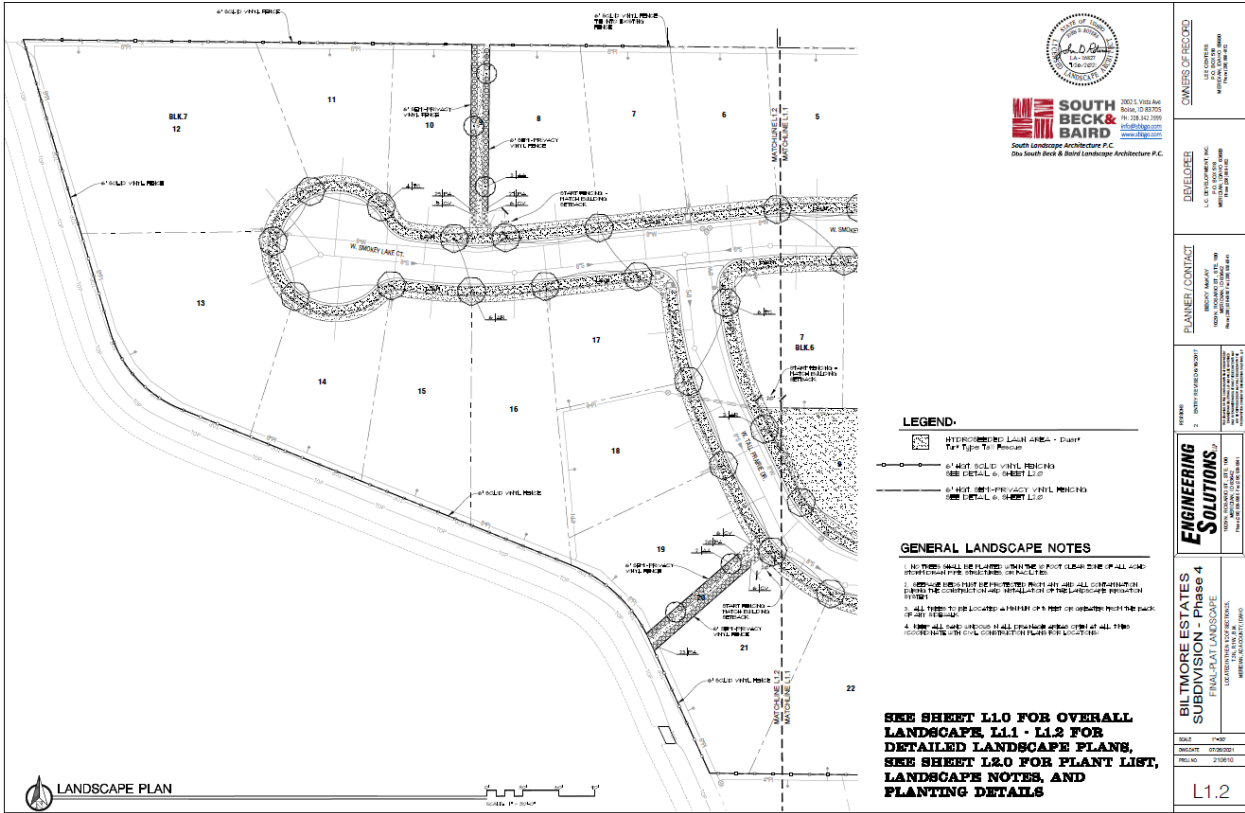




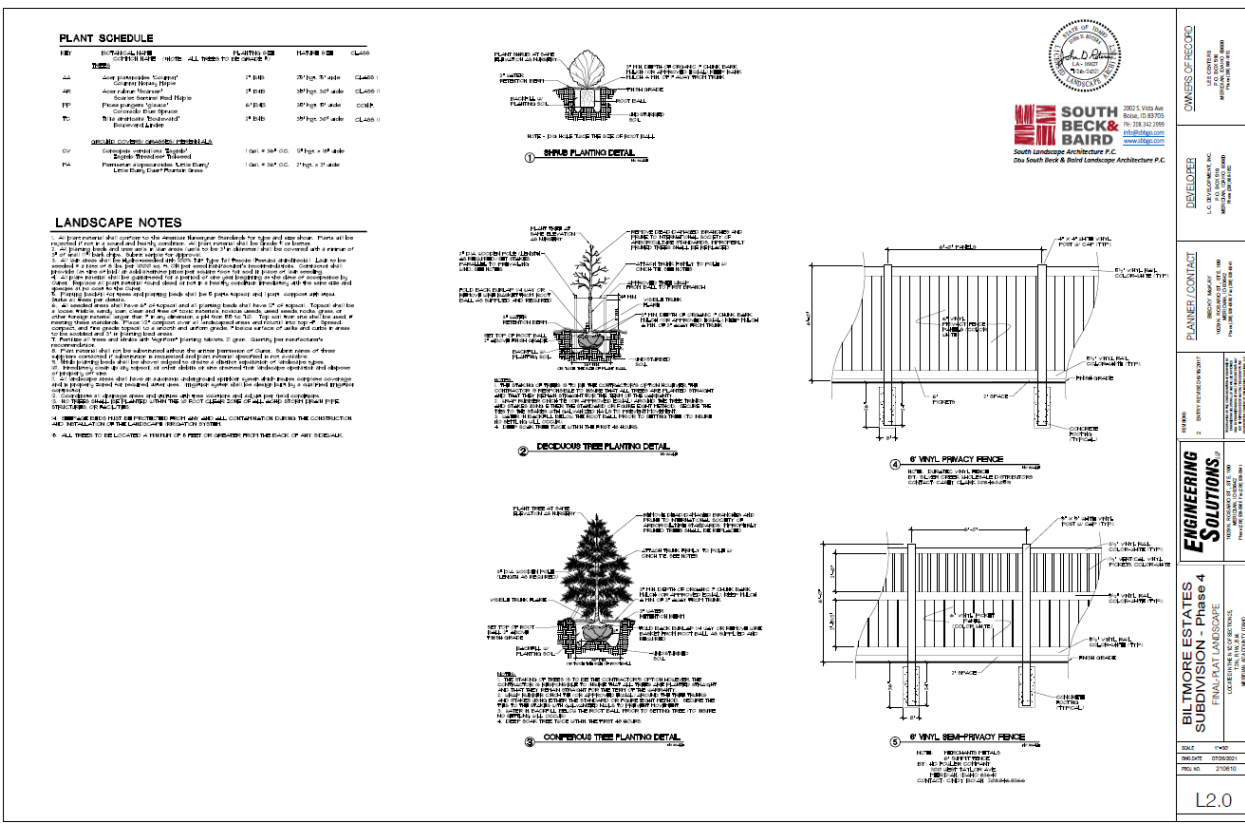
B. Final Plat (date: 2/7/2022)







OWNER OF RECORD	DEVELOPER	PLANNER/CONTRACT	DATE
SOUTH BECK & BAIRD 2003 L VIOVA AVE BALTIMORE, MD 21286 PH: 410.528.2299 WWW.SBA.COM	L.C. DESIGN GROUP, INC. 1000 W. BALTIMORE AVE. BALTIMORE, MD 21201 PH: 410.528.2299	SOUTH BECK & BAIRD 2003 L VIOVA AVE BALTIMORE, MD 21286 PH: 410.528.2299	11/11/2011 11/11/2011 11/11/2011
<b>ENGINEERING SOLUTIONS</b>			
<b>BALTIMORE ESTATES SUBDIVISION - Phase 4</b>			
<b>FINAL PLAT LANDSCAPE</b>			
SHEET NO. L1.2			



OWNER OF RECORD	DEVELOPER	PLANNER/CONTRACT	DATE
SOUTH BECK & BAIRD 2003 L VIOVA AVE BALTIMORE, MD 21286 PH: 410.528.2299 WWW.SBA.COM	L.C. DESIGN GROUP, INC. 1000 W. BALTIMORE AVE. BALTIMORE, MD 21201 PH: 410.528.2299	SOUTH BECK & BAIRD 2003 L VIOVA AVE BALTIMORE, MD 21286 PH: 410.528.2299	11/11/2011 11/11/2011 11/11/2011
<b>ENGINEERING SOLUTIONS</b>			
<b>BALTIMORE ESTATES SUBDIVISION - Phase 4</b>			
<b>FINAL PLAT LANDSCAPE</b>			
SHEET NO. L2.0			

## VI. CITY/AGENCY COMMENTS & CONDITIONS

### A. Planning Division

#### Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development [AZ-13-014 (Ord. #14-1594) – Victory South; PP-14-0004, Development Agreement Inst. #[114052420](#) – Biltmore Estates; A-2019-0366; TECC-2021-0001).
2. The applicant shall obtain the City Engineer’s signature on the final plat by December 18, 2023 as approved with the most recent time extension (TECC-2021-0001); or, a time extension may be requested.
3. Prior to submittal for the City Engineer’s signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B prepared by Engineering Solutions, LLP, stamped on 2/7/2022 by Clinton W. Hansen, shall be revised as follows:
  - a. Note #10: Correct the recorded instrument number for the development agreement; it should be Inst. #114052420.
  - b. Note #12: Include the recorded instrument number of the ACHD License Agreement.
  - c. Include the recorded instrument number of the ACHD permanent sidewalk easement in the Legend.

*Note: A condition of the preliminary plat required an easement for a water main to be provided through Lot 9, Block 7; however, Public Works no longer needs the easement to be provided.*

*An electronic copy of the revised plat shall be submitted with the final plat for City Engineer signature.*

5. The landscape plan shown in Section V.C, dated 2/7/20, shall be revised as follows:
  - a. The total linear feet of parkways (excluding 26’ for each driveway) shall be included in the calculations table along with the required vs. proposed number of trees.

*An electronic copy of the revised plat shall be submitted with the final plat for City Engineer signature.*

6. All development shall comply with the dimensional standards for the R-4 zoning districts listed in UDC [Table 11-2A-5](#). *In the case where a wider easement exists, a greater setback may be required (i.e. a 16-foot wide PUDI easement is depicted on the plat adjacent to any public street).*
7. The rear and/or sides of homes on lots that face or back up to S. Kentucky Way (**i.e. Lot 2, Block 7; Lots 3 & 12, Block 6; and Lot 27, Block 7**) shall incorporate articulation through changes in materials, color, modulation, and architectural elements (horizontal and vertical) to break up monotonous wall planes and roof lines.
8. Submit a copy of the Ada County Street Name Review letter for the final plat with the final plat submittal for City Engineer signature.
9. Install “No Parking Fire Lane” signs in the cul-de-sac per requirement of the Fire Department in accord with ACHD standards. The bottom of the sign(s) should be 7-feet above the road/sidewalk surface and shall not be in the travel way. The sign(s) shall be installed about 6-inches to 1-foot behind the curbing or edge of pavement on a Telspar post. No other signs shall be approved:

**D103.6 Signs.** Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

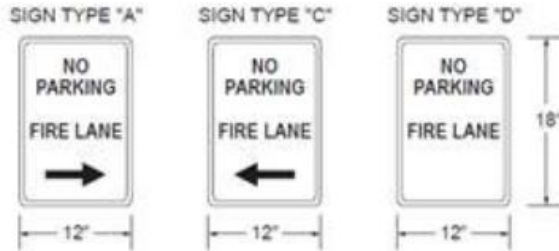


FIGURE D103.6  
FIRE LANE SIGNS

10. All ditches are required to be piped in accord with UDC 11-3A-6A unless waived by City Council or used as a water amenity or linear open space.
11. This phase shall comply with the most recently adopted Public Works standards and specifications as required with the most recent time extension (TECC-2021-0001).
12. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Sue Prescott, at 887-1620 for more information.
13. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

**B. Public Works**

**Site Specific Conditions:**

1. A streetlight plan has not been approved. Streetlights must be installed and operational, with approved record drawings submitted, prior to occupancy of any building within the development.
2. Where possible use pipe fittings instead of deflection angles on water main.

**General Conditions:**

3. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
4. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.

5. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
6. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
7. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
8. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
9. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
10. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
11. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
12. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
13. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
14. Developer shall coordinate mailbox locations with the Meridian Post Office.
15. All grading of the site shall be performed in conformance with MCC 11-1-4B.
16. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
17. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
18. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed

in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.

19. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
20. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting ([http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272)). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
21. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. **DO NOT RECORD.** Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
22. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
23. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
24. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
25. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
26. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.



## AGENDA ITEM

**ITEM TOPIC:** Final Plat for East Ridge No. 3 (FP-2022-0003) by Sophia Durham with Conger Group, Located North of E. Lake Hazel Rd. Between S. Locust Grove Rd. and S. Eagle Rd., on Parcel S1132438570



BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: FEBRUARY 22, 2022
ORDER APPROVAL DATE: MARCH 8, 2022

IN THE MATTER OF THE )
REQUEST FOR FINAL PLAT )
CONSISTING OF 55 BUILDING )
LOTS AND 9 COMMON LOTS ON )
8.69 ACRES OF LAND IN THE R-15 )
ZONING DISTRICT FOR )
IMPRESSIVE EAST RIDGE NO. 3. )
BY: SOPHIA DURHAM )
APPLICANT )
\_\_\_\_\_ )
)
)

CASE NO. FP-2022-0003
ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on FEBRUARY 22, 2022 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

IT IS HEREBY ORDERED THAT:

- 1. The Final Plat of "PLAT SHOWING IMPRESSIVE EAST RIDGE NO 3 SUBDIVISION, LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 3N, RANGE 1E, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2022, HANDWRITTEN DATE: JANUARY 17, 2022, by

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR (IMPRESSIVE EAST RIDGE NO 3 SUBDIVISION – FILE FP-2022-0003)

JEFF BEAGLEY, PLS, SHEET 1 OF 3,” is conditionally approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated February 22, 2022, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein, and the response letter from Sophia Durham, a true and correct copy of which is attached hereto marked “Exhibit B” and by this reference incorporated herein.

- 2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:
  - 2.1 The plat dimensions are approved by the City Engineer; and
  - 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

**NOTICE OF FINAL ACTION**

**AND RIGHT TO REGULATORY TAKINGS ANALYSIS**

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

**Please take notice** that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code § 67-52.

By action of the City Council at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, [YEAR].

By:

\_\_\_\_\_  
Robert Simison  
Mayor, City of Meridian

Attest:

\_\_\_\_\_  
Chris Johnson  
City Clerk

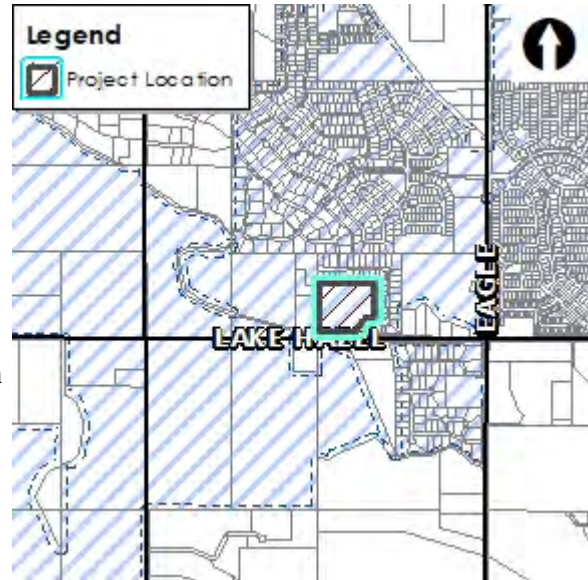
Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By: \_\_\_\_\_ Dated: \_\_\_\_\_

**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 2/22/2022  
TO: Mayor & City Council  
FROM: Alan Tiefenbach, Associate Planner  
208-489-0573  
SUBJECT: FP-2022-0003  
Impressive East Ridge No. 3  
LOCATION: North side of E. Lake Hazel Rd. between S. Locust Grove Rd. and S. Eagle Rd. in the southeast ¼ of Section 32, Township 3N., Range 1E.



**I. PROJECT DESCRIPTION**

Final plat consisting of 55 buildable lots, 6 common lots, 1 private street and 3 common drive lots on 8.69 acres of land in the R-15 zoning district. NOTE: The Director approved a private street application which includes the private streets for the entire R-15 portion of the development with Impressive East Ridge No 2.

**II. APPLICANT INFORMATION**

- A. Applicant / Representative  
Sophia Durham, The Conger Group – 4824 W. Fairview Ave., Boise ID 83706
- B. Owner:  
C4 Land LLC – PO Box 1610, Eagle ID 83616

**III. STAFF ANALYSIS**

The annexation, preliminary plat and development agreement for this development was approved by City Council on November 2017 as the East Ridge Estates Subdivision (H-2017-0129). The approved project allows the construction of a residential subdivision consisting of one hundred thirty-nine (139) residential lots and seven (7) common lots. The Final Plat for Phase One was approved by the Council on July 17, 2019. The Final Plat for Phase Two was approved by the Council on March 2, 2021.

In November of 2020, the City Council approved an amendment to the development agreement (H-2020-0096). This was due to a request of the applicant to make changes to the configuration of the

plat and landscape plan, replace a required clubhouse amenity with a dog park, outdoor ramada (shade structure), and water feature, and eliminate a number of requirements that were originally established to address concerns of an adjacent property owner to the west who has since sold their property. The ramada and water feature are being constructed with the second phase.

Gated private streets are proposed with Phase Three. UDC 11-3F-4 lists the design standards which are required for private streets. The preliminary plat proposed common driveways off private streets, whereas this is prohibited by UDC 11-3F-4-6. Alternative compliance is allowed from the design and construction standards, and at the time of the preliminary plat the applicant was granted alternative compliance to allow the common driveways. It should be noted the road configuration with the preliminary plat proposed numerous common driveways off private streets, whereas the current proposal only includes three common drives. The applicant submitted private street sections that comply with all remaining requirements of UDC 11-3F4. A complete maintenance agreement that met the requirements of UDC 11-3F-3B.4 was submitted with reviewed and approved with the second phase.

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat and modified development agreement in accord with the requirements listed in UDC 11-6B-3C.2. Because the final plat matches what was approved with the modified development agreement, does not increase the number of building lots and contains the same amount of qualified open space, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

#### **IV. DECISION**

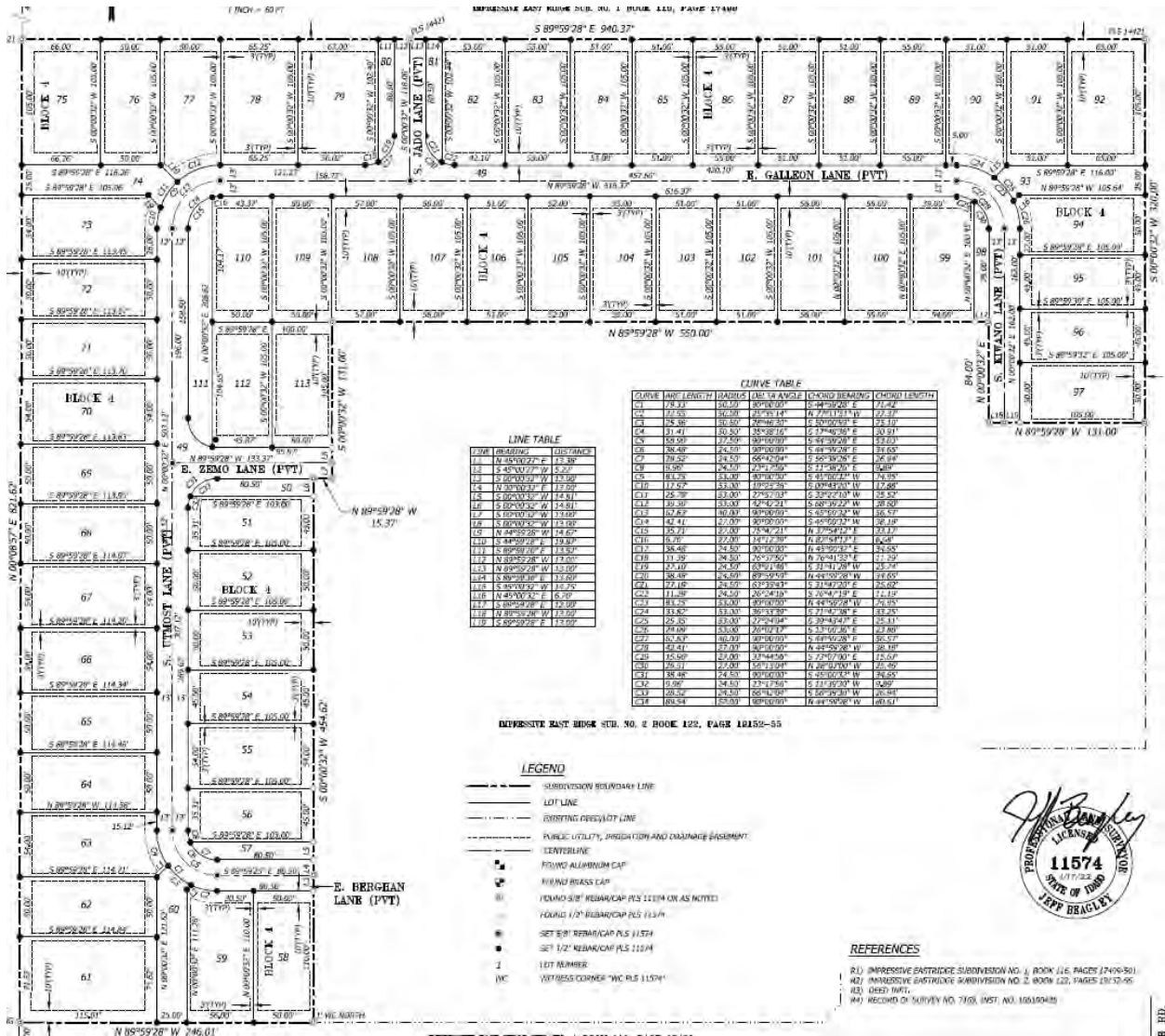
Staff recommends approval of the proposed final plat within the conditions noted in Section VI of this report.

### V. EXHIBITS

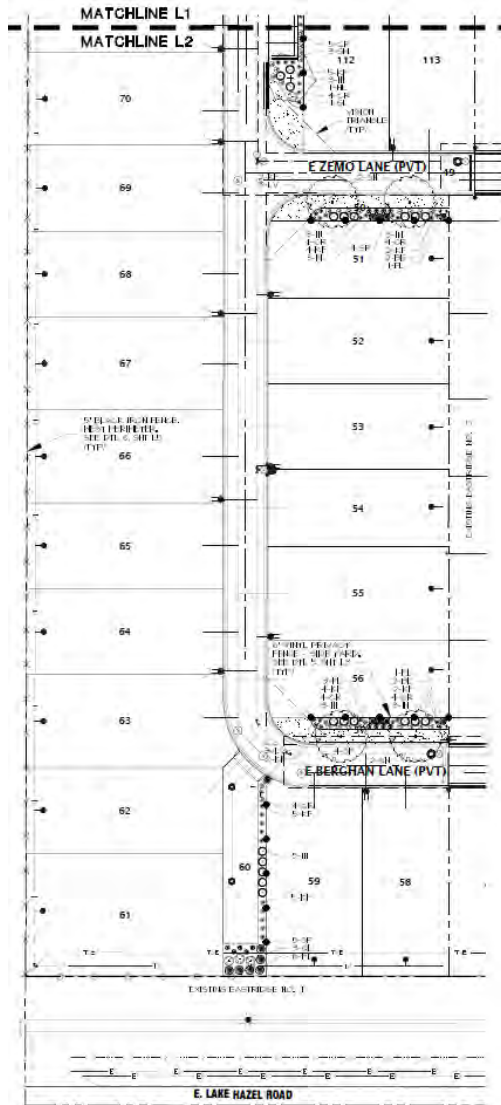
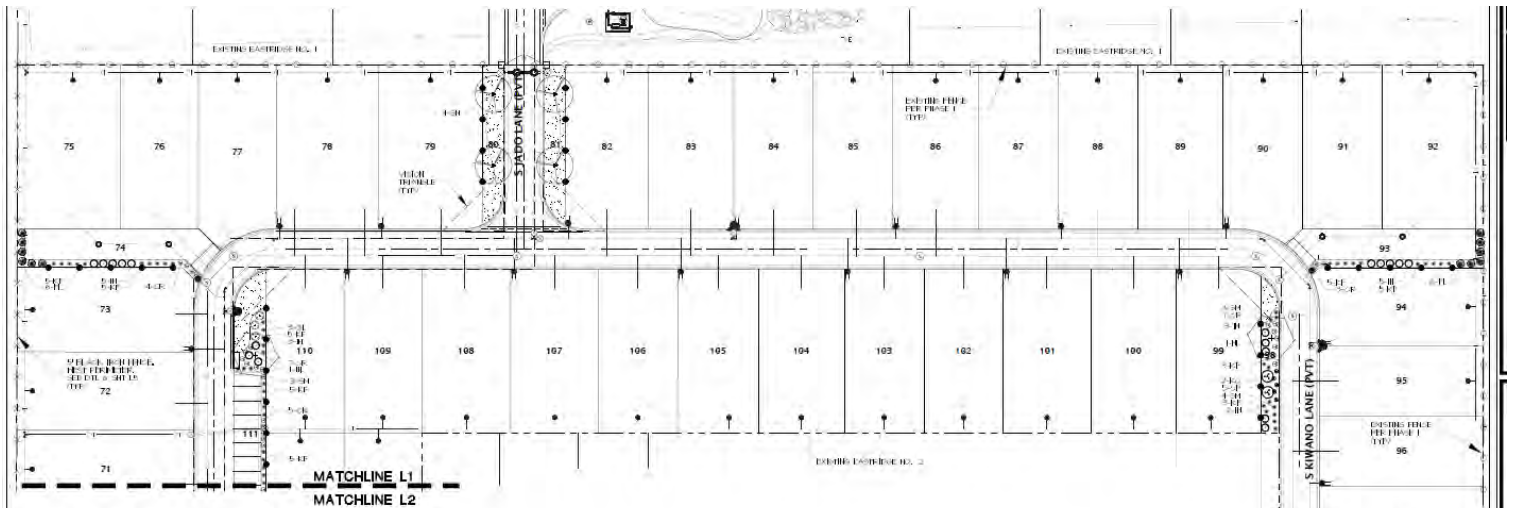
#### A. Preliminary Plat as Approved with Amended DA (date: 10/23/2020)



B. Final Plat (date: 1/2022)



C. Landscape Plan (date: 10/1/2021)

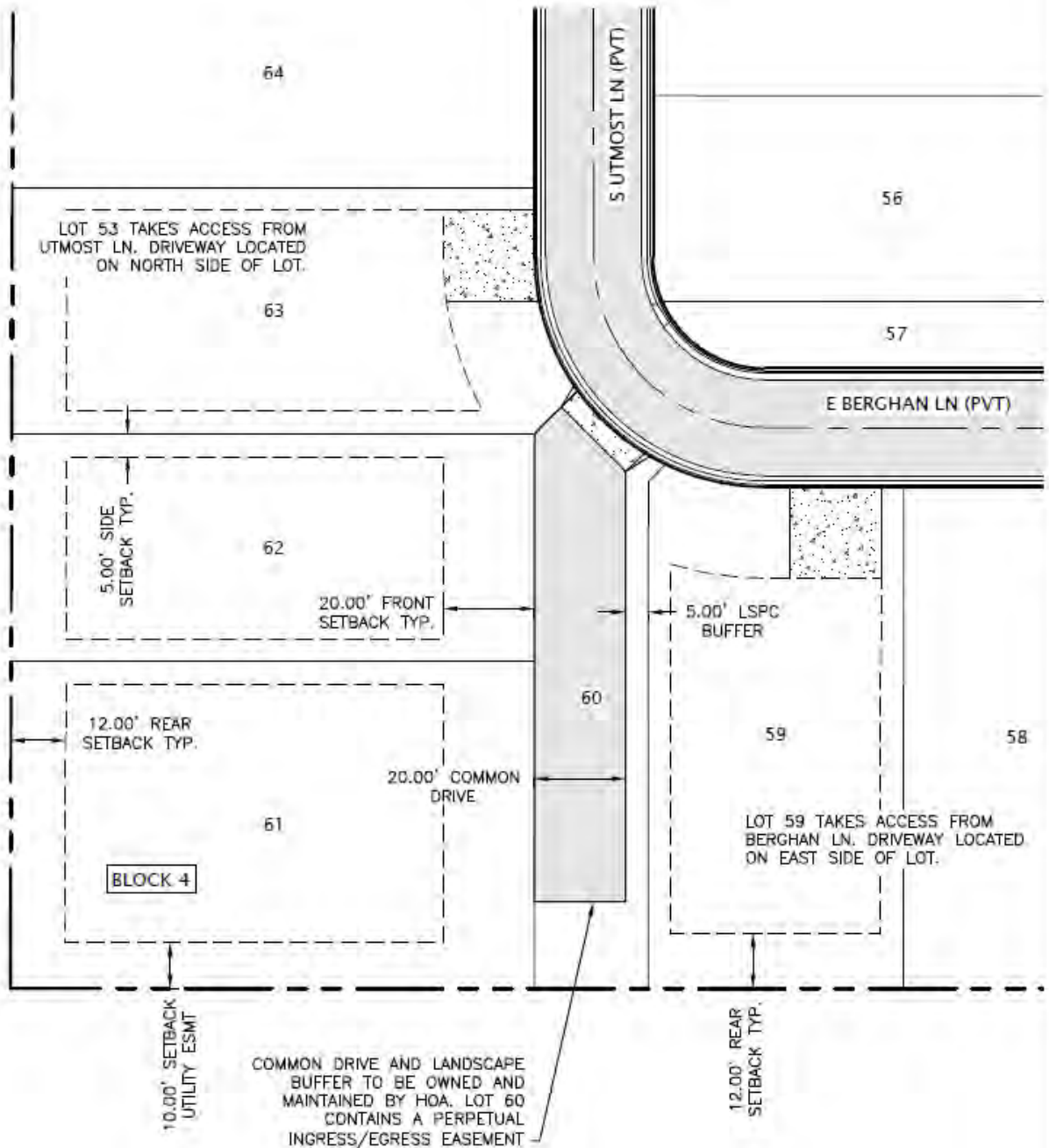


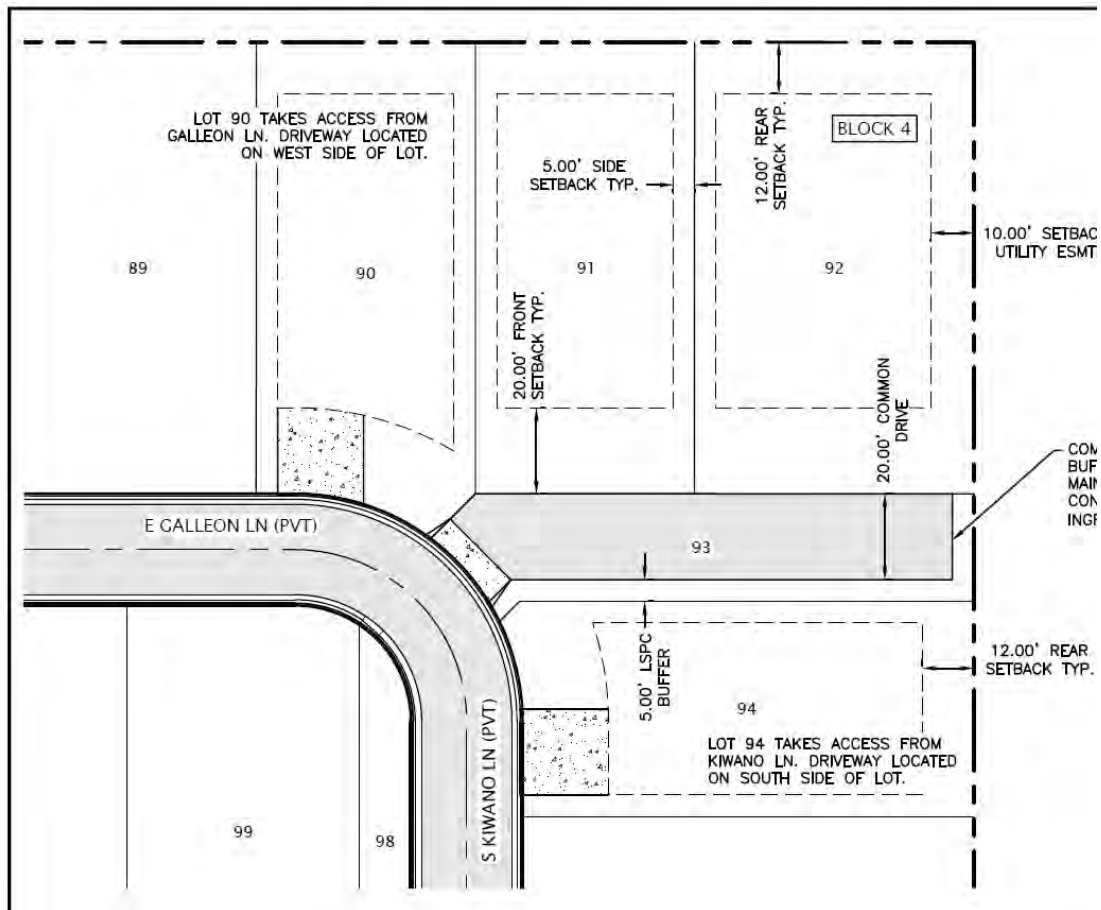
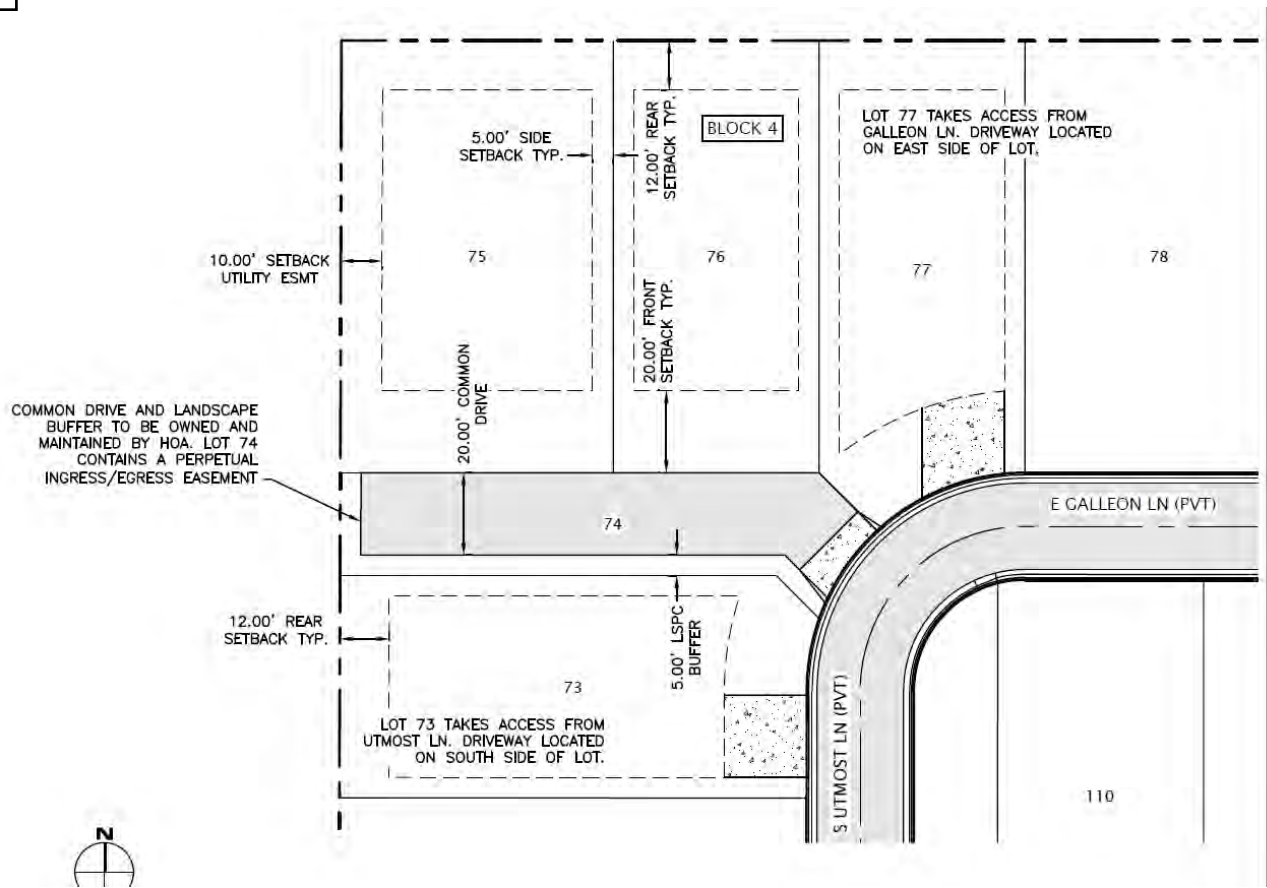


D. Open Space Exhibit (date: 10/23/2020)



E. Common Drive Exhibit (date: 1/24/2021)







F. Amenity Details (date: 1/5/2021)



## VI. CITY/AGENCY COMMENTS & CONDITIONS

### A. PLANNING DIVISION

1. Applicant shall meet all terms of the approved annexation, preliminary plat (H-2017-0129) applications approved for this site and development agreements (Inst. #2018-052339 and H-2020-0096, Instr. No 2021-025636).
2. The applicant shall obtain the City Engineer's signature on the final plat by August 10, 2023 in accord with UDC 11-6B-7 in order for the preliminary plat to remain valid or a time extension may be requested.
3. The final plat prepared by Sawtooth Land Surveying, LLC., dated January 2021 by Jeff Beagley, shall be revised as follows:
  - a. Note #4: remove the reference to a conditional use permit.
  - b. Notes #19 & 20: add instrument numbers.
  - c. There shall be a note added to the plat which indicates which lots access the common driveways, and the entity responsible for the maintenance of these driveways.
4. All fencing installed on the site shall be consistent with the standards listed in UDC 11-3A-7. If permanent fencing does not exist at the subdivision boundary, temporary construction fencing to contain debris shall be installed around this phase prior to release of building permits.
5. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat does not relieve the Applicant of responsibility for compliance.
6. Future homes constructed in this phase shall be consistent with the approved elevations contained in modified development agreement H-2020-0096, Instr No. 2021-025636.
7. The development shall comply with standards and installation for landscaping as set forth in UDC 11-3B-5 and maintenance thereof as set forth in UDC 11-3B-13.
8. Prior to the City Engineer's signature, the applicant shall obtain approval from the Post Master of the proposed mailbox location(s).
9. All private streets shall be constructed in compliance with UDC 11-3F-4. For the purposes of this application, the applicant shall only construct the portion of the private street in accord with this phase. The remainder of the streets shall be constructed with a subsequent phase.

### B. PUBLIC WORKS

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for

such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.

4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per

the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.

18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting ([http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272)). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. **DO NOT RECORD**. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.



**From:** [Alan Tiefenbach](#)  
**To:** [Adrienne Weatherly](#); [Charlene Way](#); [Chris Johnson](#)  
**Subject:** FW: FP-2022-0003 Impressive East Ridge No. 3  
**Date:** Friday, February 25, 2022 9:34:00 AM  
**Attachments:** [image002.png](#)

---

**Alan Tiefenbach | Current Associate Planner**

City of Meridian | Community Development Dept.  
33 E. Broadway Ave., Ste. 102, Meridian, Idaho 83642  
Phone: 208-489-0573 | Fax: 208-489-0571



*Built for Business, Designed for Living*

---

**From:** Sophia Durham <[sophia@congergroup.com](mailto:sophia@congergroup.com)>  
**Sent:** Friday, February 25, 2022 9:31 AM  
**To:** Alan Tiefenbach <[atiefenbach@meridiancity.org](mailto:atiefenbach@meridiancity.org)>  
**Cc:** Laren Bailey <[laren@congergroup.com](mailto:laren@congergroup.com)>  
**Subject:** RE: FP-2022-0003 Impressive East Ridge No. 3

**External Sender - Please use caution with links or attachments.**

---

Hi Alan,

I have read through the East Ridge #3 Staff Report you previously sent and we have no objections.

Thank you,



**Sophia Durham**  
4824 W. Fairview Avenue  
Boise, Idaho 83706  
208.336.5355 x4  
[sophia@congergroup.com](mailto:sophia@congergroup.com)

---

**From:** Alan Tiefenbach <[atiefenbach@meridiancity.org](mailto:atiefenbach@meridiancity.org)>  
**Sent:** Friday, February 25, 2022 9:13 AM  
**To:** Sophia Durham <[sophia@congergroup.com](mailto:sophia@congergroup.com)>  
**Cc:** Laren Bailey <[laren@congergroup.com](mailto:laren@congergroup.com)>  
**Subject:** RE: FP-2022-0003 Impressive East Ridge No. 3

Sophia, as part of the Order that will be going to the council, I am supposed to have an Exhibit B which verifies the applicant had no objections or what their objections were to the staff report. Could you please respond? I've attached the staff report again.

**Alan Tiefenbach | Current Associate Planner**

City of Meridian | Community Development Dept.  
33 E. Broadway Ave., Ste. 102, Meridian, Idaho 83642  
Phone: 208-489-0573 | Fax: 208-489-0571



*Built for Business, Designed for Living*

---

**From:** Sophia Durham <[sophia@congergroup.com](mailto:sophia@congergroup.com)>  
**Sent:** Tuesday, February 15, 2022 1:20 PM  
**To:** Alan Tiefenbach <[atiefenbach@meridiancity.org](mailto:atiefenbach@meridiancity.org)>; City Clerk <[CityClerk@meridiancity.org](mailto:CityClerk@meridiancity.org)>  
**Subject:** RE: FP-2022-0003 Impressive East Ridge No. 3

**External Sender - Please use caution with links or attachments.**

---

Thank you Alan.



**Sophia Durham**  
4824 W. Fairview Avenue  
Boise, Idaho 83706  
208.336.5355 x4  
[sophia@congergroup.com](mailto:sophia@congergroup.com)

---

**From:** Alan Tiefenbach <[atiefenbach@meridiancity.org](mailto:atiefenbach@meridiancity.org)>  
**Sent:** Tuesday, February 15, 2022 11:45 AM  
**To:** City Clerk <[CityClerk@meridiancity.org](mailto:CityClerk@meridiancity.org)>  
**Cc:** Sophia Durham <[sophia@congergroup.com](mailto:sophia@congergroup.com)>  
**Subject:** FP-2022-0003 Impressive East Ridge No. 3

Attached is the staff report for the final plat for Impressive East Ridge No 3. This item is scheduled to be on the consent agenda at the City Council work session on February 22, 2022. The meeting will be held at City Hall, 33 E. Broadway Avenue, beginning at 4:30 pm. Please call or e-mail with any questions.

If you are *not* in agreement with the provisions in the staff report, please submit a written response to the staff report to the City Clerk's office ([cityclerk@meridiancity.org](mailto:cityclerk@meridiancity.org)) and me as soon as possible and the item will be placed on the regular meeting agenda at a subsequent meeting for discussion.

Item #6.

**Alan Tiefenbach | Current Associate Planner**

City of Meridian | Community Development Dept.  
33 E. Broadway Ave., Ste. 102, Meridian, Idaho 83642  
Phone: 208-489-0573 | Fax: 208-489-0571



*Built for Business, Designed for Living*

All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.



## AGENDA ITEM

**ITEM TOPIC:** Final Order for Oakwind Estates No. 1 (FP-2022-0001) by Brandon McDougald with Kimley-Horn, Located at 6180 W. McMillan Rd.

**BEFORE THE MERIDIAN CITY COUNCIL**

**HEARING DATE: FEBRUARY 22, 2022**  
**ORDER APPROVAL DATE: MARCH 8, 2022**

**IN THE MATTER OF THE )**  
**REQUEST FOR FINAL PLAT )**  
**CONSISTING OF 115 BUILDING )**  
**LOTS AND 18 COMMON LOTS ON )**  
**16.83 ACRES OF LAND IN THE R- )**  
**15 ZONING DISTRICT FOR )**  
**OAKWIND ESTATES NO 1. )**  
**BY: NICOLETTE WOMACK )**  
**APPLICANT )**  
\_\_\_\_\_)  
)  
)  
)

**CASE NO. FP-2022-0001**  
**ORDER OF CONDITIONAL**  
**APPROVAL OF FINAL PLAT**

This matter coming before the City Council on February 22, 2022 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

**IT IS HEREBY ORDERED THAT:**

1. The Final Plat of “PLAT SHOWING OAKWIND ESTATES NO 1 SUBDIVISION, LOCATED IN THE SW ¼ OF THE SW 1/4 OF SECTION 28, TOWNSHIP 4N, RANGE 1W, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2022, HANDWRITTEN DATE: JANUARY 06, 2022, by

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT  
FOR OAKWIND ESTATES NO 1 – FP-2022-0001)

CLINT HANSEN, PLS, SHEET 1 OF 4,” is conditionally approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated February 22, 2022, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein.

- 2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:
  - 2.1 The plat dimensions are approved by the City Engineer; and
  - 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

**NOTICE OF FINAL ACTION**

**AND RIGHT TO REGULATORY TAKINGS ANALYSIS**

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

**Please take notice** that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code § 67-52.

By action of the City Council at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, [YEAR].

By:

\_\_\_\_\_  
Robert Simison  
Mayor, City of Meridian

Attest:

\_\_\_\_\_  
Chris Johnson  
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By: \_\_\_\_\_ Dated: \_\_\_\_\_

# EXHIBIT A

## STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



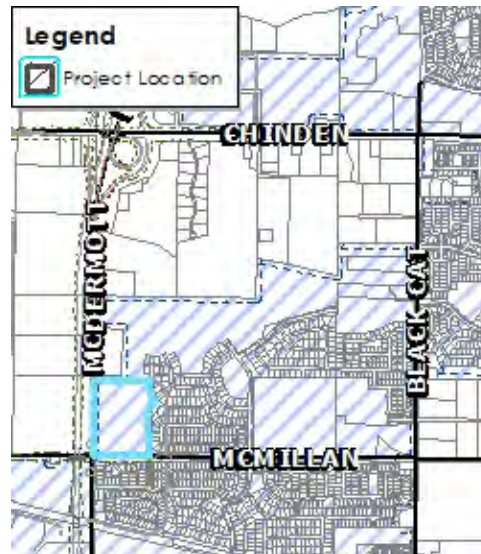
HEARING DATE: 2/22/2022

TO: Mayor & City Council

FROM: Alan Tiefenbach, Associate Planner  
208-489-0573

SUBJECT: FP-2022-0001  
Oakwind Estates No. 1

LOCATION: The site is located at 6180 W. McMillan Rd, in the SW ¼ of the SW ¼ of Section 28, Township 4N. Range 1W.



### I. PROJECT DESCRIPTION

Final plat consisting of 91 townhouse lots, 24 single family detached lots, 2 common driveways and 16 common lots on 16.83 acres of land in the R-15 zoning district.

### II. APPLICANT INFORMATION

A. Applicant / Representative:

Nicolette Womack, Kimley-Horn - 950 W Bannock Street, Ste 1100., Boise, ID 83702

B. Owners:

Oaks Build to Rent, LLC – 4900 N. Scottsdale Rd, Ste 4900, Scottsdale, AZ 85251

### III. STAFF ANALYSIS

In 2020, the property received approval of a preliminary plat and development agreement modification to construct 94 single family lots and 92 townhouse lots (H-2020-0093, Instr. # 2021-046527). This is the first of two phases.

As a condition of approval of the Oakwind Estates Preliminary Plat, the Council required the north-south oriented pathways shown south of W. Daphne St to be combined into one pathway of at least 30' in width, and a recreational amenity be provided at the intersection of the townhouse mews and the pathway. The applicant has combined these pathways, and has provided an outdoor fitness area in this location as required. This is indicated on the landscape plan.



## ALTERNATIVE COMPLIANCE

The applicant has also submitted a concurrent alternative compliance application to deviate for the standards in UDC 11-3H. UDC 11-3H states residential development along McDermott Road from Chinden Blvd to I-84 is required to provide noise abatement by constructing a berm or a berm and wall combination a minimum of ten feet (10') higher than the elevation at the centerline approximately parallel to W. McDermott Rd. The applicant's landscape plan does indicate noise barrier fencing along N. McDermott Rd, although it does not have a variation in color or texture or stagger every three hundred (300) linear feet as is required. The applicant requests alternative compliance from this requirement.

UDC 11-5B-5 allows the director to grant alternate compliance from this requirement when explicit compliance is not feasible or the alternative means is superior to what is required.

Requests for alternative compliance are allowed only when one (1) or more of the following conditions exist:

- a. *Topography, soil, vegetation, or other site conditions are such that full compliance is impossible or impractical;*
- b. *The site involves space limitations or an unusually shaped lot;*
- c. *Safety considerations make alternative compliance desirable;*
- d. *Other regulatory agencies or departments having jurisdiction are requiring design standards that conflict with the requirements of this article;*
- e. *The proposed design includes innovative design features based on "new urbanism", "neotraditional design", or other architectural and/or site designs that promote walkable and mixed use neighborhoods;*
- f. *Additional environmental quality improvements would result from the alternative compliance.*

In order to grant approval for an alternative compliance application, the Director shall determine the following:

1. *Strict adherence or application of the requirements are not feasible; or*
2. *The alternative compliance provides an equal or superior means for meeting the requirements; and*
3. *The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.*

The applicant has responded that there would be an additional environmental quality improvement for granting the request. The wall as proposed is a steel type of fencing that will be more aesthetically appealing as it is designed to look more like a fence than a traditional concrete or modular block wall, however it is not engineered for staggering. The applicant notes this same style of wall was utilized by the Oaks North and South Subdivisions.

The Director agrees that the style of wall proposed is more attractive than a concrete or block wall as it resembles a fence. Also, this sound wall is proposed in combination with a 4 ft. tall landscaped berm, which would provide additional visual relief. The Director finds the alternative compliance provides an equal or superior means for meeting the requirements and will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

However, it is not clear on the landscape plan that berming is included. Staff recommends a condition that this be clarified on the landscape plan prior to City Engineer signature of the final plat.

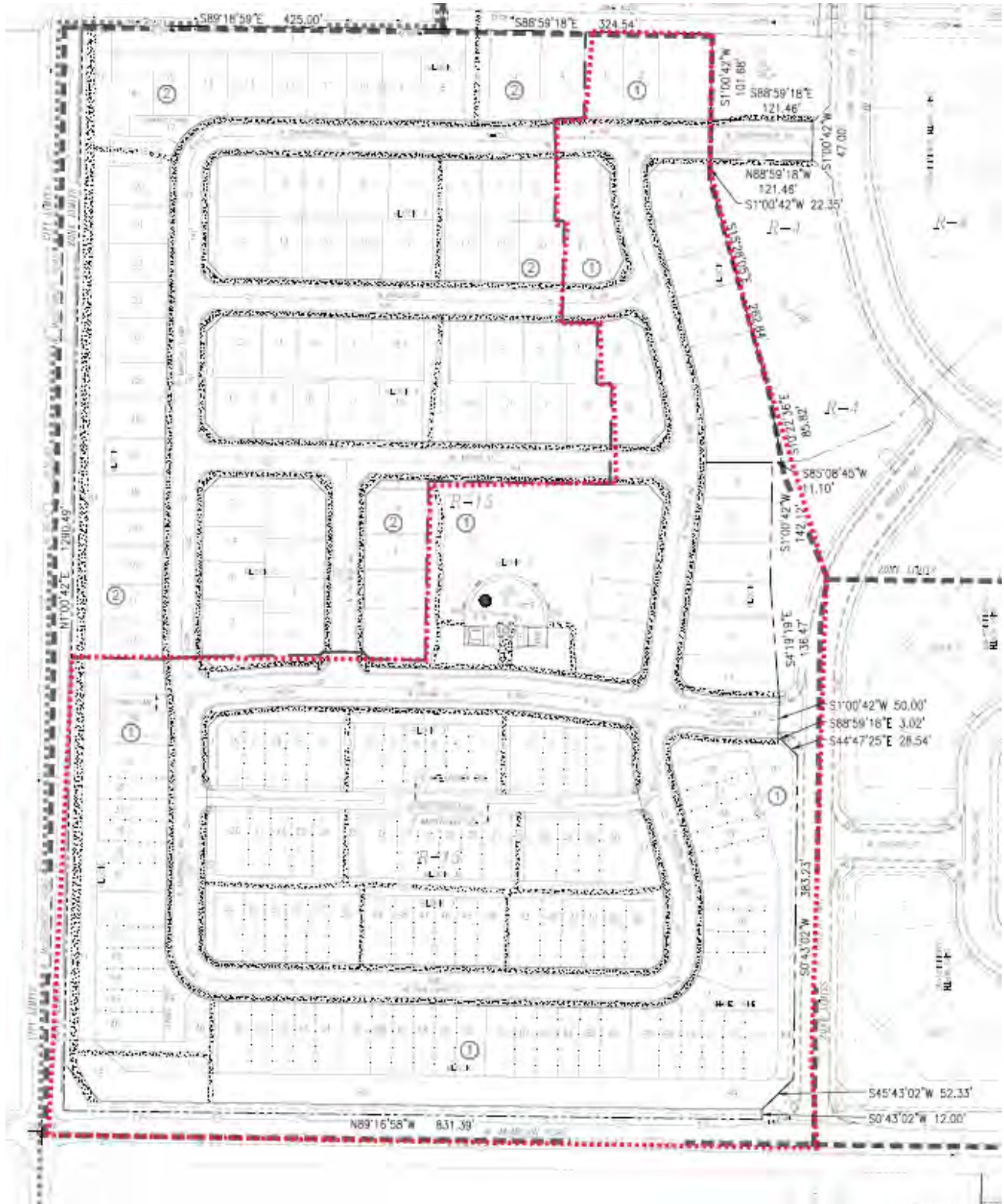
Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat in accord with the requirements listed in UDC 11-6B-3C.2. Because the final plat does not increase the number of building lots and/or decrease the amount of qualified open space as shown on the approved preliminary plat, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

**IV. DECISION**

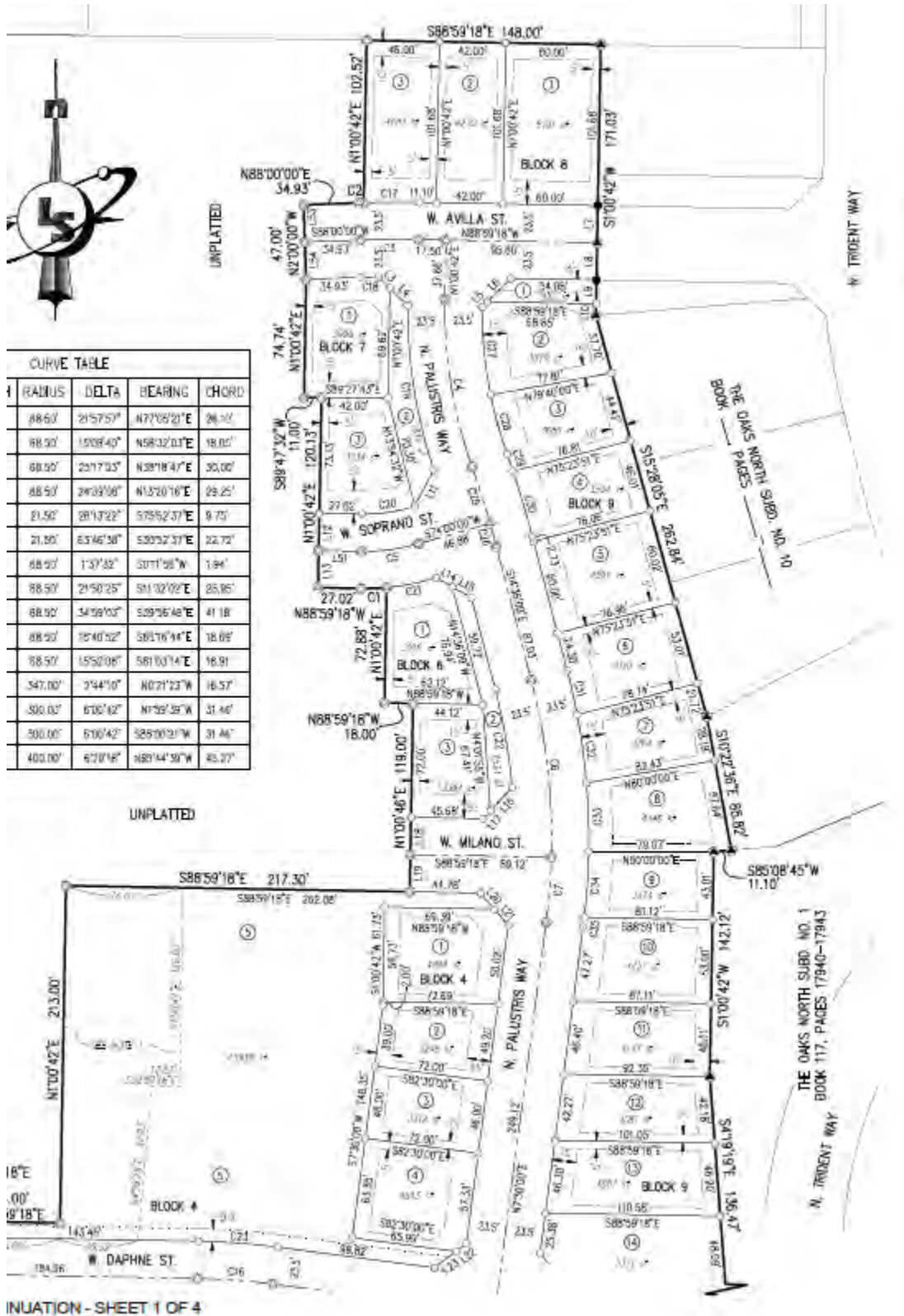
Staff recommends approval of the proposed final plat within the conditions noted in Section VI of this report. The Director has approved alternative compliance from UDC 11-3H -D which requires noise attenuating structures walls/fencing to have a variation in color or texture or stagger every three hundred (300) linear feet.

### V. EXHIBITS

#### A. Preliminary Plat (date: 9/1/2020)



B. Final Plat (date: 1/6/2022)

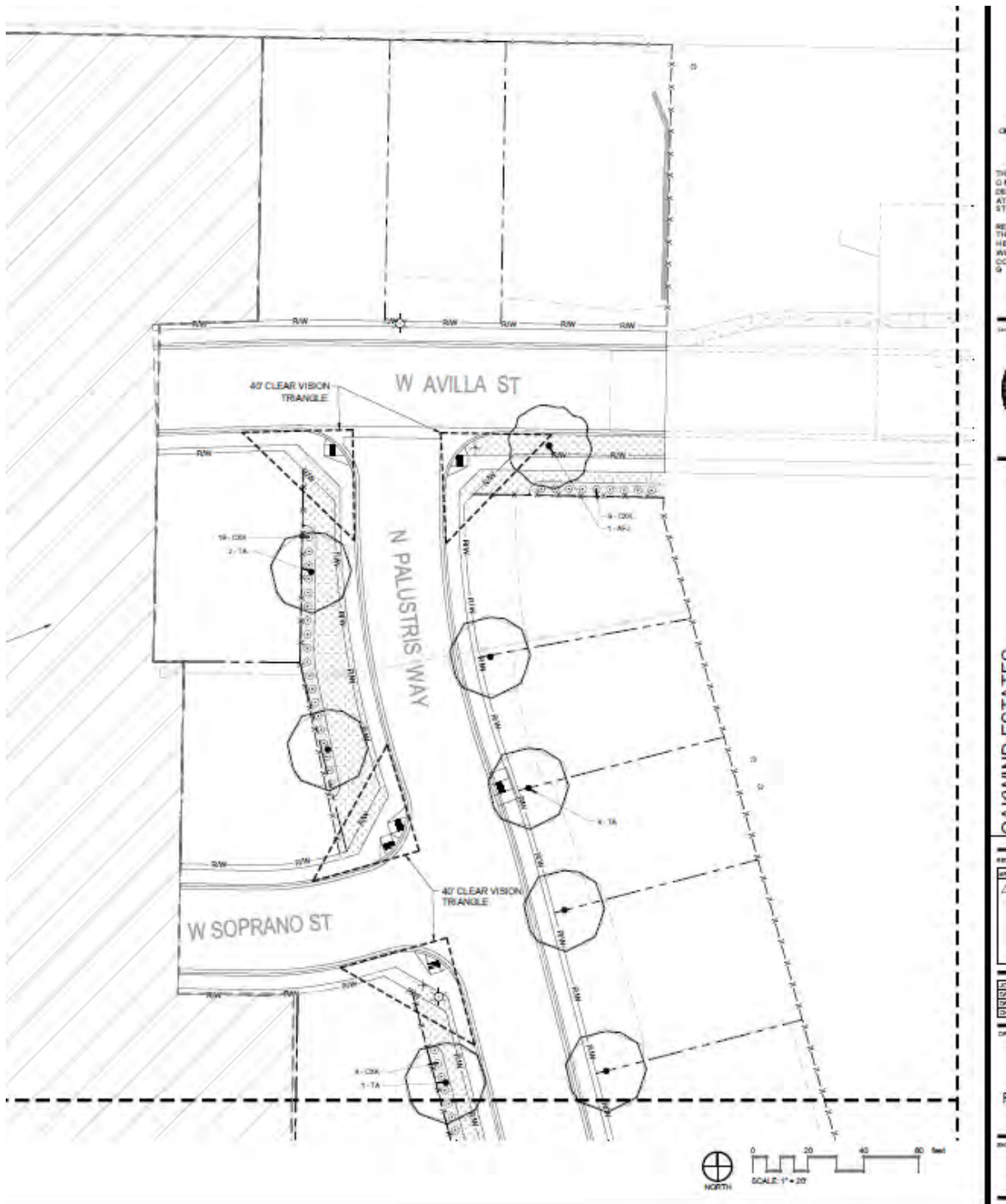


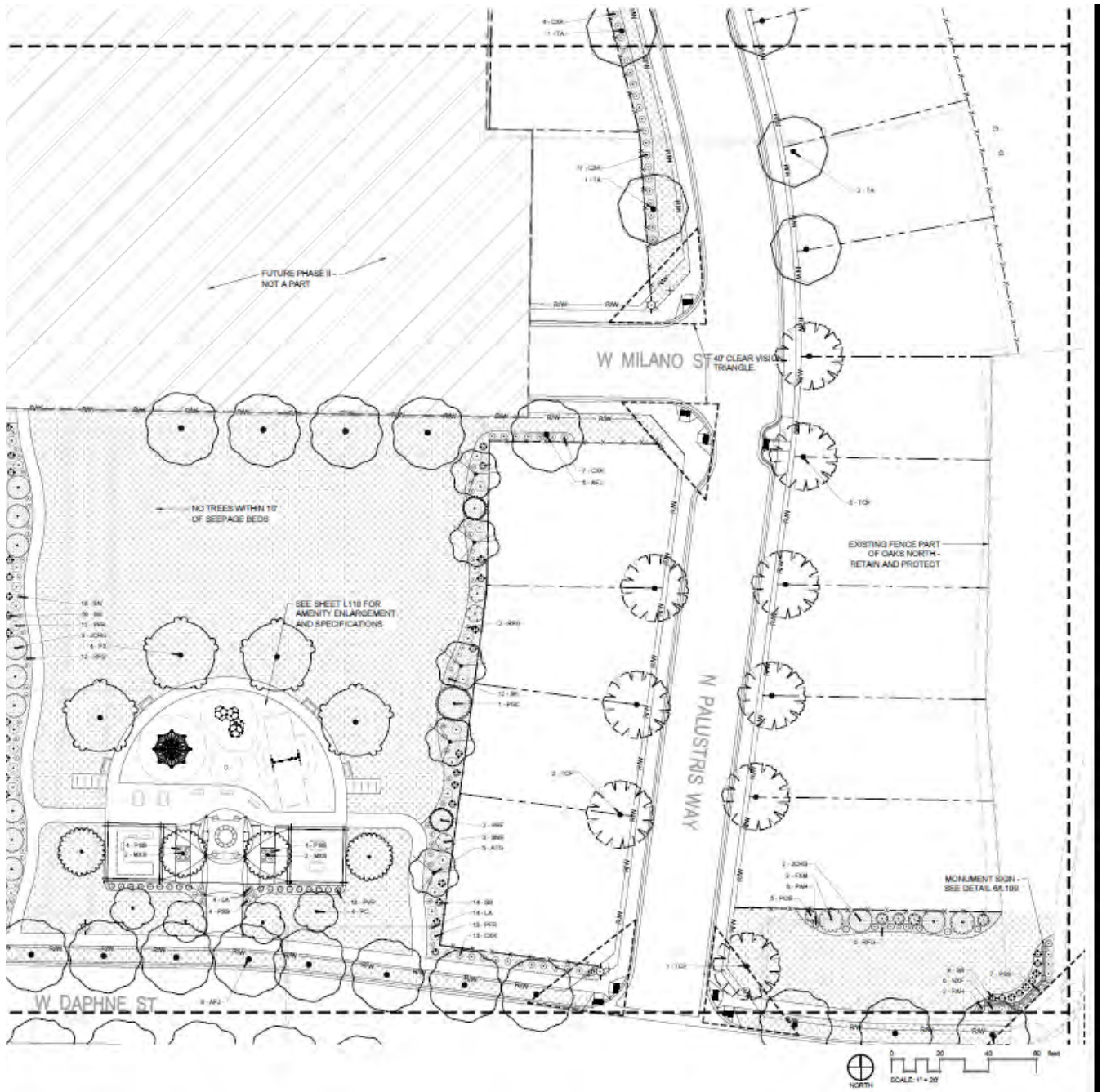
SEE CONTINUATION  
SHEET 2 OF 4

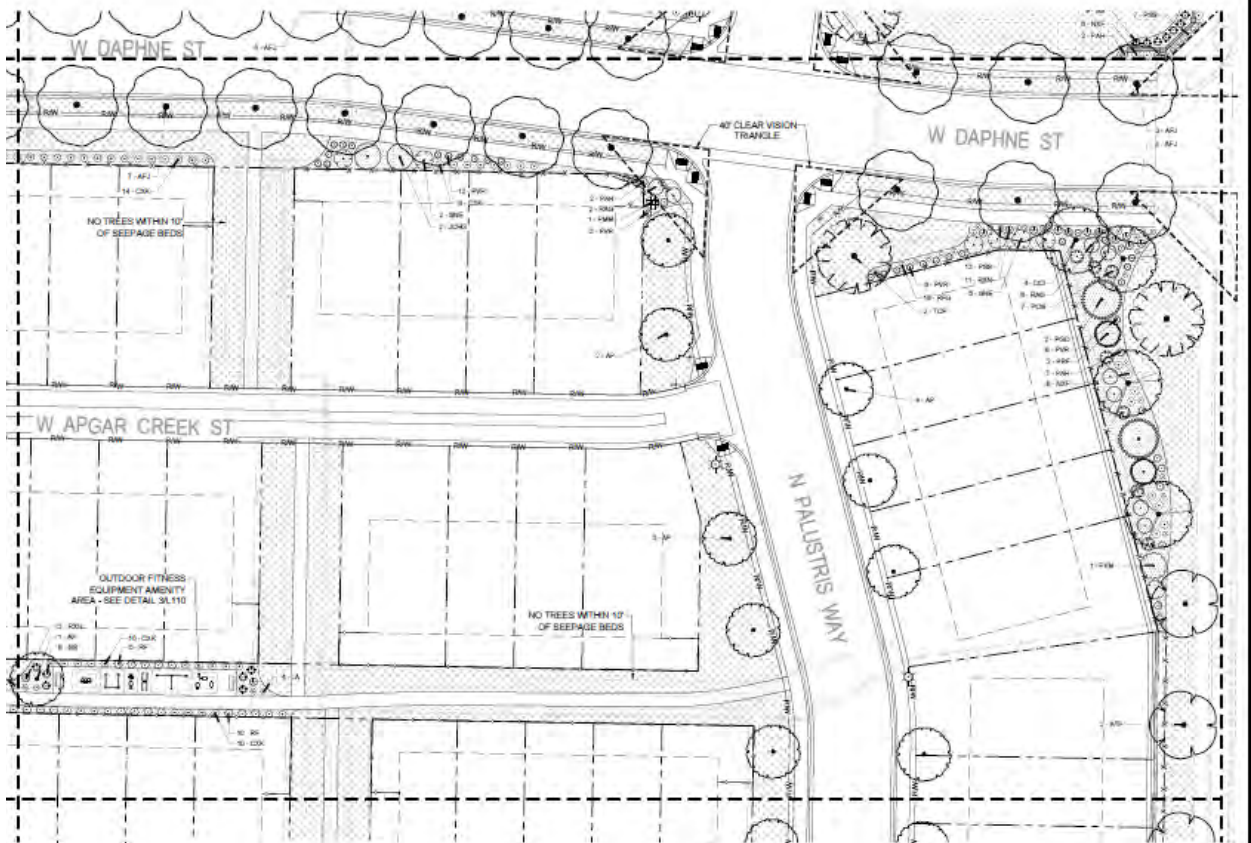
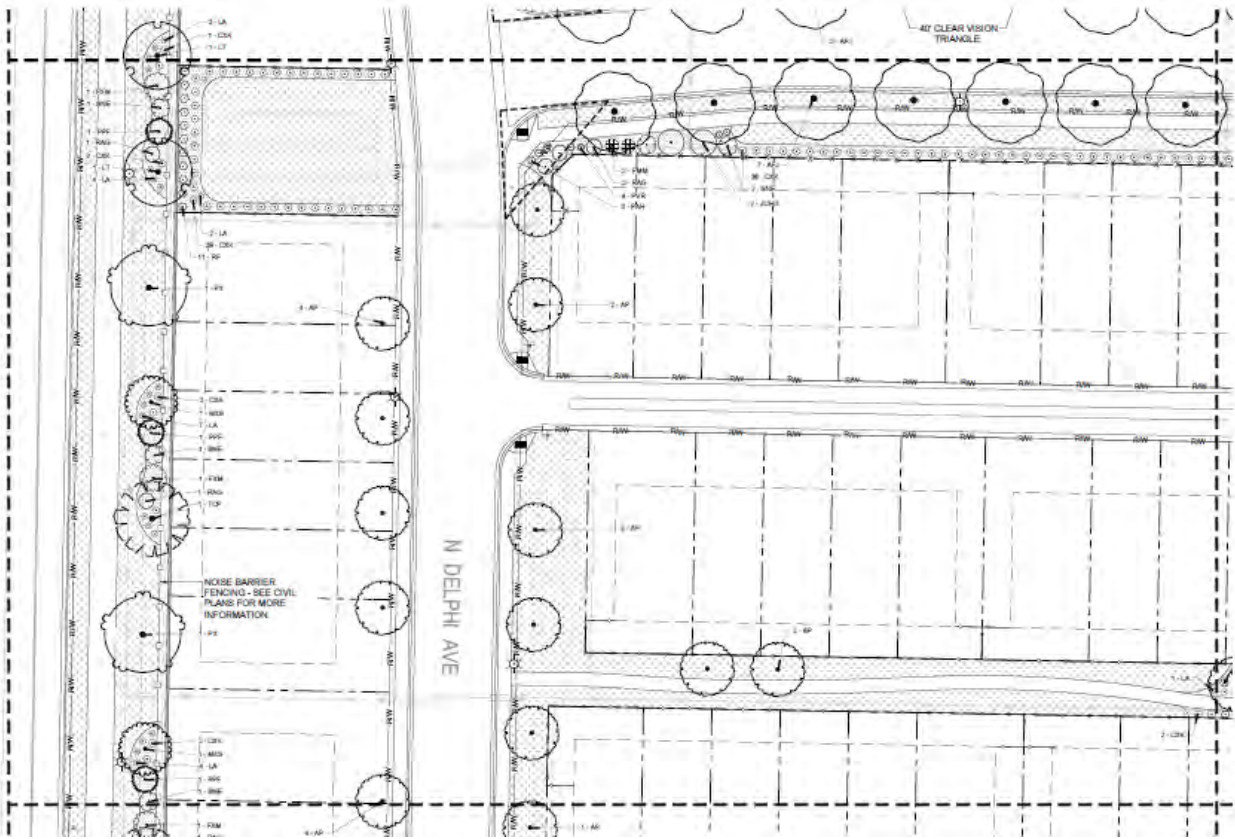
SEE CONTINUATION - SHEET 2 OF 4



C. Landscape Plan (date: 01/7/2022)





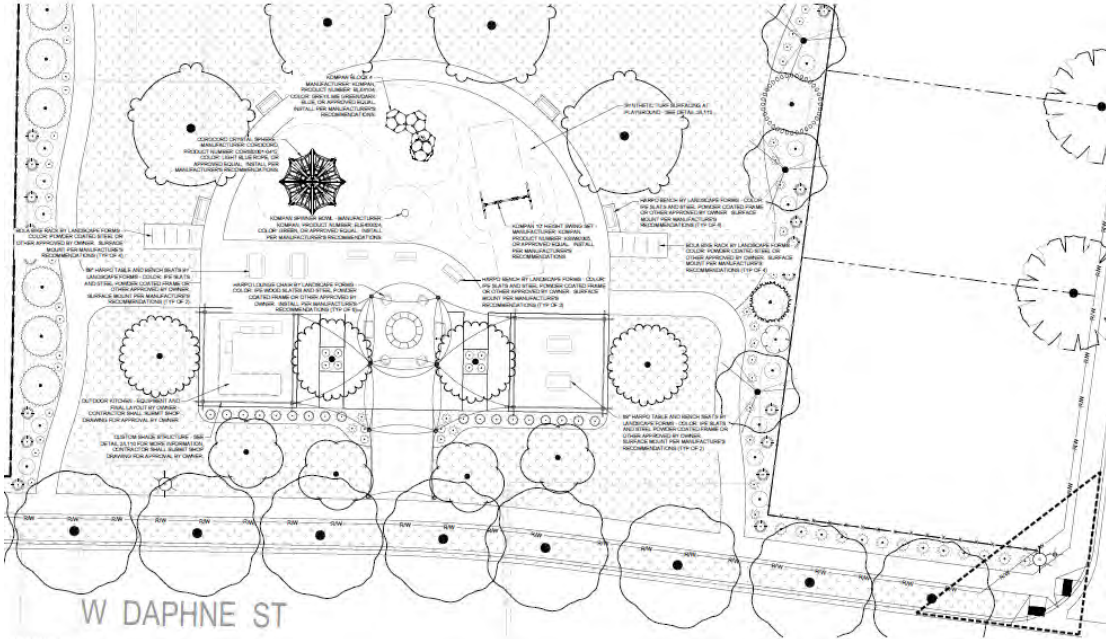




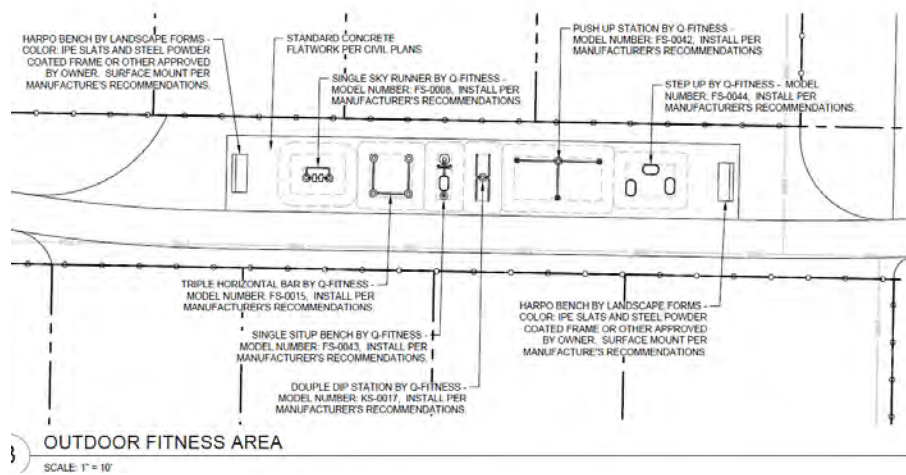
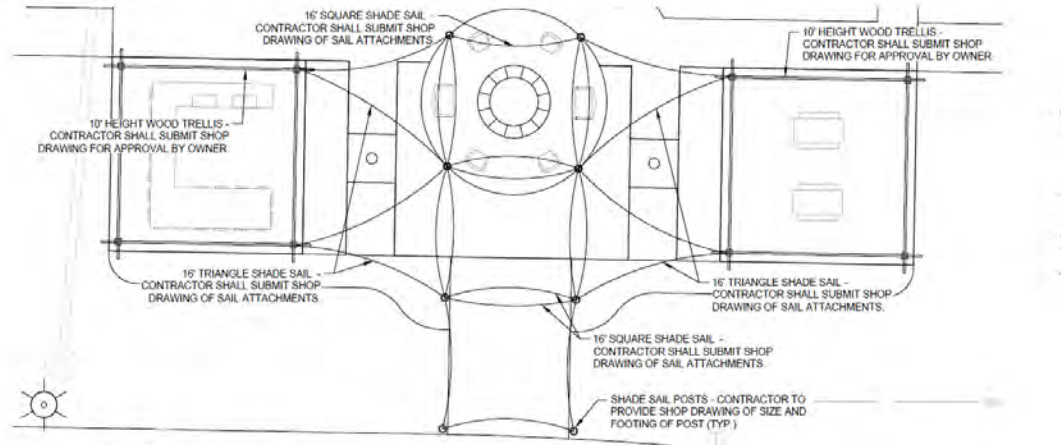




D. Amenity Details (date: 01/07/2022)



1 AMENITY AREA ENLARGEMENT  
SCALE: 1" = 10'

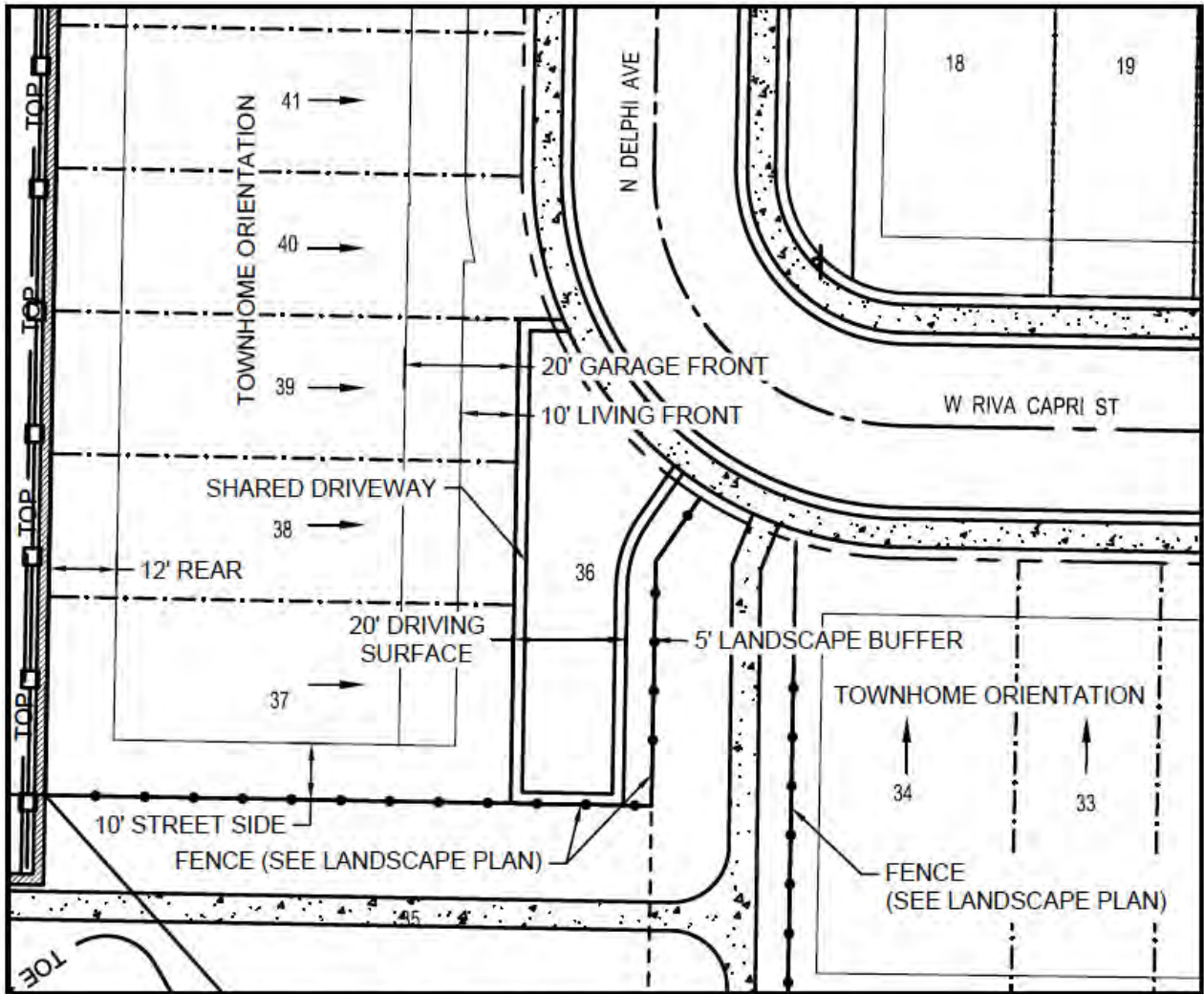


OUTDOOR FITNESS AREA  
SCALE: 1" = 10'

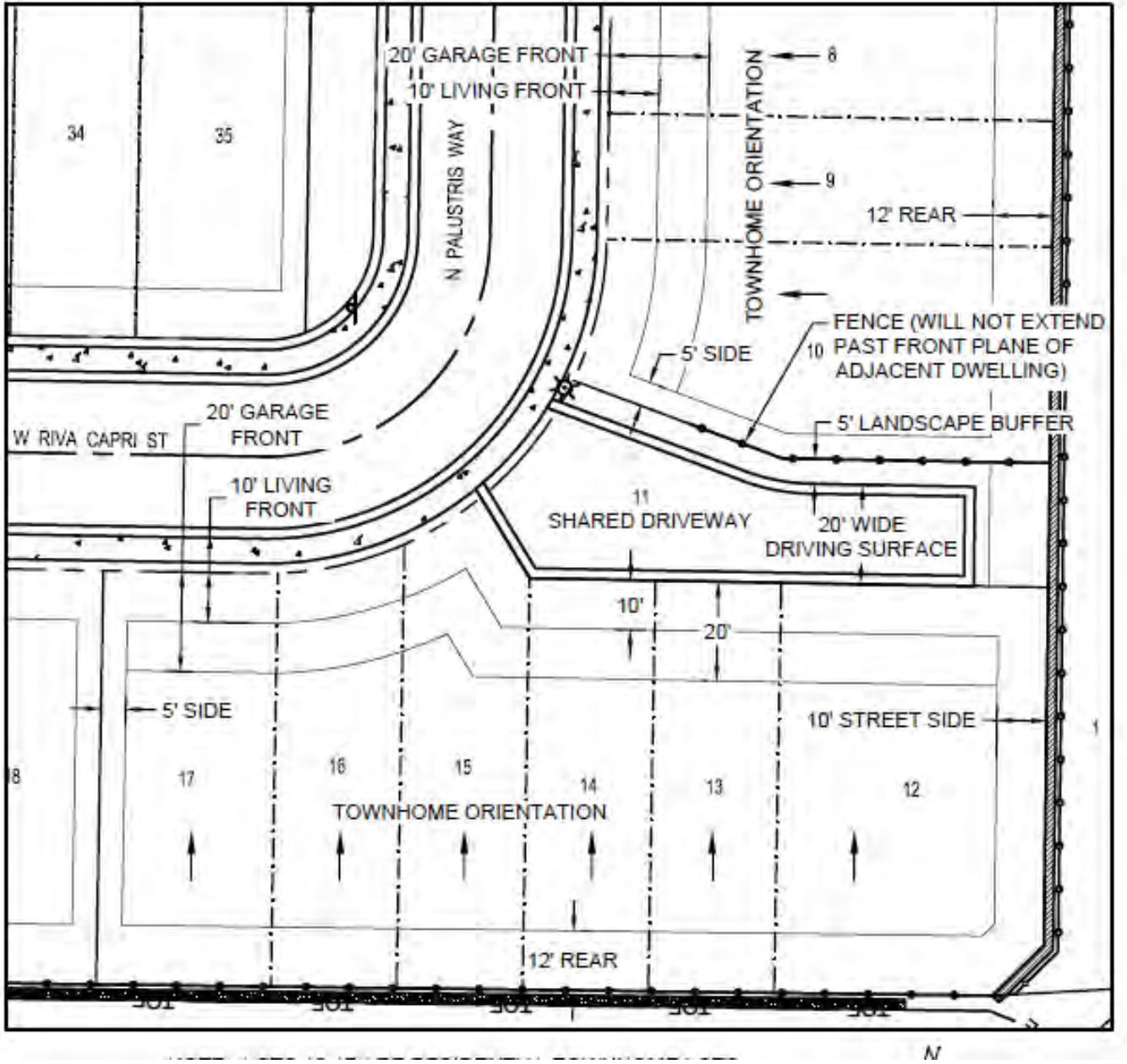
D. Proposed sound wall example.



E. Common Drive Exhibits



NOTE: LOTS 37-42 ARE RESIDENTIAL TOWNHOME LOTS.



## VI. CITY/AGENCY COMMENTS & CONDITIONS

### A. PLANNING DIVISION

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. # AZ 08-004, MDA #114030972) and preliminary plat (H-2020-0093) applications approved for this site.
2. The applicant shall construct the street buffers, pathways and sound attenuation wall along N. McDermott Rd. and W. McMillan Rd with the first phase of development.
3. The applicant shall obtain the City Engineer's signature on the subject final plat by January 5, 2023, within two years of the City Council's approval of the preliminary plat; or apply for a time extension, in accord with UDC 11-6B-7.
4. The director has approved alternative compliance from UDC 11-3H-D which requires noise attenuating walls/fencing to have a variation in color or texture or stagger every three hundred (300) linear feet as the wall is designed to resemble a fence rather than a concrete or block wall.
5. Prior to City Engineer signature on the final plat, the final plat prepared by Land Solutions, stamped by Clinton W. Hansen, dated: 01/06/2022, included in Section V.B shall be revised as follows:
  - a. Note 10, add Instrument Number.
  - b. Note 12, add Instrument Number.
6. The landscape plan, prepared by Stack Rock Group on January 7, 2022 is approved with the following revisions:
  - a. It should be clarified on the landscape plan that there is a 4 ft. high berm in addition to the noise wall along N. McDermott Rd.
  - b. All pathway lots shall be planted in accordance with UDC 11-3B-12 including a landscape strip a minimum of five (5) feet wide along each side of the pathway and shall.
7. The applicant shall preserve any existing trees on the subject property that are four-inch caliper or greater; or mitigate for the loss of such trees as set forth in UDC 11-3B-10C.
8. The development shall comply with standards and installation for landscaping as set forth in UDC 11-3B-5 and maintenance thereof as set forth in UDC 11-3B-13.
9. All townhouses are required to obtain design review approval prior to building permits in accord with UDC 11-5B-8.
10. Developer shall comply with all ACHD conditions of approval.
11. The plat shall comply with the provisions for irrigation ditches, laterals, canals and/or drainage courses, as set forth in UDC 11-3A-6.
12. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Sue Prescott, at 887-1620 for more information.

13. Staff's failure to cite specific ordinance provisions does not relieve the applicant of responsibility for compliance.

## **B. PUBLIC WORKS**

### **SITE SPECIFIC CONDITIONS:**

1. Streetlights must be installed and operational, with approved record drawings submitted, before any form of occupancy.

### **GENERAL CONDITIONS:**

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health



- improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
  10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
  11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
  12. Developer shall coordinate mailbox locations with the Meridian Post Office.
  13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
  14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
  15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
  16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
  17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
  18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting ([http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272)). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
  19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. **DO NOT RECORD.** Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
  20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.

21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.



## AGENDA ITEM

**ITEM TOPIC:** Findings of Fact, Conclusions of Law for Inglewood Commercial (H-2021-0095) by Goldstream, Located at 3330 E. Victory Rd.

**CITY OF MERIDIAN  
FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND DECISION & ORDER**



**In the Matter of the Request for Modification to the Existing Development Agreement (Inst. #2019-124424) to Update the Conceptual Development Plan to Include a Daycare Facility instead of a Retail Use and Removal of the 3-Story Office Building in Favor of a Smaller Retail/Office Building, by Gold Stream.**

**Case No(s). H-2021-0095**

**For the City Council Hearing Date of: February 22, 2022 (Findings on March 8, 2022)**

**A. Findings of Fact**

1. Hearing Facts (see attached Staff Report for the hearing date of February 22, 2022, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of February 22, 2022, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of February 22, 2022, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of February 22, 2022, incorporated by reference)

**B. Conclusions of Law**

1. The City of Meridian shall exercise the powers conferred upon it by the “Local Land Use Planning Act of 1975,” codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.

- 7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of February 22, 2022, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council’s authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

- 1. The applicant’s request for a modification to the existing Development Agreement (Inst. #20190124424) is hereby approved per the conditions of approval in the Staff Report for the hearing date of February 22, 2022, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Notice of Final Action and Right to Regulatory Takings Analysis

- 1. **Please take notice** that this is a final action of the governing body of the City of Meridian. When applicable and pursuant to Idaho Code § 67-6521, any affected person being a person who has an interest in real property which may be adversely affected by the final action of the governing board may within twenty-eight (28) days after the date of this decision and order seek a judicial review as provided by Chapter 52, Title 67, Idaho Code.

F. Attached: Staff Report for the hearing date of February 22, 2022

By action of the City Council at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

COUNCIL PRESIDENT BRAD HOAGLUN VOTED\_\_\_\_\_

COUNCIL VICE PRESIDENT JOE BORTON VOTED\_\_\_\_\_

COUNCIL MEMBER JESSICA PERREAULT VOTED\_\_\_\_\_

COUNCIL MEMBER LUKE CAVENER VOTED\_\_\_\_\_

COUNCIL MEMBER TREG BERNT VOTED\_\_\_\_\_

COUNCIL MEMBER LIZ STRADER VOTED\_\_\_\_\_

MAYOR ROBERT SIMISON VOTED\_\_\_\_\_
(TIE BREAKER)

\_\_\_\_\_  
Mayor Robert Simison

Attest:

\_\_\_\_\_  
Chris Johnson  
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By: \_\_\_\_\_ Dated: \_\_\_\_\_  
City Clerk's Office

# EXHIBIT A

## STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



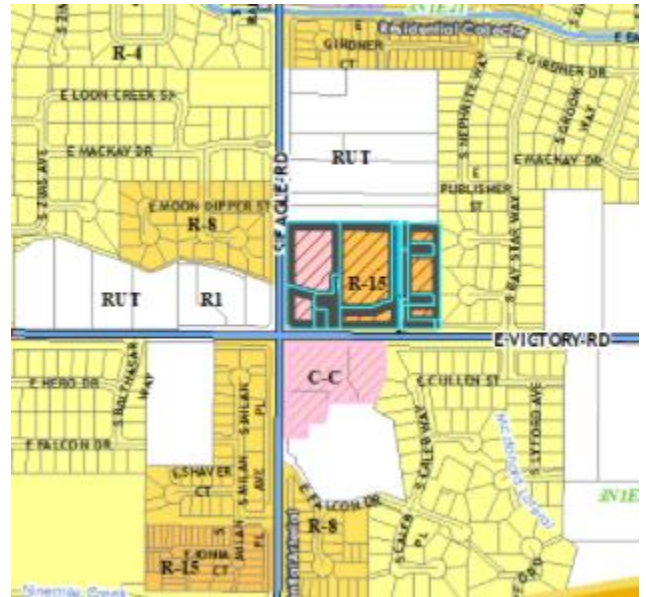
HEARING DATE: 2/22/22

TO: Mayor & City Council

FROAM: Sonya Allen, Associate Planner  
208-884-5533

SUBJECT: H-2021-0095  
Inglewood Commercial

LOCATION: 3330 E. Victory Rd., in the SW 1/4 of Section 21, T.3N., R.1E.



### I. PROJECT DESCRIPTION

Modification to the existing Development Agreement (Inst. #2019-124424) to update the conceptual development plan to include a daycare facility instead of a retail use and removal of the 3-story office building in favor of a smaller retail/office building.

### II. SUMMARY OF REPORT

- A. Applicant:  
Clint Tolman, Gold Stream – 197 W. 4860 S., Murray, UT 84107
- B. Owner:  
James Petersen – 197 W. 4860 S., Murray, UT 84107
- C. Representative:  
Emily Muller, Gold Stream – 197 W. 4860 S., Murray, UT 84107

### III. NOTICING

	City Council Posting Date
Notification published in newspaper	2/6/2022
Notification mailed to property owners within 300 feet	2/3/2022

## EXHIBIT A

Applicant posted public hearing notice on site	2/11/2022
Nextdoor posting	2/3/2022

### IV. STAFF ANALYSIS

The Applicant proposes to modify the existing Development Agreement (DA) (H-2019-0099, Inst. #2019-124424) in effect for this property to update the conceptual development plan approved for the overall development.

The existing conceptual development plan depicts a mix of uses including a 3-story nursing/residential care facility with independent living, assisted living and memory care in the center of the development with single-family attached homes for independent living to the east; a 12,300 square foot (s.f.) 3-story office is depicted on the west side of the senior living facility; and retail/commercial uses are depicted on the 3 pads along S. Eagle Rd. (see plan in Section VI.A).

No changes to the retirement community or the two retail/commercial building pads at the southwest corner of the site are proposed, except to enlarge the northern building pad and include office as a possible use. The pad at the southwest corner of the site is planned to develop with a drive-through restaurant (i.e. coffee shop) with indoor and outdoor seating. The 3-story office building is proposed to be removed as there is not adequate space for the building and there is a sewer easement in the middle of the roadway and through where the building is depicted; and a daycare is proposed in place of the northern retail pad (see plan in Section VI.B). The Applicant’s narrative states that walkways are planned from the daycare to the senior living as part of the plan is for children to visit the seniors.

The proposed development plan, which includes a mix of residential and commercial (retail/office/restaurant/daycare) uses, demonstrates compliance with the Mixed Use – Community (MU-C) Future Land Use Map (FLUM) designation in the Comprehensive Plan for this site. The proposed uses will provide employment opportunities and services for those living nearby.

The existing DA provisions will ensure supportive and proportional public and/or quasi-public spaces, including but not limited to parks, plazas, outdoor gathering areas, open space, etc. is provided within the mixed use/commercial portion of the development.

### V. DECISION

#### A. Staff:

Staff recommends approval of the modification to the DA as proposed.

#### B. The Meridian City Council heard this item on February 22, 2022. At the public hearing, the Council moved to approve the subject MDA request.

##### 1. Summary of the City Council public hearing:

- a. In favor: Jim Petersen, Gold Stream
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: Clint Tolman, Gold Stream (in agreement with staff report)
- e. Staff presenting application: Joe Dodson
- f. Other Staff commenting on application: None

##### 2. Key issue(s) of public testimony:

- a. Existing site conditions and development plans for the overall site.

##### 3. Key issue(s) of discussion by City Council:

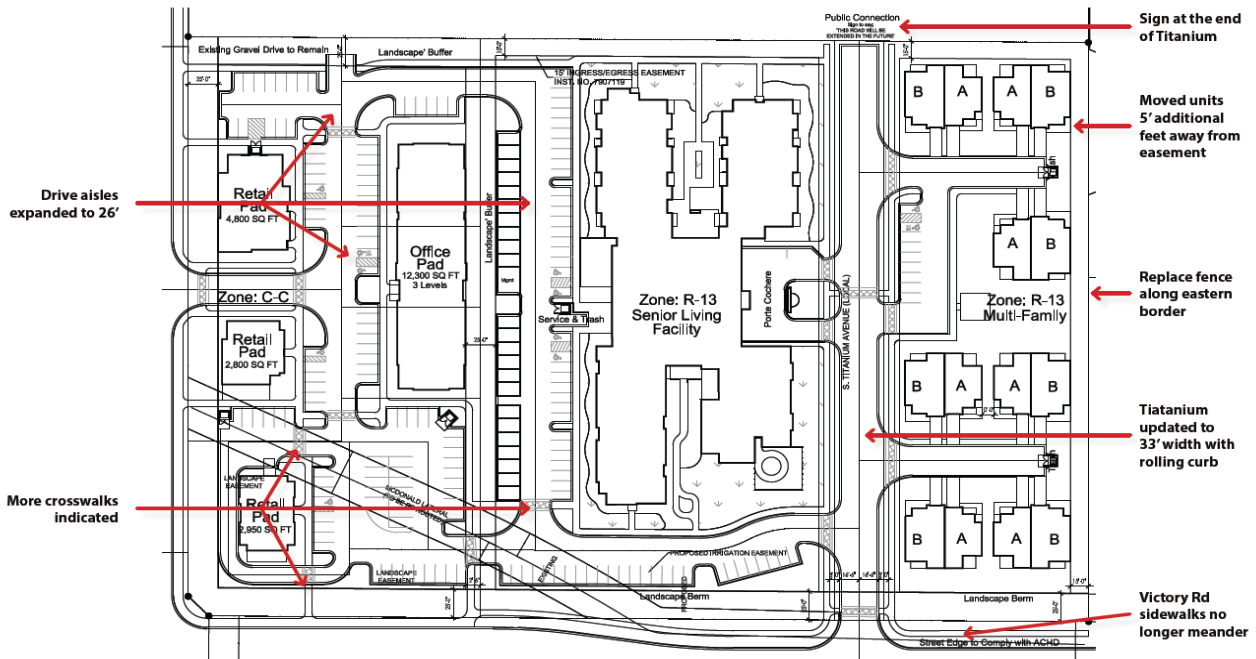


# EXHIBIT A

- a. Pedestrian connectivity within the site and with adjacent residential development to east (there are no pathway stubs to this site):
- b. Vehicular access for the proposed daycare facility.
- 4. City Council change(s) to Commission recommendation:
  - a. None

## VI. EXHIBITS

### A. Existing Conceptual Development Plan & Perspective Elevations



UPDATED SITE PLAN



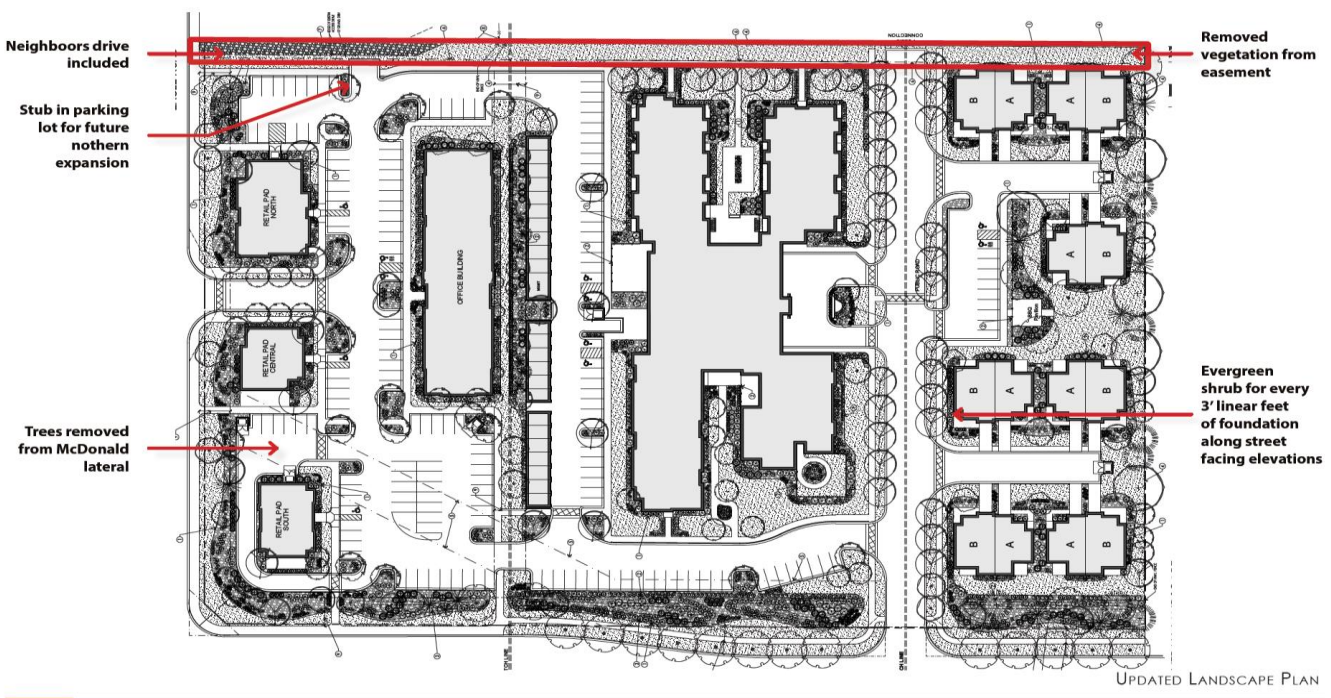
## INGLEWOOD PLACE SUBDIVISION

Meridian, Idaho

Nov 7, 2019

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION

# EXHIBIT A



## INGLEWOOD PLACE SUBDIVISION

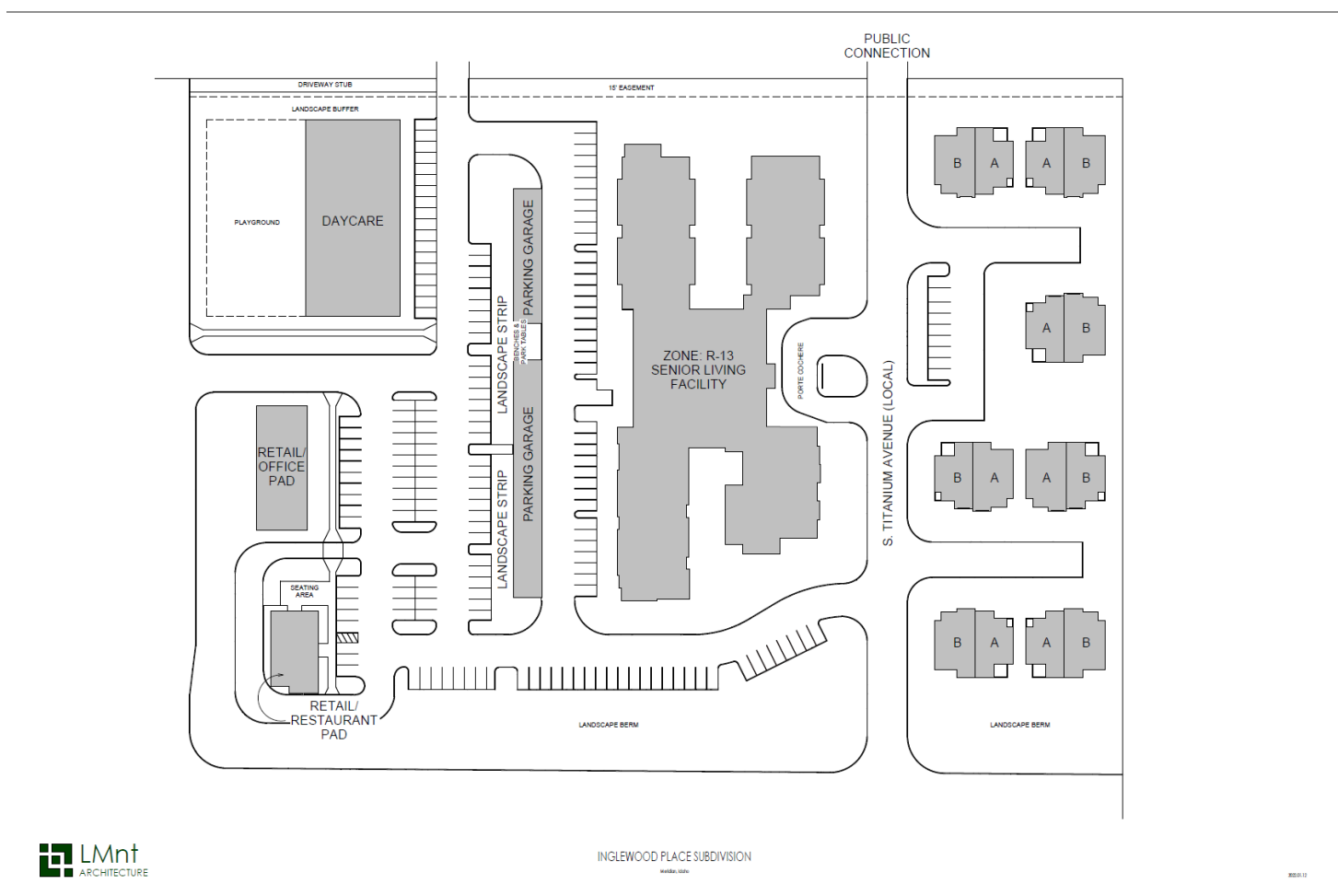
Meridian, Idaho

Nov 7, 2019  
COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



# EXHIBIT A

## B. Proposed Conceptual Development Plan



INGLEWOOD PLACE SUBDIVISION  
2024.10.10

2024.10



## AGENDA ITEM

**ITEM TOPIC:** Findings of Fact, Conclusions of Law for Lennon Pointe Community (H-2021-0071) by DG Group Architecture, PLLC, Located at 1515 W. Ustick Rd., in the Southeast Corner of N. Linder Rd. and W. Ustick Rd.

**CITY OF MERIDIAN  
FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND DECISION & ORDER**



**In the Matter of the Request for Annexation of 10.41 acres of land with a request for C-C (2.01 acres) and R-15 (8.3 acres) zoning districts; Preliminary Plat consisting of 43 residential building lots (42 single-family residential and 1 multi-family residential), 1 commercial building lot, and 2 common lots on 8.8 acres of land in the proposed C-C and R-15 zoning districts; Conditional Use Permit for a multi-family development consisting of a total of 18 units on 1.18 acres in the proposed R-15 zoning district, by DG Group Architecture, PLLC. (NOTE: The Applicant also received approval for private streets in a portion of the project. This application is reviewed and approved by the Director)**

**Case No(s). H-2021-0071**

**For the City Council Hearing Date of: February 22, 2022 (Findings on March 8, 2022)**

**A. Findings of Fact**

1. Hearing Facts (see attached Staff Report for the hearing date of February 22, 2022, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of February 22, 2022, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of February 22, 2022, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of February 22, 2022, incorporated by reference)

**B. Conclusions of Law**

1. The City of Meridian shall exercise the powers conferred upon it by the “Local Land Use Planning Act of 1975,” codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.

- 6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.
- 7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of February 22, 2022, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council’s authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

- 1. The applicant’s requests for Annexation and Zoning, Preliminary Plat, and Conditional Use Permit are hereby approved per the conditions of approval in the Staff Report for the hearing date of February 22, 2022, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer’s signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer’s signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. For conditional use permits that also require platting, the final plat must be signed by the City

Engineer within this two (2) year period.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.G.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the conditional use comply with the current provisions of Meridian City Code Title 11(UDC 11-5B-6F).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Notice of Final Action and Right to Regulatory Takings Analysis

- 1. **Please take notice** that this is a final action of the governing body of the City of Meridian. When applicable and pursuant to Idaho Code § 67-6521, any affected person being a person who has an interest in real property which may be adversely affected by the final action of the governing board may within twenty-eight (28) days after the date of this decision and order seek a judicial review as provided by Chapter 52, Title 67, Idaho Code.

F. Attached: Staff Report for the hearing date of February 22, 2022.

By action of the City Council at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

COUNCIL PRESIDENT BRAD HOAGLUN VOTED\_\_\_\_\_

COUNCIL VICE PRESIDENT JOE BORTON VOTED\_\_\_\_\_

COUNCIL MEMBER JESSICA PERREAULT VOTED\_\_\_\_\_

COUNCIL MEMBER LUKE CAVENER VOTED\_\_\_\_\_

COUNCIL MEMBER TREG BERNT VOTED\_\_\_\_\_

COUNCIL MEMBER LIZ STRADER VOTED\_\_\_\_\_

MAYOR ROBERT SIMISON VOTED\_\_\_\_\_  
(TIE BREAKER)

\_\_\_\_\_  
Mayor Robert Simison

Attest:

\_\_\_\_\_  
Chris Johnson  
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

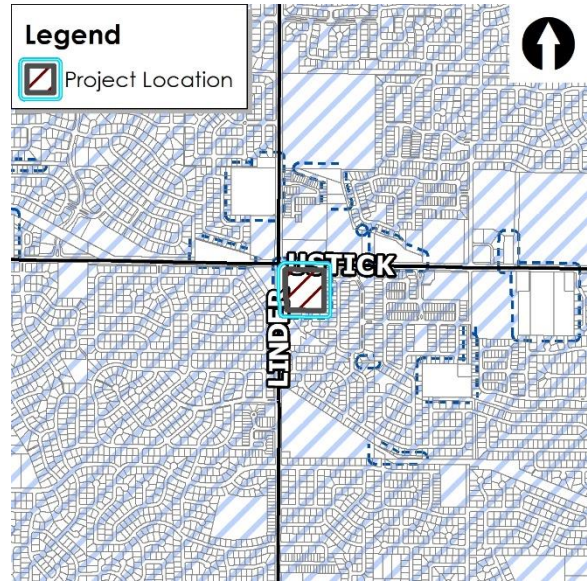
By: \_\_\_\_\_ Dated: \_\_\_\_\_  
City Clerk's Office



STAFF REPORT  
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 2/22/2022  
TO: Mayor & City Council  
FROM: Joe Dodson, Associate Planner  
208-884-5533  
SUBJECT: H-2021-0071  
Lennon Pointe Community  
LOCATION: The site is located at 1515 W. Ustick Road, in the southeast corner of N. Linder Road and W. Ustick Road, in the NW ¼ of the NW ¼ of Section 1, Township 3N., Range 1W.



I. PROJECT DESCRIPTION

- Annexation of 10.41 acres of land with a request for C-C (2.01 acres) and R-15 (8.3 acres) zoning districts;
- Preliminary Plat consisting of 44 43 residential building lots (43 42 single-family residential and 1 multi-family residential), 1 commercial building lot, and 2 common lots on 8.8 acres of land in the proposed C-C and R-15 zoning districts;
- Conditional Use Permit for a multi-family development consisting of a total of 18 units on 1.18 acres in the proposed R-15 zoning district, by DG Group Architecture, PLLC.

*Note: The Applicant is also applying for private streets in a portion of the project. This application is reviewed and approved by the Director; Commission action is not required. Analysis of the private street design is provided below in section V.*

II. SUMMARY OF REPORT

A. Project Summary

Description	Details
Acreege	10.41 (R-15 – 8.3 acres; C-C – 2.01 acres)
Future Land Use Designation	Mixed Use Community
Existing Land Use(s)	County residential
Proposed Land Use(s)	Residential (townhomes, single-family attached, single-family detached, and multi-family) and Commercial
Lots (# and type; bldg./common)	47 total lots – 43 residential lots; 1 multi-family residential lot; 1 commercial; and 2 common lot.
Phasing Plan (# of phases)	No phasing plan was submitted

Description	Details
Number of Residential Units (type of units)	61 residential units – 4 detached single-family lots, 30 single-family attached lots, 9 townhome lots, and 18 multi-family units.
Density	Gross – 7.35 du/ac.; Net – 18.55 du/ac.
Open Space (acres, total [%]/buffer/qualified)	1.64 acres of qualified open space (18.7%) – large open space area in the southwest corner of the site, the large central mew, and half of the required arterial street buffers
Amenities	2 qualifying amenities for UDC 11-3G-3 – segment of 10-foot multi-use pathway and tot-lot (non-qualifying dog-park area is also proposed). 2 qualifying amenities for the multi-family residential (UDC 11-4-3-27) – shared plaza and public art feature.
Physical Features (waterways, hazards, flood plain, hillside)	Kellogg Drain and Creason Lateral traverse the southern portion of the site. Floodplain exists over a majority of the site. See Public Works comments for further requirements, Section VIII.B.
Neighborhood meeting date	September 7, 2021
History (previous approvals)	N/A

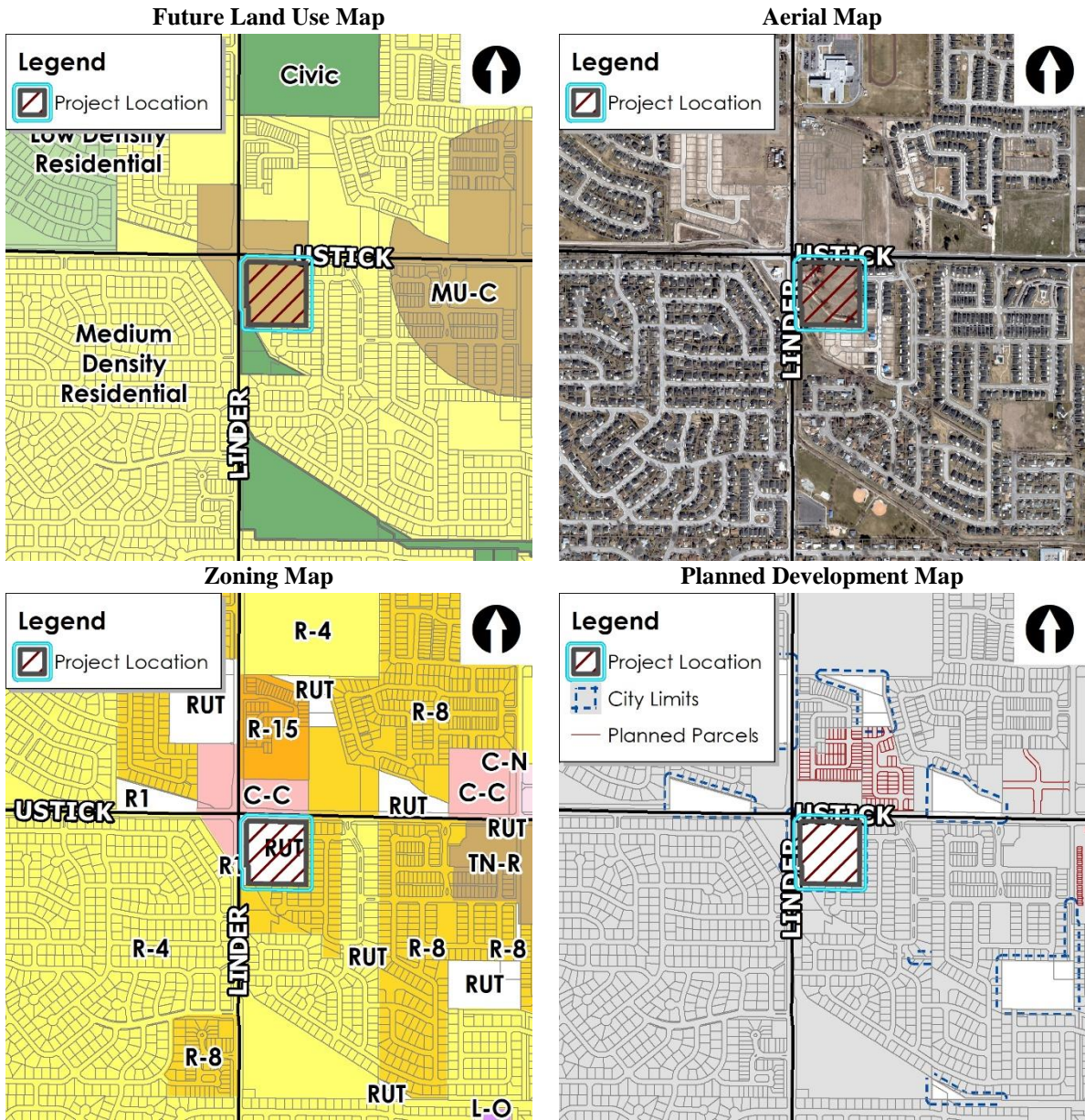
B. Community Metrics

Description	Details
Ada County Highway District	
<ul style="list-style-type: none"> <li>Staff report (yes/no)</li> </ul>	Yes
<ul style="list-style-type: none"> <li>Requires ACHD Commission Action (yes/no)</li> </ul>	No
Access (Arterial/Collectors/State Hwy/Local) (Existing and Proposed)	Access to the adjacent arterials (Ustick and Linder) is proposed via one driveway connection to each. Private Street access is proposed to the internal local street being extended through the site.
Traffic Level of Service	Ten Mile Road – Better than “E” (1.474/1,540 VPH) Pine Avenue (existing section only) – Better than “D” (182/425 VPH)
Stub Street/Interconnectivity/Cross Access	Two local stub streets exist to the east and south property boundaries – Applicant is proposing to extend each street and intersect them within the site. Applicant is proposing a private street through the west half of the development that connects to the extended local street. Access to the commercial property at the northwest corner of the site is proposed via drive aisle connections to the proposed private street and the multi-family drive aisle. Access to the multi-family units is proposed via a typical drive aisle.
Existing Road Network	Internal road network is not existing.
Existing Arterial Sidewalks / Buffers	Existing arterial sidewalks; The required landscape buffers will be installed with this project.
Proposed Road Improvements	None proposed or required with this application. Below are anticipated improvements to adjacent roadways: <b>Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):</b> <ul style="list-style-type: none"> <li>Linder Road is scheduled in the IFYWP to be widened to 5-lanes from Ustick Road to Cherry Lane in the future with the design year of 2025.</li> <li>Ustick Road is scheduled in the IFYWP to be widened to 5-lanes from Linder Road to Ten Mile Road in 2025.</li> <li>Linder Road is listed in the CIP to be widened to 3-lanes from Ustick Road to Cherry Lane between 2036 and 2040.</li> <li>Ustick Road is listed in the CIP to be widened to 5-lanes from Linder Road to Ten Mile Road between 2021 and 2025.</li> </ul>

Description	Details																																										
<b>Fire Service</b>																																											
<ul style="list-style-type: none"> <li>Distance to Fire Station</li> </ul>	1.5 miles from Fire Station #2																																										
<ul style="list-style-type: none"> <li>Fire Response Time</li> </ul>	This project lies within the Meridian Fire response time goal of 5 minutes.																																										
<ul style="list-style-type: none"> <li>Resource Reliability</li> </ul>	Fire Station #2 reliability is 85%.																																										
<ul style="list-style-type: none"> <li>Risk Identification</li> </ul>	Risk Factor 4 – commercial with hazards (multi-family waterway)																																										
<ul style="list-style-type: none"> <li>Accessibility</li> </ul>	Proposed project meets all required access, road widths, and turnarounds; Fire has signed off on Private Street layout. Addressing for project is very important for emergency responses; Applicant shall work with City Addressing Agent and the Fire Official to have lighted maps wherever necessary.																																										
<b>Police Service</b>																																											
<ul style="list-style-type: none"> <li>Distance to Station</li> </ul>	Approximately 4.2 miles from Meridian Police Department																																										
<ul style="list-style-type: none"> <li>Response Time</li> </ul>	Approximate 4-minute response time to an emergency.																																										
<ul style="list-style-type: none"> <li>Call Data</li> </ul>	Between 10/1/2019- 9/31/2021, the Meridian Police Department responded to 4,584 calls for service within the reporting district (M731) of the proposed development. The crime count on the calls for service was 442. See attached documents for details. Between 10/1/2019- 9/31/2021, the Meridian Police Department responded to 62 crashes within a mile of the proposed development. See attached documents for details.																																										
<ul style="list-style-type: none"> <li>Additional Concerns</li> </ul>	None																																										
<b>West Ada School District</b>																																											
	<table border="1"> <thead> <tr> <th></th> <th><u>Enrollment</u></th> <th><u>Capacity</u></th> <th><u>Approved prelim plat parcels per attendance area</u></th> <th><u>Approved MF units per attendance area</u></th> <th><u>Miles (Dev. to School)</u></th> </tr> </thead> <tbody> <tr> <td>River Valley Elementary</td> <td>453</td> <td>700</td> <td>433</td> <td>560</td> <td>4.8</td> </tr> <tr> <td>Meridian Middle School</td> <td>1097</td> <td>1000</td> <td>800</td> <td>1798</td> <td>2.2</td> </tr> <tr> <td>Meridian High School</td> <td>1769</td> <td>2075</td> <td>3728</td> <td>2300</td> <td>2.0</td> </tr> <tr> <td colspan="6"><u>School of Choice Options</u></td> </tr> <tr> <td>Chief Joseph School -Arts</td> <td>498</td> <td>700</td> <td>N/A</td> <td>N/A</td> <td>3.7</td> </tr> <tr> <td>Barbara Morgan - STEM</td> <td>412</td> <td>500</td> <td>N/A</td> <td>N/A</td> <td>1.0</td> </tr> </tbody> </table>		<u>Enrollment</u>	<u>Capacity</u>	<u>Approved prelim plat parcels per attendance area</u>	<u>Approved MF units per attendance area</u>	<u>Miles (Dev. to School)</u>	River Valley Elementary	453	700	433	560	4.8	Meridian Middle School	1097	1000	800	1798	2.2	Meridian High School	1769	2075	3728	2300	2.0	<u>School of Choice Options</u>						Chief Joseph School -Arts	498	700	N/A	N/A	3.7	Barbara Morgan - STEM	412	500	N/A	N/A	1.0
	<u>Enrollment</u>	<u>Capacity</u>	<u>Approved prelim plat parcels per attendance area</u>	<u>Approved MF units per attendance area</u>	<u>Miles (Dev. to School)</u>																																						
River Valley Elementary	453	700	433	560	4.8																																						
Meridian Middle School	1097	1000	800	1798	2.2																																						
Meridian High School	1769	2075	3728	2300	2.0																																						
<u>School of Choice Options</u>																																											
Chief Joseph School -Arts	498	700	N/A	N/A	3.7																																						
Barbara Morgan - STEM	412	500	N/A	N/A	1.0																																						
<b>Water</b>																																											
<ul style="list-style-type: none"> <li>Project Consistent with Master Plan</li> </ul>	No – See attached water markup in Exhibit VII.F and conditions in Section VIII.B for required revisions.																																										
<ul style="list-style-type: none"> <li>Comments</li> </ul>	<ul style="list-style-type: none"> <li>A water main connection will be required to Ustick Road.</li> <li>Current design does not follow the utility corridor. Water mains should be located north and east of roadway centerline.</li> <li>A water main connection will be required to the existing stubs in North Zion Park Avenue and West Pebblestone Drive.</li> <li>The proposed main west of Building B should be eliminated.</li> <li>Complete the water loop by extending the water main in the private road between Building B and Building D1 to the northeast.</li> <li>Minimize water main length near the commercial lot at the northwest corner of the development. Bring the water main only as far as needed to provide a hydrant for the buildings’ fire protection. Extend service lines from the main to serve the two retail buildings.</li> <li>Water mains should not cross through landscaping or sidewalks.</li> </ul>																																										
<b>Wastewater</b>																																											
<ul style="list-style-type: none"> <li>Project Consistent with Master Plan</li> </ul>	No – Development needs to tie into sewer at W. Pebblestone Dr. and not in W. Ustick.																																										

Description	Details
<ul style="list-style-type: none"> <li>Comments</li> </ul>	<ul style="list-style-type: none"> <li>Services should not cross other residential lots. The services in the southeast corner do this and need to be adjusted.</li> <li><b>Sewer needs to tie into the cleanout in W. Pebblestone Dr. The cleanout is supposed to be temporary until this parcel developed. The City does not want the clean out there permanently.</b></li> <li>There is a manhole located in a landscaping area (located at the NE corner nearest Pebblestone Dr). Reconfigure so this manhole is in the ROW.</li> <li>20' Utility easement for sewer and 30' utility easement for sewer and water needed.</li> <li>Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement.</li> <li>Ensure no sewer services cross infiltration trenches.</li> </ul>
<p>COMPASS – Communities in Motion 2040 2.0 Review</p>	
<p>Housing w/in 1 mile</p>	<p>5,240</p>
<p>Jobs w/in 1 mile</p>	<p>970</p>
<ul style="list-style-type: none"> <li>Ratio</li> </ul>	<p>0.2 – indicates an employment need (ratio between 1-1.5 is considered healthy ratio).</p>
<p>Nearest Bus Stop</p>	<p>3.1 miles</p>
<p>Nearest Public School</p>	<p>0.5 miles</p>
<p>Nearest Public Park</p>	<p>0.25 miles – Approximately ¼ mile north of Tully Park (18.3 acres in size).</p>
<p>Nearest Grocery Store</p>	<p>1.6 miles</p>
<p>Recommendations</p>	<p>See agency comment section for link to full file.</p>

C. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Same as Representative

B. Owner:

Jeff Sindon – PO Box 383, McCall, ID 83638

C. Representative:

Andrew Wheeler, DG Group Architecture, PLLC – 430 E. State Street, Eagle, ID 83616

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	11/2/2021	2/6/2022
Radius notification mailed to properties within 500 feet	10/27/2021	2/3/2022
Site Posting	11/2/2021	2/7/2022
Nextdoor posting	10/28/2021	2/3/2022

V. STAFF ANALYSIS

A. Future Land Use Map Designation (<https://www.meridiancity.org/compplan>)

Mixed Use Community – The purpose of this designation is to allocate areas where community-serving uses and dwellings are seamlessly integrated into the urban fabric. The intent is to integrate a variety of uses, including residential, and to avoid mainly single-use and strip commercial type buildings. Non-residential buildings in these areas have a tendency to be larger than in Mixed Use Neighborhood (MU-N) areas, but not as large as in Mixed Use Regional (MU-R) areas. Goods and services in these areas tend to be of the variety that people will mainly travel by car to, but also walk or bike to (up to three or four miles). Employment opportunities for those living in and around the neighborhood are encouraged.

*The subject site has existing City of Meridian zoning in all directions, including across the adjacent arterials to the north and west. The site is directly bordered to its north and west by arterial streets, Ustick and Linder Roads, respectively. Development of these areas are ongoing with detached single-family to the east and south in Creason Creek Subdivision and multiple office buildings being constructed to the north across Ustick Road. An ambulance service and C-C zoning exist to the west across Linder Road. In addition to the existing land uses around the property, the subject site contains two major waterways and a large area of floodplain that traverse a large segment of the southern half of the site, the Creason Lateral and the Kellogg Drain. The Applicant is proposing to pipe the Kellogg Drain and reroute it to make more area of the site usable as well as provide open space and pathways in the southwest corner of the site and along the west boundary.*

*The proposed land uses are attached single-family, townhomes, multi-family residential, and commercial. These land uses are consistent with those outlined in the MU-C future land use designation definitions and preferred uses when properly integrated with both internal and external uses. Overall, Staff finds the proposed site design does integrate the project and proposed uses in appropriate manners. Specifically, the Applicant has proposed their multi-family residential product along Ustick and the commercial buildings at the hard corner of the Ustick and Linder intersection which places the most intense uses closest to the arterials. Therefore, the single-family uses are proposed on the remaining area of the site that makes up approximately 70% of the site area. The Applicant is proposing the single-family portion of the site as all two-story except for the 6-unit townhomes along Linder which are proposed 3-stories. **Because of the proposed transitional density and placement of the proposed uses, this project is generally consistent with the concept diagrams in the City’s Comprehensive Plan for mixed-use designations.***

*However, the one area of the site that Staff finds could provide more transition is the 4-story multi-family building along Ustick that is also adjacent to single-family to the east. The existing detached single-family home in Creason Creek directly adjacent to the site is a single-story home*

*with an upstairs bonus room. Despite the separation of the side yard of the single-family home and a proposed micro-path area of 20 feet wide between the two uses, Staff finds the height disparity of the existing home and the proposed 4-story multi-family building is an adequate transition. According to the Applicant, the multi-family units are each two stories and are being proposed as being stacked, which is how the 4-story concept is proposed. Therefore, Staff is recommending the top two (2) units directly adjacent to Creason Creek are removed so there is approximately 65 feet (includes landscaping and unit width) of separation between the existing home and the 4-story portion of the multi-family. With this revision, the height of the two story multi-family units would be approximately 21 feet depending on how the Applicant proposes to roof the units (flat roof or pitched roof).*

*In addition to site design, certain densities are required to be met for residential projects within the MU-C future land use designation. The proposed project as shown is approximately 7.35 du/ac, meeting the 6-15 du/ac requirement (see community metrics above). Therefore, Staff finds the density proposed with the annexation and plat is consistent with the Future Land Use Map designation of Mixed-Use Community (MU-C). NOTE: The gross density will decrease slightly with staff's recommendation to lose two of the multi-family units.*

*Mixed-use designations also require at least three (3) types of land uses. When analyzing projects within the MU-C future land use designation, the approved and/or developed land uses nearby must be considered. Therefore, Staff has taken into account adjacent land uses that can be traveled between with relative ease. The closest development to this property is an office development that is under construction to the north. Specific uses of this project are not known at this time but the property is zoned C-C and does not have limitations on the allowed uses outside of zoning. Furthermore, this project is proposed with different residential land uses as well as two commercial building footprints. Staff finds the appropriate number of uses for a mixed-use area is met.*

***Therefore, as noted previously and with Staff's recommended revision, Staff finds the proposed project to be generally consistent with the Mixed-Use Community purpose statement and concept diagram. Further and specific policy analysis is below.***

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. *In order to ensure the site develops as proposed with this application, Staff recommends a DA as a provision of annexation with the provisions included in Section VIII.A1. The DA is required to be signed by the property owner(s)/developer and returned to the City within 6 months of the Council granting the annexation for approval by City Council and subsequent recordation. A final plat will not be accepted until the DA is executed and the AZ ordinance is approved by City Council.*

B. Comprehensive Plan Policies (<https://www.meridiacity.org/compplan>):

The applicable Comprehensive Plan policies are cited below with Staff analysis in italics.

*“Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City” (2.01.01G). Lennon Pointe Community is proposing a project with a combination of land uses in the form of single-family attached, townhomes, multi-family, and commercial within one development. A vast majority of the housing that exists around this development are traditional detached single-family homes. The Applicant hopes to add additional housing types in this geographic area and within this MU-C area that will delineate a unique living opportunity in the City and add to the housing diversity available while being within safe walking distance to future commercial uses.*

*“Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices” (3.07.01A). The*

*proposed site design incorporates mews, private streets, an extension of public streets, common open space, and different land uses within the same project area. As discussed above, Staff finds the proposed site design is compatible with adjacent uses through transitional density, buffering, and overall design.*

*“Establish and maintain levels of service for public facilities and services, including water, sewer, police, transportation, schools, fire, and parks” (3.02.01G). All public utilities are available for this project site due to existing facilities abutting the site. This project also lies within the Fire Department response time goal of 5 minutes. Linder and Ustick Roads are currently built at their ultimate anticipated widths directly abutting the site.*

*West Ada School District offered comments on this project and estimates 32 additional school aged children would be housed in this development. According to the letter received, the allocated elementary and high school for this site have capacity but the middle school is already over capacity. Staff understands that school enrollment is a major issue to be dealt with on a city-wide scale. Due to the incorporation of different housing types and a unit count on the low end of the allowed density, the Applicant has minimized the project impact on area schools.*

*Staff finds that the existing and planned development of the immediate area create conditions for adequate levels of service to and for this proposed project.*

*“Preserve, protect, and provide open space for recreation, conservation, and aesthetics” (4.05.01F). The proposed project offers open space that exceeds the minimum requirements in the unified development code (UDC). The Applicant has placed a large area of open space in the southwest corner of the development where the irrigation facilities and their easements exist. In addition, there is a mew running north-south through the center of the development for the attached single-family units to front on green space rather than the road network. This adds to the green space and adds a more livable component to the project. Other areas of open space are also proposed along the west boundary that would act as a buffer from Linder as well as a proposed dog park area in the southeast corner of the site. In addition, all of the open space areas are accessible through pedestrian facilities that connect throughout the entire site. Staff supports the proposed open space areas and anticipates they will provide recreation, conservation, and add to the aesthetic of the project.*

*See further analysis in Section V.F and V.L.*

*“Establish distinct, engaging identities within commercial and mixed-use centers through design standards.” (2.09.03A). As discussed above, the proposed project offers a distinct set of uses and design that are currently not available nearby the site. Included in this is the incorporation of two commercial buildings at the northwest corner of the site with a shared plaza for use by the residents and future business patrons. This is a desired aspect of mixed-use areas that helps engage the commercial buildings with the residential component of a project. In addition, according the submitted elevations and site renderings, the Applicant is proposing distinct architecture for the project that creates a specific identity for this development and corner property.*

**In addition to general Comprehensive Plan policies, projects in mixed-use areas should also aim to meet the mixed-use policies. Rather than list them all in this report, Staff has analyzed the project against them and finds the project to be consistent with a majority of those policies outlined in the mixed-use area of the Comprehensive Plan [here](#).**

***Therefore, Staff finds this development to be generally consistent with the Comprehensive Plan and a majority of the mixed use-policies.***



C. Existing Structures/Site Improvements:

The site currently houses a single-family home and other accessory buildings. All existing structures will be removed upon development of this site. The Applicant will be responsible for maintaining the existing arterial sidewalks along Ustick and Linder Roads during construction.

D. Proposed Use Analysis:

The Lennon Pointe Community proposes multiple residential uses and a commercial component within the same project. The commercial area is proposed at the very northwest corner of the site and shows two building pads totaling 12,000 square feet on 1.47 acres of requested C-C zoning. No tenants are currently known at this time but the submitted site plan shows the larger building closest to the hard corner with a drive-through and the smaller building along the south boundary of the C-C area adjacent to a shared plaza. Should a drive-through be proposed on this commercial lot, it will require a future Conditional Use Permit (CUP) because it is within 300 feet of a residential use and district. Commercial buildings require Certificate of Zoning Compliance (CZC) and Design Review so Staff will evaluate uses for compliance with code with future application submittals.

The remaining area of the site (7.28 acres) is proposed with the R-15 zoning district and residential uses. The residential areas of the site are proposed with three (3) detached single-family homes (located at the very southeast corner of the site), attached single-family (2 attached units with each on their own lot), townhomes (3 or more attached units on individual lots), and multi-family residential. All of the proposed single-family uses are permitted uses within the requested R-15 zoning district. The multi-family residential use is a conditional use in R-15 zoning district per UDC Table 11-2A-2.

No phasing plan was submitted so it can be assumed development is proposed to be constructed in one phase. Administrative Design Review is required for all of the proposed residential uses except for the three (3) detached homes proposed in the southeast corner of the site. This application was not submitted concurrently with the other applications so the Applicant will be required to submit this prior to obtaining building permits for any of the attached product and the multi-family. The Applicant has provided conceptual elevations and renderings of all residential uses and Staff's initial analysis is that the buildings comply with the Architectural Standards Manual (ASM).

E. Dimensional Standards ([UDC 11-2](#)):

The commercial and multi-family residential lots appear to meet all UDC dimensional standards per the submitted plat. *All of the single family lots also meet the UDC minimum lot size standard except for the central lot in the 3-unit townhome at the south end of the site—this lot is shown as less than the minimum required 2,000 square feet and should be corrected with the final plat submittal to meet UDC standards. The 3-unit townhome building contains the three smallest building lots in the development and includes the non-conforming lot. Other than these three lots, the smallest building lot is approximately 2,800 square feet.*

*Furthermore, it appears the site plan shows building footprints too large for the proposed building lots—the building footprints do not meet the minimum building setback to the entrance sidewalks of 10 feet. When future building permits are submitted, the Applicant will be required to show compliance with all R-15 dimensional standards as outlined in [UDC Table 11-2A-7](#).*

**According to the submitted conceptual elevations, the proposed 4-story multi-family buildings are 46 feet in height which is above the 40 foot height limit for the requested R-15 zoning district. Prior to submitting for CZC and Design Review, the Applicant is required to correct this to comply with the R-15 dimensional standards.**

In addition to the building lots, the Applicant is proposing a private street through a portion of the residential area. According to the submitted plans, the Applicant is proposing this private street to be at least 26 feet wide and be within a 30-foot easement on the plat. Sidewalks are not required along private streets but the Applicant has proposed a 5-foot wide sidewalk along the proposed building rather than adjacent to the private street. Overall, the minimum UDC standards outlined in UDC 11-3F for the proposed private street are met per the submitted plans.

*The inclusion of sidewalks adjacent to the townhome units on the west end of the development adds to the pedestrian circulation of the site despite not being required for private streets. The same can be said for all of the pedestrian facilities shown on the submitted site plan that provide the entrances to each unit and creates alley-loaded homes for a majority of the site. However, the “detached” sidewalk on the east side of the 6-unit townhome building should be moved to be located adjacent to the private street so the sidewalk is less likely to be blocked by cars parked on the parking pad between the street and the garage door.*

In addition, all subdivision developments are also required to comply with Subdivision Design and Improvement Standards (UDC 11-6C-3). *The proposed preliminary plat and submitted plans appear to meet the UDC requirements of this section.*

F. Specific Use Standards (UDC 11-4-3):

The proposed multi-family development use is subject to conditional use permit approval by the Planning and Zoning Commission and subject to specific use standards outlined in UDC 11-4-3-27 and below:

[11-4-3-27](#) – **Multi-Family Development:**

A. Purpose:

1. To create multi-family housing that is safe and convenient and that enhances the quality of life of its residents.
2. To create quality buildings and designs for multi-family development that enhance the visual character of the community.
3. To create building and site design in multi-family development that is sensitive to and well integrated with the surrounding neighborhood.
4. To create open space areas that contribute to the aesthetics of the community, provide an attractive setting for buildings, and provide safe, interesting outdoor spaces for residents.

B. Site Design:

1. Buildings shall provide a minimum setback of ten feet (10') unless a greater setback is otherwise required by this title and/or *title 10* of this Code. Building setbacks shall take into account windows, entrances, porches and patios, and how they impact adjacent properties. *Proposed project complies with this requirement according to the submitted plans.*
2. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, and transformer and utility vaults shall be located in an area not visible from a public street, or shall be fully screened from view from a public street. *The site plan depicts screened trash enclosures that are only visible from internal to the site; all proposed transformer/utility vaults shall also comply with this requirement.*
3. A minimum of eighty (80) square feet of private, usable open space shall be provided for each unit. This requirement can be satisfied through porches, patios, decks, and/or enclosed yards. Landscaping, entryway and other accessways shall not count toward this

requirement. In circumstances where strict adherence to such standard would create inconsistency with the purpose statements of this section, the Director may consider an alternative design proposal through the alternative compliance provisions as set forth in section 11-5B-5 of this title. *Each multi-family unit is proposed as a two-story unit with the units on levels 1 & 2 differing from those on levels 3 & 4. According to a document submitted by the Applicant, the lower units provide at least 132 square feet of private open space in the form of private patios. This document also states the units on the upper levels provide at least 251 square feet of private open space per unit in the form of private patios. The submitted conceptual elevations show the fourth floor patio is essentially a roof-top deck above the third floor. **Based on the submitted elevations and data provided by the Applicant, Staff supports the proposed private common open space and finds it exceeds the required area.***

- 4. For the purposes of this section, vehicular circulation areas, parking areas, and private usable open space shall not be considered common open space. *These areas were not included in the common open space calculations for the site.*
- 5. No recreational vehicles, snowmobiles, boats or other personal recreation vehicles shall be stored on the site unless provided for in a separate, designated and screened area. *Applicant shall comply with this requirement.*
- 6. The parking shall meet the requirements set forth in *chapter 3, "Regulations Applying to All Districts"*, of this title. *See analysis in staff report below.*
- 7. Developments with twenty (20) units or more shall provide the following:
  - a. A property management office.
  - b. A maintenance storage area.
  - c. A central mailbox location (including provisions for parcel mail) that provide safe pedestrian and/or vehicular access.
  - d. A directory and map of the development at an entrance or convenient location for those entering the development. (Ord. 18-1773, 4-24-2018)

*Applicant is proposing 18 units so this requirement is not applicable to this development.*

***The site plan submitted with the Certificate of Zoning Compliance application shall depict these items.***

C. Common Open Space Design Requirements:

- 1. A minimum area of outdoor common open space shall be provided as follows:
  - a. One hundred fifty (150) square feet for each unit containing five hundred (500) or less square feet of living area.
  - b. Two hundred fifty (250) square feet for each unit containing more than five hundred (500) square feet and up to one thousand two hundred (1,200) square feet of living area.
  - c. Three hundred fifty (350) square feet for each unit containing more than one thousand two hundred (1,200) square feet of living area.
- 2. Common open space shall be not less than four hundred (400) square feet in area, and shall have a minimum length and width dimension of twenty feet (20'). *Each multi-family unit is proposed as greater than 1,200 square feet so 350 square feet of common open space per unit is needed to meet the specific use standards. The maximum common open space*

*required for the overall project is 44,415 square feet with 6,300 square feet of that needed to satisfy the multi-family standards. Because the project is relatively small, all open space is proposed to be shared between the single and multi-family residential units. The open space shown on the submitted open space exhibit shows 48,824 square feet of total qualified open space but does not include all areas that are qualifying per UDC standards. However, based on the number of units, the inaccurate amount of open space shown still meets all required open space area. With the pedestrian facilities proposed in this project Staff finds it applicable for all of the residential units to share the common open space proposed.*

3. In phased developments, common open space shall be provided in each phase of the development consistent with the requirements for the size and number of dwelling units. *This project is proposed to be developed in one (1) phase.*
4. Unless otherwise approved through the conditional use process, common open space areas shall not be adjacent to collector or arterial streets unless separated from the street by a berm or constructed barrier at least four feet (4') in height, with breaks in the berm or barrier to allow for pedestrian access. (Ord. 09-1394, 3-3-2009, eff. retroactive to 2-4-2009). *The buffers along Linder and Ustick Roads are not included in the open space exhibit calculations at all so this area was not part of the area shown to satisfy the common open space requirement for the multi-family units.*

D. Site Development Amenities:

1. All multi-family developments shall provide for quality of life, open space and recreation amenities to meet the particular needs of the residents as follows:
  - a. Quality of life:
    - (1) Clubhouse.
    - (2) Fitness facilities.
    - (3) Enclosed bike storage.
    - (4) Public art such as a statue.
  - b. Open space:
    - (1) Open grassy area of at least fifty by one hundred feet (50 x 100') in size.
    - (2) Community garden.
    - (3) Ponds or water features.
    - (4) Plaza.
  - c. Recreation:
    - (1) Pool.
    - (2) Walking trails.
    - (3) Children's play structures.
    - (4) Sports courts.
2. The number of amenities shall depend on the size of multi-family development as follows:
  - a. For multi-family developments with less than twenty (20) units, two (2) amenities shall be provided from two (2) separate categories.

- b. For multi-family development between twenty (20) and seventy-five (75) units, three (3) amenities shall be provided, with one from each category.
  - c. For multi-family development with seventy-five (75) units or more, four (4) amenities shall be provided, with at least one from each category.
  - d. For multi-family developments with more than one hundred (100) units, the decision-making body shall require additional amenities commensurate to the size of the proposed development.
3. The decision-making body shall be authorized to consider other improvements in addition to those provided under this subsection D, provided that these improvements provide a similar level of amenity. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

***Based on 18 proposed units, a minimum of two (2) amenities are required. The Applicant is proposing a shared plaza and public art from two categories to satisfy this requirement.***

E. Landscaping Requirements:

- 1. Development shall meet the minimum landscaping requirements in accord with *chapter 3, "Regulations Applying to All Districts"*, of this title.
- 2. All street facing elevations shall have landscaping along their foundation. The foundation landscaping shall meet the following minimum standards:
  - a. The landscaped area shall be at least three feet (3') wide.
  - b. For every three (3) linear feet of foundation, an evergreen shrub having a minimum mature height of twenty-four inches (24") shall be planted.
  - c. Ground cover plants shall be planted in the remainder of the landscaped area.

*The landscape plans provided appear to show compliance with these landscape requirements and will also be verified at the time of CZC submittal (see Exhibit VII.D).*

G. Access (*UDC [11-3A-3](#), [11-3H-4](#)*) & Private Streets (*UDC 11-3F-4*):

Access from the adjacent arterials (N. Linder Road and W. Ustick Road) is proposed via one 25-foot wide driveway connection to each arterial street. The driveway to Ustick Road shall be restricted to right-in/right-out, per ACHD, and passes through the multi-family portion of the project where it connects to the parking drive aisle for the multi-family units and then connects to the proposed private street. The driveway access to Linder Road is a temporary full access and is located approximately 360 feet south of the Linder/Ustick intersection. ACHD has approved both of these arterial access points through analysis of driveway analyses made by the Applicant's traffic engineer. No Traffic Impact Study (TIS) was required because less than 100 residential units are proposed.

The other public access points to the site are proposed via extending a public local street through the site. N. Zion Park Avenue is being extended from the south property boundary and W. Pebblestone Drive is being extended from the east property boundary in the northeast corner of the site. The proposed local street is shown as 32 feet wide with 5.5-foot wide attached sidewalk within 47 feet of right-of-way. *This does not meet ACHD standards so the Applicant will be required to revise the plat to show the public road as 33 feet wide with 5-foot wide attached sidewalk. This revision can be easily made as the Applicant is providing the correct amount of right-of-way; no revisions to the plat are needed to make this correction.*

A private street is proposed through the west portion of the site for vehicular access to some of the residential units. The proposed private street and local street are functioning as alleys for a

majority of the proposed residential units as the main entrance to each home is located opposite of the garage access. As discussed in section V.E above, the private street meets UDC 11-3F-4 standards by being proposed as at least 26 feet wide.

As noted, the Applicant is proposing three (3) detached homes in the southeast corner of the site. These three lots take access from a common drive off of the local street extension, N. Zion Park Avenue. The proposal for the number of units and access complies with code requirements.

***In general, and consistent with ACHD analysis and approvals, Staff supports the proposed road layout and arterial access points because the proposal offers appropriate site circulation while also providing avenues to minimize cut-through traffic to the east and south through driveway connections to Linder and Ustick Roads.***

#### H. Parking (UDC 11-3C):

Off-street parking is required to be provided in accord with the standards listed in [UDC Table 11-3C-6](#) for multi-family and single-family dwellings based on the number of bedrooms per unit. Based on the proposal of 18 3-bedroom apartment units, 36 parking spaces total are required to be provided—one space per unit must be covered, per UDC standards. The submitted site plan shows 44 total parking spaces for the multi-family portion of the site. *Each 2-story unit that enters on the first level is proposed with a two-car garage. The 2-story units that enter on the third level appear utilize the surface spaces but none of these spaces are shown to be covered. Therefore, the submitted site plan does not show compliance with code requirements. The Applicant should revise the site plan to show at least nine (9) covered spaces for the upper level units to satisfy this requirement. If this is not desired, the Applicant can provide a single-car garage space on the first level for each proposed unit.*

*NOTE: Staff is recommending a loss of two units along the east side of the building. This recommended change would reduce the parking requirement by 4 total spaces, two covered and two uncovered. However, due to the overall issues with insufficient parking for multi-family projects, Staff does not recommend a reduction in parking.*

The single-family portion of the site consists of 43 homes but the bedroom count of each is not known at this time. However, each home is shown with a two-car garage and a 20' x 22' parking pad that allows for a 4-bedroom home, per UDC standards. *In addition, the submitted site plan shows 35 additional off-street parking spaces around the private street portion of the site meant for guest parking for the single-family homes. The proposed 33-foot wide local street also allows on-street parking where no driveways exist. Staff supports the proposed amount of parking for the single-family portion of the project because it exceeds UDC minimum requirements.*

The commercial area proposed in the northwest corner of the site is shown with two buildings totaling approximately 12,000 square feet requiring at least 24 parking spaces based on the nonresidential parking ratio of 1 space for every 500 square feet of commercial gross floor area. *According to the submitted site plan, 25 parking spaces are being proposed. Each space appears to meet the minimum dimensional standards of 9' x 19' as well. Complete analysis of the proposed commercial area will take place with the first CZC application for the commercial site. Initial analysis shows compliance with all UDC dimensional standards except for how the drive aisle along the north and east of the commercial site functions. The drive aisle along the north boundary of the site is shown as 12 feet wide which implies a one-way drive aisle and it leads to the drive aisle along the east boundary of the site that is shown as approximately 26 feet wide which implies two-way traffic. There does not appear to be a need for the eastern drive aisle to allow two-way traffic if the north drive aisle is a one-way exit in this area.*

*The commercial area depicted on the site plan is conceptual in nature so future submittals and proposed uses will dictate more detail in the submitted plans. At this point, Staff is not recommending any specific revisions to the commercial area of the site for the reasons noted.*

I. Pathways ([UDC 11-3A-8](#)):

A 10-foot wide multi-use pathway is required along the Creason Lateral in the southwest corner of the property. This pathway is slated to connect to the existing arterial sidewalk along Linder Road and to future improvements to the south for a more complete regional pathway network. *The Applicant is proposing the multi-use pathway in an appropriate location but its connection to the southern boundary does not appear to match with location of the regional pathway segment approved with Creason Creek No. 2 directly to the south. Upon review of the modified landscape plans for that plat, it appears the Applicant should shift the regional pathway stub to the west to be closer to the Creason Lateral. Final approval of the pathway connections will be verified by the Park's Department and our pathways coordinator. In the interim, Staff is recommending the Applicant show this shift of the regional pathway prior to the Council hearing to better match adjacent approvals to the south.*

*In addition to the proposed regional pathway segment, the proposed sidewalks in this project are essentially micro-pathways that connect throughout the entire development and traverse through every open space area as well. They offer increased pedestrian connection and provide for the inclusion of a majority alley loaded residential units. **The proposed pedestrian facilities offer connectivity to and from nearby subdivisions as well as safe access to all amenities and the commercial area in the northwest corner of the project.***

J. Sidewalks ([UDC 11-3A-17](#)):

Attached sidewalks at least 5 feet wide are proposed along the proposed local street extension, in accord with the standards listed in UDC 11-3A-17. Other sidewalks are proposed throughout the rest of the site for added pedestrian connectivity, as discussed throughout this report.

*The sidewalks in this development create connections throughout the entire project including to and from the commercial portion of the site. The proposed large open space area and regional pathway in the southwest corner of the development are also easily accessible because of these sidewalks. The sidewalks along N. Linder Road and W. Ustick Road are existing; the Applicant is required to maintain and/or repair any of this sidewalk that is disturbed during construction. **As stated above, Staff supports the sidewalk and pedestrian circulation element of this project.***

*In consideration of pedestrian safety as well as traffic calming for the site, Staff is recommending that all pedestrian crossings that cross the private street and any drive aisle be constructed with brick pavers, stamped concrete, or equal, as outlined in UDC 11-3A-19B.4.b.*

K. Landscaping ([UDC 11-3B](#)):

A 25-foot wide street buffer is required adjacent to N. Linder Road and W. Ustick Road, arterial streets, and to be landscaped per the standards listed in UDC 11-3B-7C. A 25-foot wide easement is depicted on the plat adjacent to both arterials starting at the back of the existing attached sidewalk along each arterial, meeting the UDC requirements for the minimum width.

*UDC 11-3B-7C.2 dictates that required landscape buffers for residential subdivisions shall be located on common lots and owned and maintained by a homeowner's association. The Applicant's proposal to include this required buffer in an easement does not comply with this code section. **Therefore, the Applicant should revise the plat to show the required arterial landscape buffers adjacent to the residential portions of the project within a common lot at least 25 feet in width. The required landscape buffer adjacent to the commercial site can remain in an easement per this code section.***

*In addition, an area of the Creason Lateral and Kellogg Drain irrigation easements underlay a large portion of the landscape buffer along Linder Road that is currently shown with trees. Staff anticipates the applicable irrigation district will not allow trees within their easements so the landscape plans should be revised to show the removal of trees from the easement area. Furthermore, code requires that if a required landscape buffer is encumbered by easements, at least 5 feet of landscaping be proposed outside of the easement area to include the required number of trees. **Because of the extensive impediment these two irrigation facilities create in this area of the site, Staff does not find it feasible to comply with this code requirement in its fullest extent as it would require half of the site to shift to the east reducing the width of the new in the center of the development. Staff finds the trees that are allowed outside of the easement area, the placement of the access point to Linder, and the separation of the townhome units from Linder offer appropriate and adequate landscaping and buffering. However, to formalize this finding and comply with code, the Applicant should apply for Alternative Compliance with the first final plat application.***

Landscaping is required along all pathways (including micro-pathways) in accord with the standards listed in *UDC 11-3B-12C*. The total lineal feet of *all* pathways with the required and proposed number of trees is included on the first sheet of the submitted landscape plans.

*According to the submitted landscape plans, the proposed regional pathway in the southwest corner of the site is also within the Kellogg Drain irrigation easement which generally does not allow trees and minimal landscaping. The submitted landscape plans show no trees proposed within this easement.*

Common open space is required to be landscaped in accord with the standards listed in *UDC 11-3G-3E*. The total square footage of common open space and the required number of trees to demonstrate compliance with UDC standards is included in the Landscape Calculations table and shows compliance with code requirements.

The proposed C-C zoning district requires a 25-foot landscape buffer to any residential district.

*According to the submitted plans, a 20-foot buffer is proposed to be shared over the commercial property boundary – 10 feet on the commercial property and 10 feet on the residential side. It appears the additional required 5 feet of area can be easily accommodated and will not require any revision to the placement of buildings. In addition, in order to allow the commercial site to be more viable and the fact the proposed development is planned together, Staff approves of the proposal to share the width of the 25-foot landscape buffer across the shared property line.*

L. Waterways (*UDC 11-3A-6*):

As noted throughout the report, the subject site has two waterways subject to review—the Kellogg Drain and the Creason Lateral. *UDC 11-3A-6* dictates these waterways be piped.

*So, the Applicant is proposing to pipe both waterways to help with the usable area of the site. The Applicant is also proposing to reroute the Kellogg Drain because its easement would greatly encumber the site if left in its current position. The Applicant is proposing to move it closer to the southern property boundary and underneath a segment of the public road and private street; it is then proposed to move north and connect to the existing section of the drain that is piped and currently passes under Linder Road. Staff supports the proposal to pipe and vegetate these waterways.*

In addition, a majority of the site contains floodplain which will require specific permits and building requirements. Public Works and Land Development will be the departments to handle these reviews as final platting and building permits are submitted.



*A portion of one of the building lots (Lot 2, Block 1) is shown on the preliminary plat and site plan within the floodplain area. The building footprint is not so this technically complies with City and floodplain standards. However, to ensure the future homeowner has the easiest access to use their property, Staff recommends this 6-unit townhome building be shifted to the north to get as much of the building lot out of the floodplain as possible. There is adequate room on the north side of this building for this to occur without any other changes to the development.*

M. Qualified Open Space ([UDC 11-3G](#)):

A minimum of 10% **qualified** open space meeting the standards listed in UDC 11-3G-3B is required for the single-family portion of the site. Analysis on the open space area required and proposed for the multi-family portion of the site is above in Section V.F. Based on the proposed plat of 8.75 acres, a minimum of 0.88 acres of qualified common open space should be provided to satisfy this requirement.

***The Applicant has revised the open space exhibit per Staff's request to depict the qualified areas and accurately note the amount of qualified open space for the project. According to the revised exhibit, the Applicant is proposing 1.64 acres of qualified open space, approximately 18.7%. The majority of the qualified open space consists of the large open space area in the southwest corner of the site, the large central mew, and half of the required arterial street buffers. This area exceeds the minimum UDC requirements.***

***Staff finds the proposed open space is adequate in amount and placement to satisfy all code requirements.***

N. Qualified Site Amenities ([UDC 11-3G](#)):

Based on the area of the proposed plat (8.75 acres), a minimum of one (1) qualified site amenity is required to be provided per the standards listed in [UDC 11-3G-3C](#).

The applicant proposes two (2) qualified amenities to satisfy the requirements in this section of the UDC, a 10-foot multi-use pathway segment and a children's play structure. The proposed amenities meet the minimum UDC standards.

O. Fencing ([UDC 11-3A-6](#), [11-3A-7](#)):

All fencing is required to comply with the standards listed in UDC 11-3A-7. Fencing is proposed as shown on the landscape plan and appears to meet UDC standards.

P. Building Elevations ([UDC 11-3A-19](#) | [Architectural Standards Manual](#)):

As discussed in the comprehensive plan policies analysis, Staff believes the submitted elevations meet the required Architectural Standards. The applicant has not submitted a concurrent design review application for the attached residential buildings. With the final plat application, the Applicant should also submit an Administrative Design Review (DES) application for these units.

The Applicant also submitted conceptual elevations for the commercial buildings. These elevations show multiple field materials of brick, concrete wainscot, and lap siding with roof parapet variations and wall modulation—in all, the conceptual elevations appear to also meet the ASM. A separate DES will be required for the Commercial portion of the development with future CZC submittals to verify ASM compliance.

## VI. DECISION

A. Staff:

Staff recommends approval of the requested annexation and zoning with the requirement of a Development Agreement and approval of the requested conditional use permit and preliminary

plat applications per the Findings in Section IX of this staff report. The Director approved the private street application.

- B. The Meridian Planning & Zoning Commission heard these items on December 2, 2021 and January 20, 2022. At the January 20th public hearing, the Commission moved to recommend approval of the subject Annexation and Zoning, Preliminary Plat, and Conditional Use Permit requests.
1. Summary of Commission public hearing:
    - a. In favor: Andrew Wheeler, Applicant Representative; Patrick Reams, Owner Representative; Carissa Sindon, descendant of the Owners.
    - b. In opposition: Caryn Bitler, neighbor; Pamela Stinette, neighbor; Olena Santana, neighbor; Shelby Shanaberger, neighbor; John Bitler, neighbor; Pamela Stinnett, neighbor;
    - c. Commenting: Andrew Wheeler; Caryn Bitler; Pamela Stinette; Olena Santana; Shelby Shanaberger; John Bitler; Patrick Reams; Carissa Sindon; Pamela Stinnett.
    - d. Written testimony: Caryn and John Bitler (13 pieces of testimony); Helen and Eder Santana;
    - e. Staff presenting application: Joseph Dodson, Associate Planner
    - f. Other Staff commenting on application: Kurt Starman, Deputy City Attorney
  2. Key issue(s) of public testimony:
    - a. Concern over proposal to include multi-family dwellings;
    - b. Concern with height disparity across property to existing homes in Creason Creek and a loss of privacy;
    - c. General desire to construct the property with detached single-family homes only;
    - d. Concerns with general increase of traffic in the vicinity with additional homes/units;
    - e. Desire to relay how difficult the site is to develop with two major irrigation facilities bisecting the property and has floodzone throughout the entire property;
    - f. Appreciation of proposed design considering history of property and difficulty of developing this.
  3. Key issue(s) of discussion by Commission:
    - a. Location of proposed multi-family in relation to existing single-family to the east and the proposed commercial—could the commercial and multi-family be switched;
    - b. Height of the multi-family being 4-story and at the maximum 40' mark; general desire for this to be reduced as it does not match anything along the Ustick corridor;
    - c. How will the garages for the multi-family be utilized for parking instead of storage;
    - d. Location of the Dog Park in relation to the other open space and existing homes to the east—could it be moved;
    - e. What kind of commercial is the target for the proposed pad sites;
    - f. Staff's recommended (and agreed to by Applicant) changes for the homes along the east boundary to be front-loaded to have abutting backyards along the east boundary;
    - g. Concern with viability of Commercial with no direct access due to proximity to the hard corner of Linder and Ustick;
    - h. General agreement that the proposed changes to the site plan and multi-family are a benefit to the project;
    - i. Still concern with proposed attached units along east boundary instead of detached single-family;
  4. Commission change(s) to Staff recommendation:
    - a. Commission recommended changes to the staff report consistent with Staff's memo prior to the January 20<sup>th</sup> meeting.
  5. Outstanding issue(s) for City Council:
    - a. None

- C. The Meridian City Council heard these items on February 22, 2022. At the public hearing, the Council moved to approve the subject Annexation and Zoning, Preliminary Plat, and Conditional Use Permit requests.
1. Summary of the City Council public hearing:
    - a. In favor: Andrew Wheeler, Applicant Representative; Carissa Sindon, descendant of previous owners.
    - b. In opposition: Caryn Bitler, neighbor; Matt Shanaberger, neighbor;
    - c. Commenting: Carissa Sindon; Caryn Bitler; Matt Shanaberger;
    - d. Written testimony: See public record for multiple entries from Mrs. Caryn Bitler.
    - e. Staff presenting application: Joseph Dodson, Associate Planner
    - f. Other Staff commenting on application: Bill Nary, City Attorney
  2. Key issue(s) of public testimony:
    - a. Additional traffic generated by project but specifically any commercial cut-through traffic for existing residential to the east;
    - b. Support for the project as a logical redevelopment of former agricultural land despite the overall changing character of Meridian to a more urban community;
    - c. Reciting of previous concerns stated at the Commission hearing – see above for Commission recap and those comments.
  3. Key issue(s) of discussion by City Council:
    - a. Project being more closely aligned with Mixed-Use Neighborhood than Mixed-Use Community and whether site should be mixed-use at all;
    - b. Is the buffer between the proposed multi-family and the existing residence to the east sufficient;
    - c. Reasoning behind the Linder access being designated as a temporary full-access by ACHD;
    - d. Should access from/to Linder be further restricted than what ACHD is allowing at this time because of foreseeable traffic conflicts in the future;
    - e. Anticipated timing of the commercial component of the project, specifically in relation to the residential component;
    - f. Viability of commercial with proposed accesses and what are the expected tenants/uses because of this;
    - g. Is project anticipated to be developed, built, and owned by the same ownership—based in concerns regarding perpetual maintenance of shared common areas if ownership varies across the site;
    - h. Willingness of Applicant to do denser landscaping between multi-family buildings and east property boundary;
  4. City Council change(s) to Commission recommendation:
    - a. Add provision to construct curbing on the subject site, adjacent to ACHD right-of-way, within the proposed Linder access curb cut to discourage any left-in or left-out traffic movement;
    - b. Add provision that the landscaping between the multi-family and the existing residential and the landscaping between the C-C and R-15 zoning district behind the proposed commercial building are constructed with denser landscaping that touches at maturity while installing more mature trees at the time of installation.

**VII. EXHIBITS**

**A. Annexation and Zoning Legal Descriptions and Exhibit Maps**



**Lennon Pointe  
Annexation  
Legal Description**

*A parcel of land situate in the North 1/2 of the West 1/2 of Government Lot 4 in Section 1, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:*

**BEGINNING** at the northwest corner of Section 1, from which the west one-quarter corner bears, South 00°01'03" East, 2699.19 feet, thence along the northerly line of Government Lot 4, South 88°43'02" East, 665.57 feet;

Thence along the westerly boundary of the Creason Creek Subdivision No.1 recorded in Book 112 of Plats at Pages 16486-16488, South 00°02'45" West, 680.06 feet to the northerly boundary of the Creason Creek Subdivision No.2 recorded in Book 119 of Plats at Pages 18301-18303;

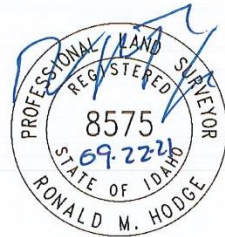
Thence along said northerly boundary, North 88°59'01" West, 664.76 feet to westerly line of Government Lot 4;

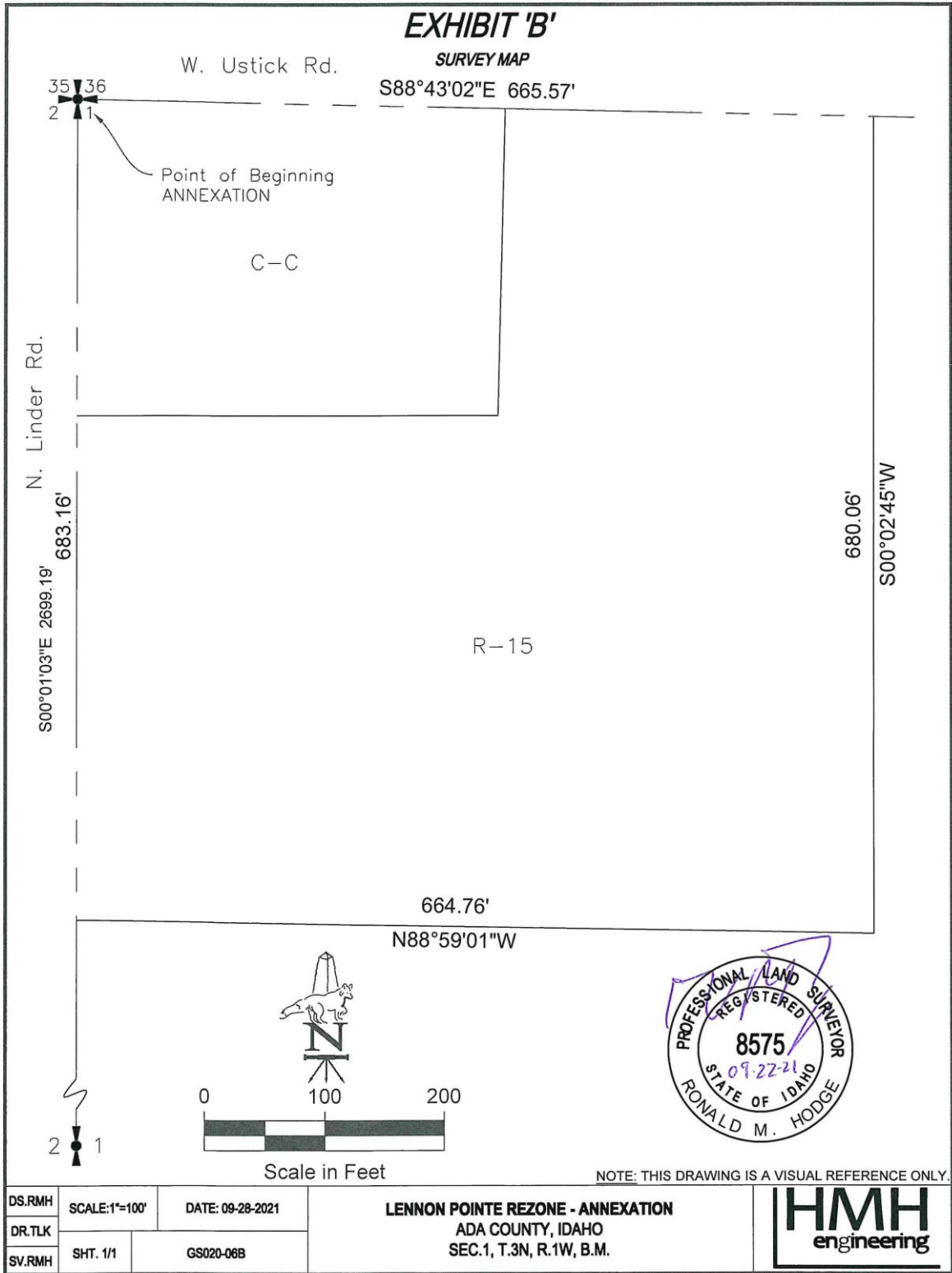
Thence North 00°01'03" West, 683.16 feet to the **POINT OF BEGINNING**.

Containing 10.41 acres, more or less  
END OF DESCRIPTION

Prepared by:  
Ronald M. Hodge, PLS  
Survey Department Manager

RMH:tk







**Lennon Pointe Rezone  
(C-C) Community Commercial  
Legal Description**

*A parcel of land situate in the North 1/2 of the West 1/2 of Government Lot 4 in Section 1, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:*

**BEGINNING** at the northwest corner of Section 1, from which the west one-quarter corner bears, South 00°01'03" East, 2699.19 feet, thence along the northerly line of Government Lot 4, South 88°43'02" East, 356.54 feet;

Thence South 01°16'58" West, 255.14 feet;

Thence South 89°58'57" West, 350.66 feet to westerly line of Government Lot 4;

Thence North 00°01'03" West, 263.17 feet to the **POINT OF BEGINNING**.

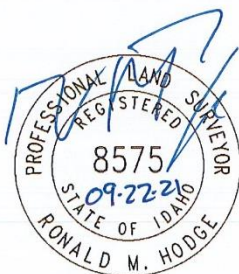
Containing 2.10 acres, more or less

END OF DESCRIPTION

Prepared by:

Ronald M. Hodge, PLS

Survey Department Manager



RMH:tk

680 S. Progress Ave., Suite #2B • Meridian, Idaho 83642 • Tel: 208-342-7957 • Web: hmh-llc.com

*Equal Opportunity Employer*



**Lennon Pointe  
R-15 Rezone  
Legal Description**

*A parcel of land situate in the North 1/2 of the West 1/2 of Government Lot 4 in Section 1, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:*

**COMMENCING** at the northwest corner of Section 1, from which the west one-quarter corner bears, South 00°01'03" East, 2699.19 feet, thence along the northerly line of Government Lot 4, South 88°43'02" East, 356.54 feet to the **POINT OF BEGINNING**;

Thence continuing along the northerly line of Government Lot 4, South 88°43'02" East, 309.03 feet;

Thence along the westerly boundary of the Creason Creek Subdivision No.1 recorded in Book 112 of Plats at Pages 16486-16488, South 00°02'45" West, 680.06 feet to the northerly boundary of the Creason Creek Subdivision No.2 recorded in Book 119 of Plats at Pages 18301-18303;

Thence along said northerly boundary, North 88°59'01" West, 664.76 feet to westerly line of Government Lot 4;

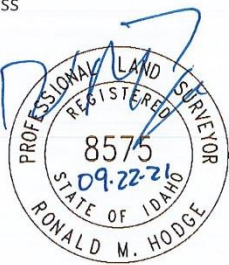
Thence along said westerly line, North 00°01'03" West, 420.00 feet;

Thence North 89°58'57" East, 350.66 feet;

Thence North 01°16'58" East, 255.14 feet to the **POINT OF BEGINNING**.

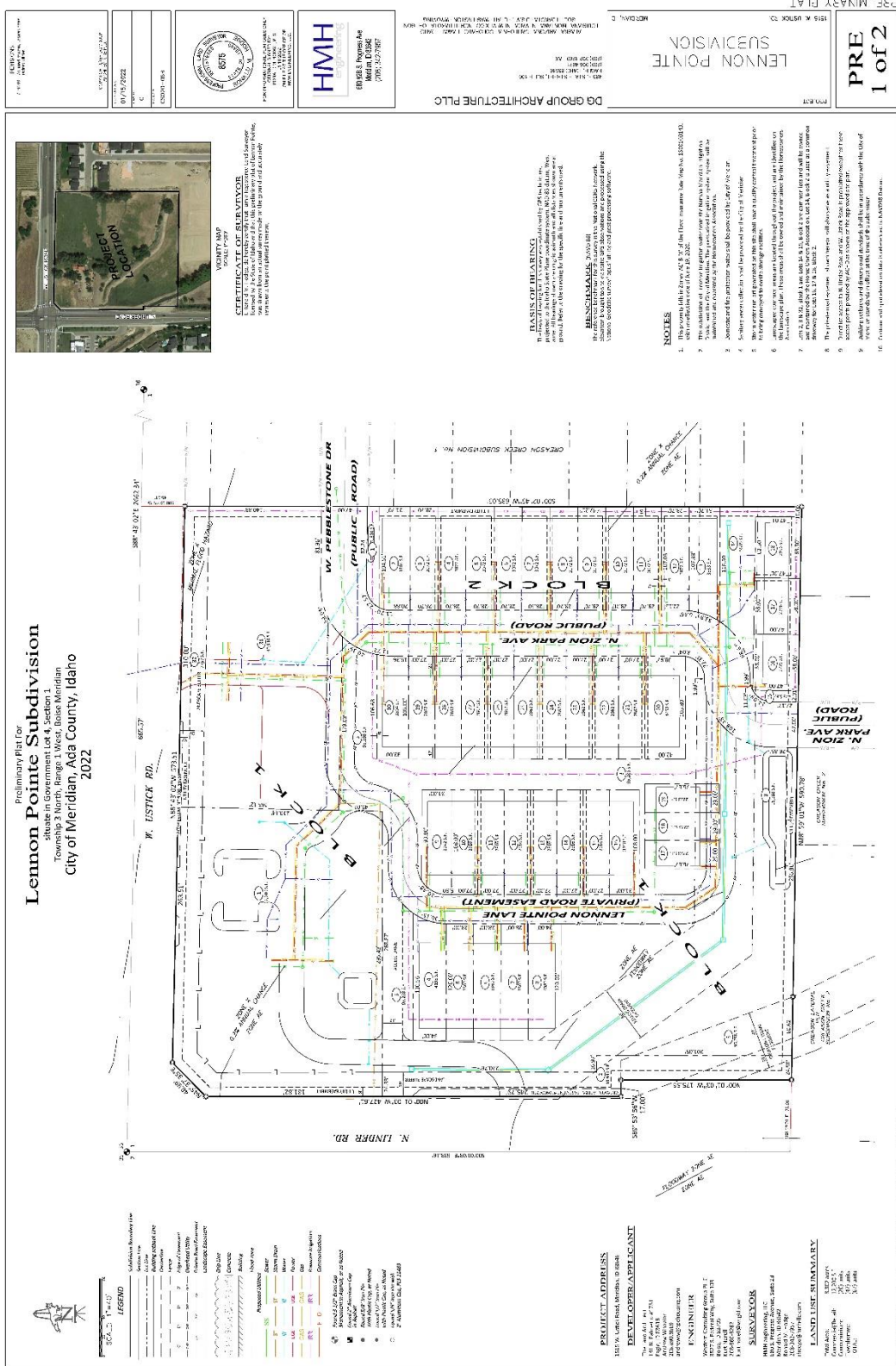
Containing 8.30 acres, more or less  
END OF DESCRIPTION

Prepared by:  
Ronald M. Hodge, PLS  
Survey Department Manager



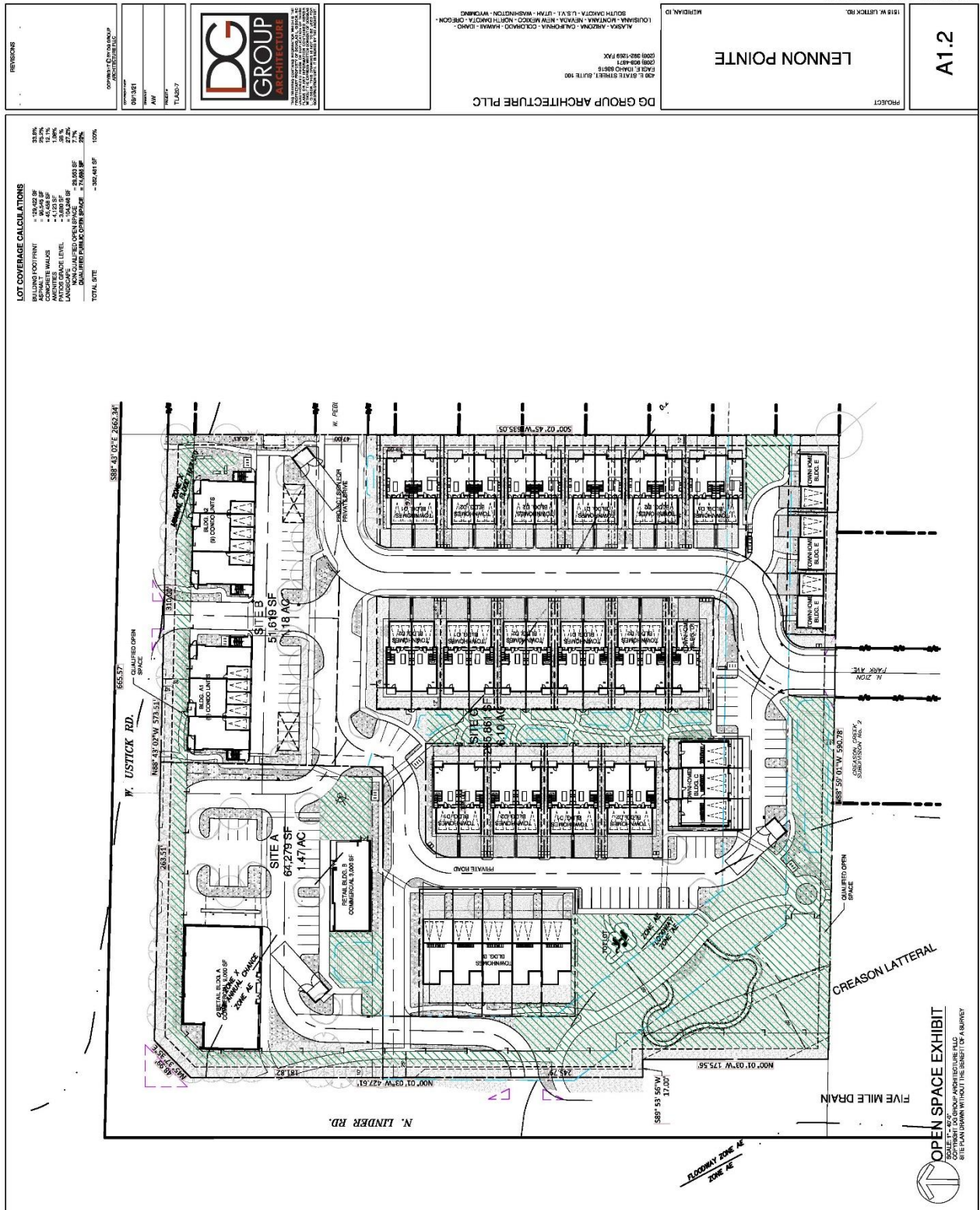
RMH:tk

B. Preliminary Plat (dated: 10/14/2021 January 18, 2022)

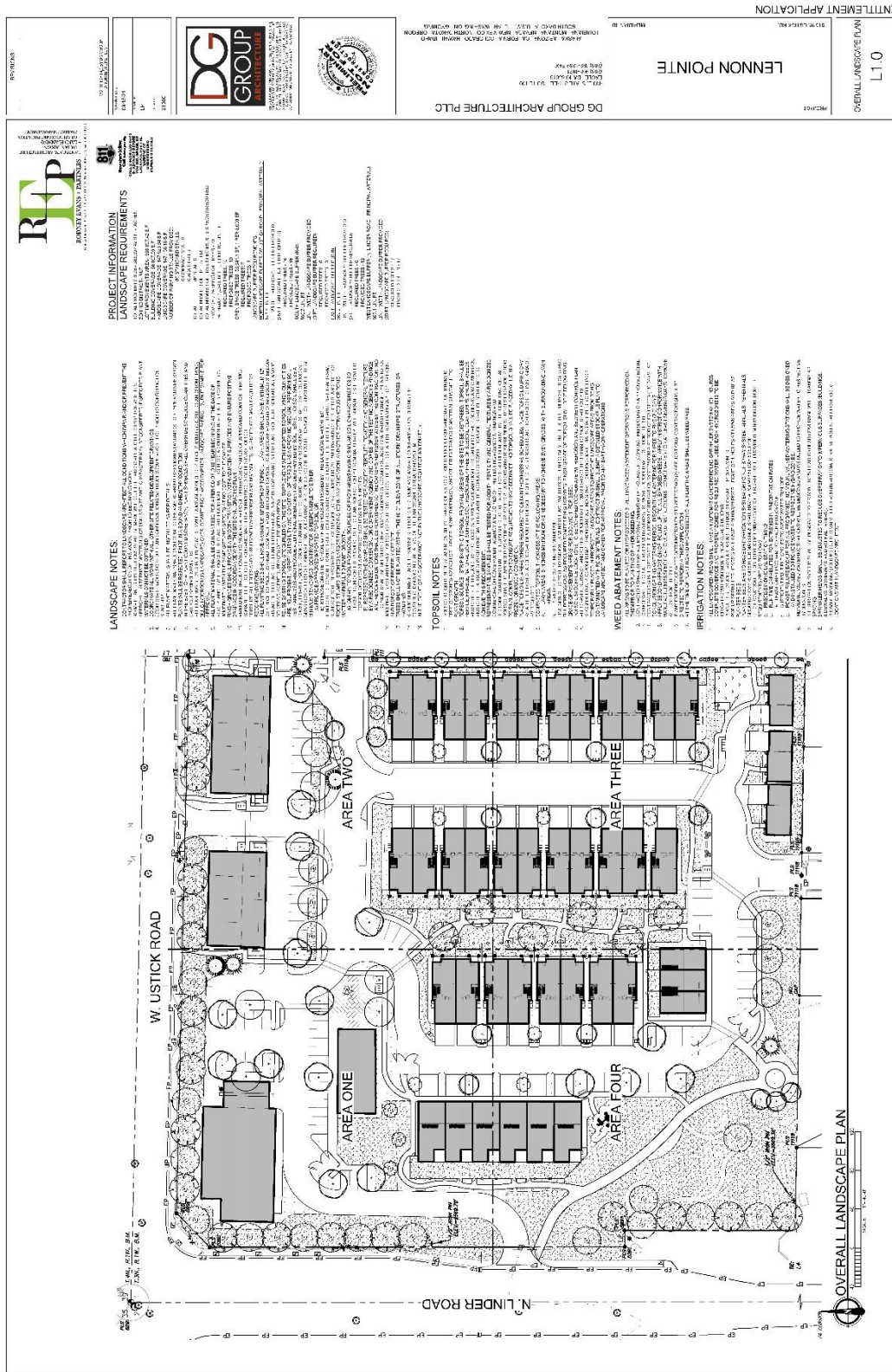




C. Open Space Exhibit (date: 9/13/2021) Revised January 2022



D. Landscape Plans (date: 9/15/2021) NOT APPROVED (requires revision prior to Final Plat)





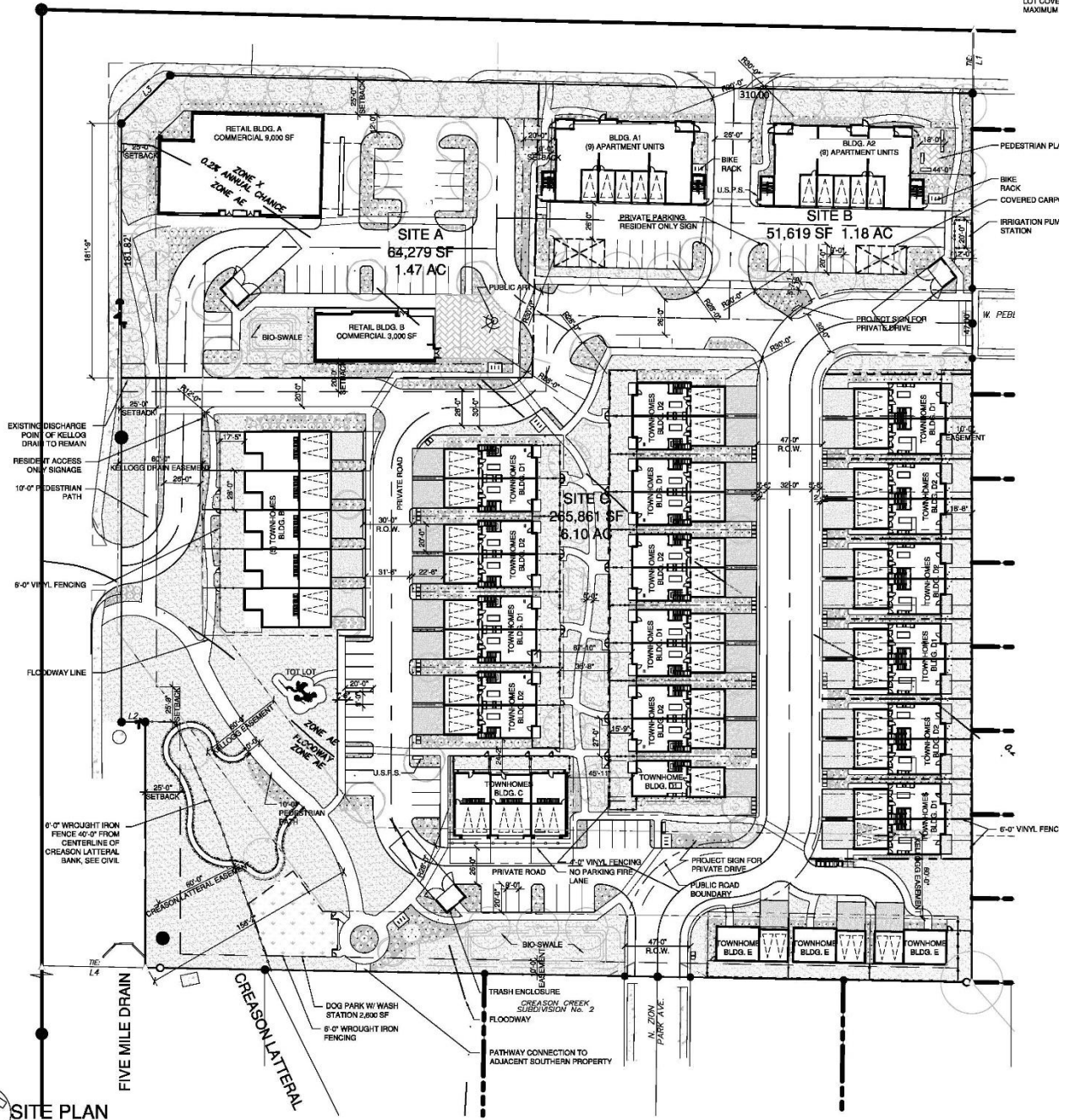






E. Site Plan (Revised January 2022)

**LOT CO**  
 BUILDING  
 ASPHALT  
 CONCRET  
 AMENITIE  
 PATIOS GI  
 LANDSCAI  
 TOTAL SIT  
 TOTAL BU  
 LOT COVE  
 MAXIMUM



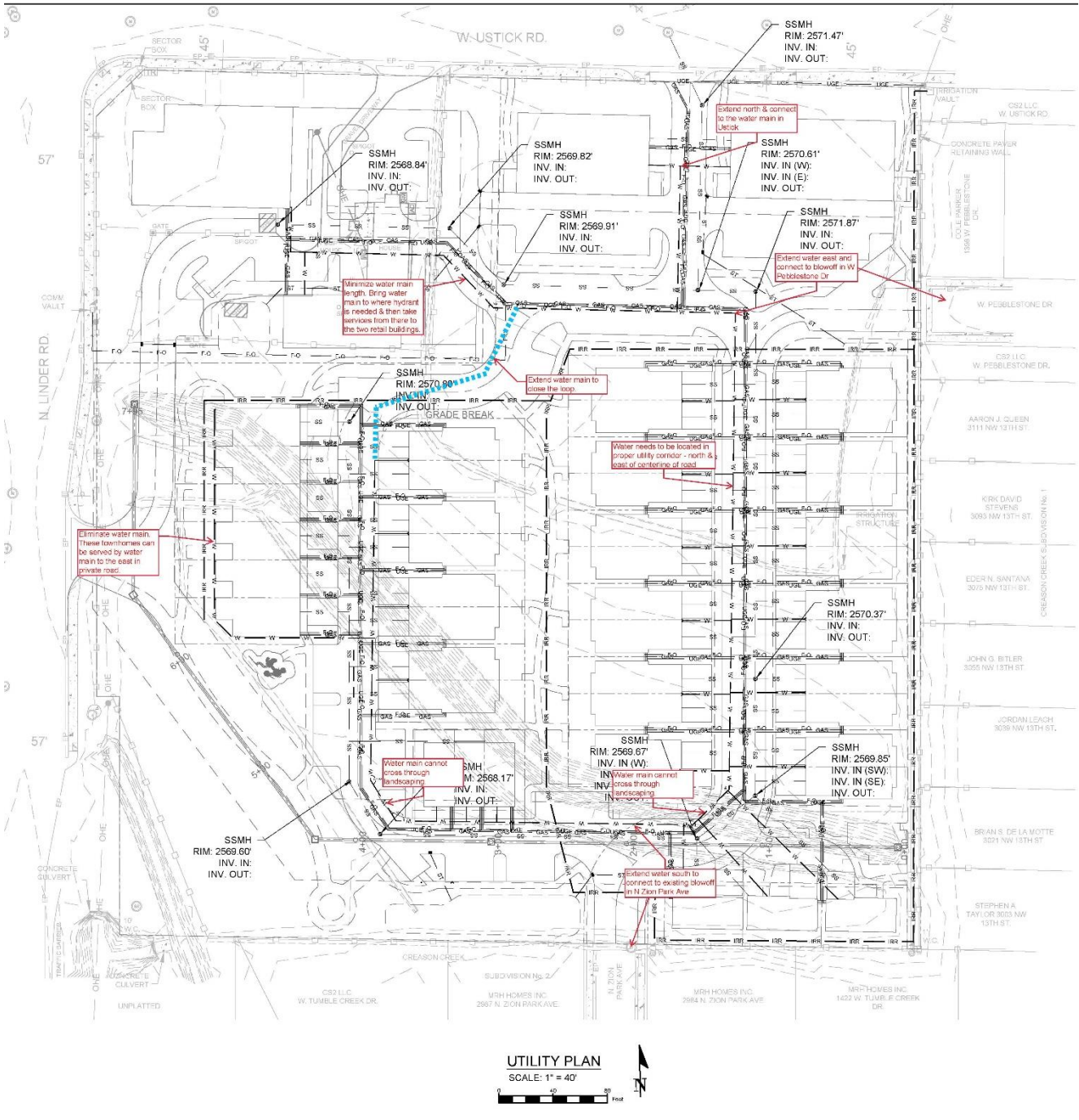
**SITE PLAN**  
 SCALE: 1" = 40'-0"  
 COPYRIGHT © GROUP ARCHITECTURE PLLC  
 SITE PLAN DRAWN WITHOUT THE BENEFIT OF A SURVEY

**LOT COVERAGE**  
 BUILDING FOOTPRINT  
 ASPHALT  
 CONCRETE WALKS  
 AMENITIES  
 PATIOS GRADE LEVEL  
 LANDSCAPE  
 TOTAL SITE  
 TOTAL BUILDING AREA  
 LOT COVERAGE AFTER  
 MAXIMUM LOT COVER





F. Public Works – Water Markup



G. Conceptual Building Elevations and Site Renderings (Revised January 2022)

**KEY NOTES**

1. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
2. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
3. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
4. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
5. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
6. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
7. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
8. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
9. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
10. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.

**REVISIONS**

NO. 01	DATE	DESCRIPTION
01	10/15/21	ISSUED FOR PERMIT

**PROJECT INFORMATION**

PROJECT: LENNON POINTE  
 CLIENT: LENNON POINTE  
 ARCHITECT: DG GROUP ARCHITECTURE PLLC  
 ADDRESS: 10000 LENOX AVENUE, SUITE 100, WASHINGTON, DC 20004  
 SHEET: A3.2A  
 DATE: 10/15/21

**KEY NOTES**

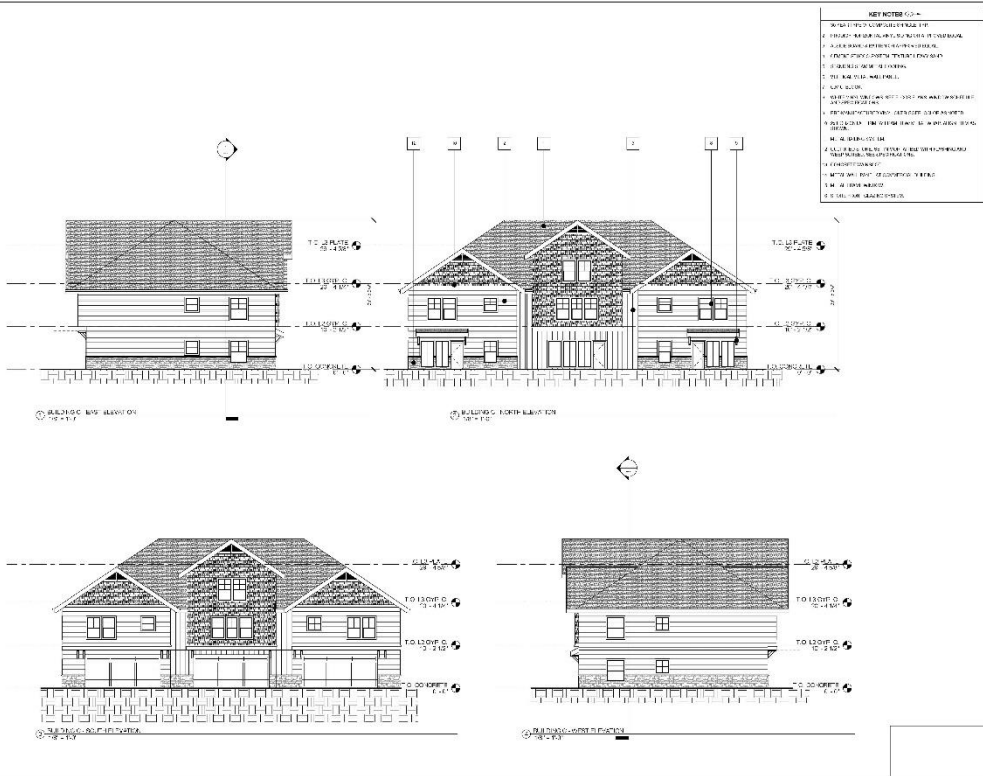
1. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
2. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
3. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
4. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
5. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
6. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
7. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
8. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
9. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.
10. FINISH MATERIALS TO BE DETERMINED BY THE ARCHITECT.

**REVISIONS**

NO. 01	DATE	DESCRIPTION
01	10/15/21	ISSUED FOR PERMIT

**PROJECT INFORMATION**

PROJECT: LENNON POINTE  
 CLIENT: LENNON POINTE  
 ARCHITECT: DG GROUP ARCHITECTURE PLLC  
 ADDRESS: 10000 LENOX AVENUE, SUITE 100, WASHINGTON, DC 20004  
 SHEET: A4.2  
 DATE: 10/15/21





BUILDING METALS B-EAST ELEVATION  
 1/8" = 1'-0"

BUILDING METALS B-WEST ELEVATION  
 1/8" = 1'-0"

BUILDING METALS B-SOUTH ELEVATION  
 1/8" = 1'-0"

BUILDING METALS B-NORTH ELEVATION  
 1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION
1	REVISIONS TO CONSTRUCTION SET
2	PROVIDE FINISHING DETAILS ON PROFILE EQUAL
3	ALUM. FINISHING PAINT TO MATCH EXISTING
4	CONVERT FINISHING SYSTEM TO MATCH EXISTING
5	REVISIONS TO MATCH EXISTING
6	REVISIONS TO MATCH EXISTING
7	CORRECTION
8	REVISIONS TO MATCH EXISTING FINISHING SYSTEM
9	REVISIONS TO MATCH EXISTING FINISHING SYSTEM
10	REVISIONS TO MATCH EXISTING FINISHING SYSTEM
11	REVISIONS TO MATCH EXISTING FINISHING SYSTEM
12	REVISIONS TO MATCH EXISTING FINISHING SYSTEM
13	REVISIONS TO MATCH EXISTING FINISHING SYSTEM
14	REVISIONS TO MATCH EXISTING FINISHING SYSTEM
15	REVISIONS TO MATCH EXISTING FINISHING SYSTEM
16	REVISIONS TO MATCH EXISTING FINISHING SYSTEM
17	REVISIONS TO MATCH EXISTING FINISHING SYSTEM
18	REVISIONS TO MATCH EXISTING FINISHING SYSTEM
19	REVISIONS TO MATCH EXISTING FINISHING SYSTEM
20	REVISIONS TO MATCH EXISTING FINISHING SYSTEM

DG GROUP ARCHITECTURE PLLC  
 10000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80231  
 TEL: 303.733.1234  
 FAX: 303.733.1235  
 WWW.DGGROUP.COM

LENNON POINTE  
 VOLUME 01  
 APPLICATION











## VIII. CITY/AGENCY COMMENTS & CONDITIONS

### A. PLANNING DIVISION

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer.

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the approved plat, site plan, landscape plan, open space exhibit, and conceptual building elevations included in Section VII and the provisions contained herein.
- b. The 10-foot multi-use pathway along the Kellogg Drain and Creason Lateral in the southwest quadrant of the site shall be constructed with Phase 1 of the development.
- c. The existing county residential access onto W. Ustick Road shall be closed upon development of the subject site; the only approved accesses to the adjacent arterials are those shown on the site plan.
- d. All pedestrian crossings within the private street and drive aisle portions of the site shall be constructed with brick, pavers, stamped concrete, or equal to clearly delineate pedestrian facilities.
- e. The required landscape street buffers shall be constructed and vegetated along the entire perimeter (along N. Linder Road and W. Ustick Road) with the first phase of development.
- f. No more than ~~16~~ 18 multi-family units are approved with the Lennon Pointe Community development—~~the first two units closest to the east property boundary and Creason Creek Subdivision are limited to two-story units in height.~~
- g. If cross-access is proposed between the commercial lot and the 5-unit townhomes, the Applicant shall submit a recorded cross-access agreement to the Planning Division at the time of Final Plat Signature to ensure perpetual cross-access between the private street in the residential portion of the project and the commercial drive aisle.
- h. Applicant shall construct the following landscaped areas with trees that touch at maturity, trees at least 3" in caliper at the time of planting, and install enough plants to have at least 70% ground cover at plant maturity: landscape buffer between the proposed commercial building and the single-family residential to its south and; the landscape area at the northeast corner of the site between the multi-family building and the east property boundary (Lot 31, Block 1).
- i. With the first phase of development, the Applicant shall construct raised curbing or similar within the Linder Road access adjacent to ACHD right-of-way to discourage any left-in or left-out traffic patterns. Applicant shall depict

this curbing on the civil drawings and landscape plans with the first final plat submittal; coordinate with ACHD as necessary.

2. The preliminary plat included in Section VII.B, ~~dated October 14, 2021~~ with revision date of January 2022, shall be revised as follows prior to Final Plat submittal at least ten (10) days prior to the City Council hearing:
  - a. ~~Correct the size of Lot 9, Block 1 to meet the 2,000 square foot minimum lot size requirement of the R-15 zoning district.~~
  - b. Add additional common lots for the required landscape street buffers to N. Linder Road and W. Ustick road adjacent to residential uses, per UDC 11-3B-7C.2.
  - c. Stamped and signed by the licensed land surveyor.
  - d. Add a note stating direct lot access to N. Linder Road and W. Ustick Road is prohibited except for those access points approved by ACHD and as shown on the approved site plan.
  - e. Add a common lot for the proposed common drive currently shown on Lot 13, Block 2 and add a plat note stating the purpose of the common drive and which building lots it serves.
3. The landscape plan included in Section VII.D, dated September 15, 2021, shall be revised as follows prior to submittal of the Final Plat application:
  - a. Revise the location of the trees for the Linder Road street buffer to be outside of any waterway easement.
  - b. Shift the proposed regional pathway on Lot 1, Block 1 to the west to better align with the approved segment to the south in Creason Creek No. 2.
  - c. Show the required 25-foot landscape buffer between the C-C zoning district and the R-15 zoning district as required by UDC 11-3B-9C.
  - d. Revise the landscape plan to match the revised preliminary plat and site plan dated January 2022.
4. The site plan, as shown in Exhibit VII.E, shall be revised as follows prior to Final Plat submittal:
  - a. ~~Shift the 6 unit townhome building to the north to move as much of Lot 2, Block 1 out of the floodway zone.~~
  - b. ~~Move the detached sidewalk adjacent to the east side of the 6 unit townhome building to the east to be an attached sidewalk to the private street.~~
  - c. Show the required number of covered spaces for the proposed multi-family residential development, per UDC Table 11-3C-6.
  - d. Shift the proposed regional pathway on Lot 1, Block 1 to the west to better align with the approved segment to the south in Creason Creek No. 2.
5. ~~The multi-family residential elevations, shall be revised as follows at least ten (10) days prior to the City Council hearing:~~
  - a. ~~Reduce the height of the proposed buildings to meet the maximum building height limit of forty (40) feet for the R-15 zoning district.~~

~~b. Show the loss of the two units on the third and fourth levels of the eastern multi-family building consistent with the DA provision above.~~

6. With Final Plat application, the Applicant shall submit for Alternative Compliance to the landscape street buffer tree requirements along N. Linder Road for that area encumbered by the Kellogg Drain and Creason Lateral easements.
7. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-7, UDC Table 11-2B-3, and those listed in the specific use standards for multi-family development, UDC 11-4-3-27.
8. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for multi-family and single-family dwellings based on the number of bedrooms per unit.
9. The Applicant shall comply with all ACHD conditions of approval.
10. The Applicant shall obtain Administrative Design Review (DES) for the attached single-family and townhome units prior to building permit submittal. One DES may be utilized for the entire single-family portion of the site.
11. The Applicant shall obtain Certificate of Zoning Compliance (CZC) and Administrative Design Review (DES) approval for the future commercial buildings and multi-family structures prior to building permit submittal.
12. Comply with the outdoor service and equipment area standards as set forth in UDC 11-3A-12.
13. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
14. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
15. The applicant and/or assigns shall comply with the private street standards as set forth in UDC 11-3F-3 and 11-3F-4.
16. The conditional use approval shall become null and void unless otherwise approved by the City if the applicant fails to 1) commence the use, satisfy the requirements, acquire building permits and commence construction within two years as set forth in UDC 11-5B-6F.1; or 2) obtain approval of a time extension as set forth in UDC 11-5B-6F.4.
17. The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer signature on a final plat within two years of the date of the approved findings; or 2) obtain approval of a time extension as set forth in UDC 11-6B-7.
18. Prior to City Engineer signature on the plat, the applicant shall submit a public access easement for the multi-use pathway along the southern boundary of the site to the Planning Division for approval by City Council and subsequent recordation.
19. Prior to issuance of Certificate of Occupancy on any building, the Applicant shall provide proof of the required maintenance agreement to the Planning Division in accord with UDC 11-4-3-27 – all multifamily developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features.

20. Business hours of operation within the C-C zoning district shall be limited from 6 am to 11 pm as set forth in UDC 11-2B-3A.4.
21. Any drive-thru establishment use shall require Conditional Use Permit approval in accord with UDC 11-4-3-11.

## **B. Public Works**

### **Site Specific Conditions of Approval**

1. The geotechnical investigative report prepared by SITE Consulting, LLC indicates some very specific construction considerations due to shallow ground water on site. The applicant shall be responsible for the adherence of these recommendations.
2. A portion of this project lies within the Meridian Floodplain and Floodway Overlay District. Prior to any development occurring in the Overlay District a floodplain permit application, including hydraulic and hydrologic analysis is required to be completed and submitted to the City and approved by the Floodplain Administrator per MCC 10-6—All structures in the overlay district must be elevated to flood protection elevations.
3. A water main connection will be required to Ustick Road.
4. Current design does not follow the utility corridor. Water mains should be located north and east of roadway centerline.
5. A water main connection will be required to the existing stubs in North Zion Park Avenue and West Pebblestone Drive.
6. The proposed main west of Building B should be eliminated. Townhomes can be served by the water main east of Building B.
7. Complete the water loop by extending the proposed water main in the private road between Building B and Building D1 northeast to connect into the water main located south of Building A1.
8. Minimize water main length near the commercial lot at the northwest corner of the development. Bring the water main only as far as needed to provide a hydrant for the buildings' fire protection. Extend service lines from the main to serve the two retail buildings.
9. Water mains should not cross through landscaping or sidewalks.
10. Sewer service lines should not cross lots other than the lot they serve. Services in the southeast corner do not meet this requirement and must be adjusted.
11. Sewer needs to connect to West Pebblestone Drive by removing the temporary cleanout and connecting to the existing main.
12. The manhole located at the northeast corner of the development near Pebblestone Drive must be moved so it is located out of the landscaped area and instead located in Right-of-Way.
13. Sewer services should not cross infiltration trenches.
14. Utility easements are required for all mains outside of Right-of-Way.
15. No permanent structures can be built within a City of Meridian utility easement including but not limited to buildings, car ports, trash enclosures, fences, trees, bushes, infiltration trenches, light poles, etc.

### **General Conditions of Approval**

16. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
17. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
18. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to development plan approval.
19. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
20. All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
21. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
22. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
23. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
24. Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.

25. A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
26. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
27. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
28. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
29. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
30. Developer shall coordinate mailbox locations with the Meridian Post Office.
31. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
32. The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
33. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
34. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
35. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at [http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272).
36. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
37. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the

Community Development Department website. Please contact Land Development Service for more information at 887-2211.

**C. FIRE DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=240228&dbid=0&repo=MeridianCity>

**D. POLICE DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=240012&dbid=0&repo=MeridianCity>

**E. PARK’S DEPARTMENT – PATHWAY COMMENTS**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=242744&dbid=0&repo=MeridianCity>

**F. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=243241&dbid=0&repo=MeridianCity&cr=1>

**G. WEST ADA SCHOOL DISTRICT (WASD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=242517&dbid=0&repo=MeridianCity>

**H. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=240139&dbid=0&repo=MeridianCity>

**I. ADA COUNTY HIGHWAY DISTRICT (ACHD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=244361&dbid=0&repo=MeridianCity>

**J. NAMPA MERIDIAN IRRIGATION DISTRICT (NMID)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=240461&dbid=0&repo=MeridianCity>

**IX. FINDINGS**

**A. Annexation and/or Rezone (UDC 11-5B-3E)**

**Required Findings:** Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

**1. The map amendment complies with the applicable provisions of the comprehensive plan;**

*Council finds the proposed zoning map amendment to annex the property into the City of Meridian with R-15 and C-C zoning districts and subsequent development is consistent with the Comprehensive Plan, if all conditions of approval are met.*

**2. The map amendment complies with the regulations outlined for the proposed districts, specifically the purpose statement;**

*Council finds the proposed zoning map amendment and request for the development of multiple housing types will contribute to the range of housing opportunities available within the City and within this area. Council finds the proposed addition of commercial within the development is generally consistent with the purpose statement of the commercial district and consistent with the future land use designation of Mixed-Use Community.*

**3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;**

*Council finds the proposed zoning map amendment should not be detrimental to the public health, safety and welfare.*

**4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and**

*Council finds the proposed zoning map amendment will not result in an adverse impact on the delivery of services by any political subdivision providing public services within the City.*

**5. The annexation (as applicable) is in the best interest of city.**

*Because of the unique and distinct project proposed, the proposed addition of more commercial zoning, and the varying types of housing options proposed, Council finds the annexation is in the best interest of the City.*

**B. Preliminary Plat Findings:**

**In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:**

**1. The plat is in conformance with the Comprehensive Plan;**

*Council finds that the proposed plat, with Staff’s recommendations, is in substantial compliance with the adopted Comprehensive Plan in regard to land use, density, transportation, and pedestrian connectivity. (Please see Comprehensive Plan Policies in, Section V of this report for more information.)*

**2. Public services are available or can be made available and are adequate to accommodate the proposed development;**

*Council finds that public services will be provided to the subject property with development. (See Section VIII of the Staff Report for more details from public service providers.)*

**3. The plat is in conformance with scheduled public improvements in accord with the City’s capital improvement program;**

*Because City water and sewer and any other utilities will be provided by the development at their own cost, Council finds that the subdivision will not require the expenditure of capital improvement funds.*

**4. There is public financial capability of supporting services for the proposed development;**

*Council finds there is public financial capability of supporting services for the proposed development based upon comments from the public service providers (i.e., Police, Fire, ACHD, etc.). (See Section VII for more information.)*



- 5. The development will not be detrimental to the public health, safety or general welfare; and,**

*Council is not aware of any health, safety, or environmental problems associated with the platting of this property. ACHD considers road safety issues in their analysis and has approved the proposed road layout and connections to adjacent arterials.*

- 6. The development preserves significant natural, scenic or historic features.**

*Council is unaware of any significant natural, scenic, or historic features that exist on this site that require preserving.*

C. Conditional Use Permit Findings:

**The commission shall base its determination on the conditional use permit request upon the following:**

- 1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.**

*Council finds that the submitted site plan shows compliance with all dimensional and development regulations in the R-15 zoning district in which it resides except for those noted and required to be revised.*

- 2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.**

*Council finds the proposed use of multi-family residential, in conjunction with the other residential housing types proposed, is in accord with the comprehensive plan designation of Mixed-Use Community and the requirements of this title.*

- 3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.**

*Despite the proposed use being different than the residential uses closest to the subject site, Council finds the design, construction, and proposed operation and maintenance will be compatible with other uses in the general neighborhood and should not adversely change the essential character of the same area, if all conditions of approval are met.*

- 4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.**

*Council finds the proposed use, if it complies with all conditions of approval imposed, will not adversely affect other property in the vicinity.*

- 5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.**

*Council finds the proposed use will be served adequately by essential public facilities and services as all services are readily available, the nearby arterial street is widened to its full width, and the Applicant is required to construct a new public road extension to accommodate additional traffic flow.*

- 6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.**

*All public facilities and services are readily available for the subject site so Council finds that the proposed use will not be detrimental to the economic welfare of the community or create excessive additional costs for public facilities and services.*

- 7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.**

*Although traffic will likely increase in the vicinity with the proposed use, all major roadways adjacent to the site are already at their full width and the proposed layout offers the best opportunity for safe circulation. Therefore, Council finds the proposed use will not be detrimental to any persons, property, or the general welfare, if all conditions of approval are met.*

- 8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)**

*Council is not aware of any such features; the proposed use should not result in damage of any such features.*

D. Private Street Findings:

In order to approve the application, the director shall find the following:

- 1. The design of the private street meets the requirements of this article;**

*The Director finds that the proposed private street design meets the requirements.*

- 2. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and**

*The Director finds that the proposed private streets would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity if all conditions of approval are met.*

- 3. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)**

*The Director finds the use and location of the private streets do not conflict with the comprehensive plan or the regional transportation plan because the proposed design meets all requirements and the project is also extending the required public road through the site.*

- 4. The proposed residential development (if applicable) is a mew or gated development. (Ord. 10-1463, 11-3-2010, eff. 11-8-2010)**

*The Director finds the proposed residential development is a mew development by having a majority of the units facing green space instead of the private street.*



## AGENDA ITEM

**ITEM TOPIC:** License Agreement Between the City of Meridian and the Nampa & Meridian Irrigation District for the Creason Pathway

AGREEMENT

AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between NAMPA & MERIDIAN IRRIGATION DISTRICT, an irrigation district organized and existing under and by virtue of the laws of the State of Idaho, hereinafter referred to as the “District,” and

THE CITY OF MERIDIAN, a political subdivision and municipality of the State of Idaho

hereinafter referred to as the “City,”

WITNESSETH:

WHEREAS, the parties hereto entered into a Master Pathway Agreement For Developing and Maintaining Pathways for public use along and across some of the District’s ditches and within some of the District’s easements and fee title lands dated December 19, 2000, recorded as Instrument No. 100102999, records of Ada County, Idaho, hereinafter referred to as the “Master Pathway Agreement;” and,

WHEREAS, the District and the City intended by entering the Master Pathway Agreement to accomplish the following in a manner that is consistent with their respective legal and fiduciary responsibilities; to enhance the City’s pathway planning through early consultation between the City and the District; to establish a process for the City’s submission of pathway requests and the District’s consideration of such requests; and to provide the general conditions for the District’s approval and authorization of pathway requests affecting the District’s ditches, property, operations and maintenance; and,

WHEREAS, the District grants to the City the right develop pathways to encroach within the District’s easements along and across the District’s ditches, canals and easements therefor upon the terms and conditions of said Master Pathway Agreement and after the execution of an agreement for each proposed crossing and encroachment; and,

WHEREAS, the City is the owner of the real property easement / right of way / easement (burdened with the easement of the District hereinafter mentioned) particularly described in the “Legal Description” attached hereto as Exhibit A and by this reference made a part hereof; and,

WHEREAS, the District controls the irrigation/drainage ditch or canal known as the CREASON LATERAL aka CREASON FEEDER (hereinafter referred to as “ditch or canal”) together with the real property and/or easements to convey irrigation and drainage water, to operate and maintain the ditch or canal, and which crosses and intersects said described real property of the City as shown on Exhibit B attached hereto and by this reference made a part hereof; and,

WHEREAS, the City desires approval to construct, install, operate and maintain a ten foot (10') pedestrian pathway, including grass landscaping along the east side of the Creason Feeder and within the District’s easement for the Creason Feeder under the terms and conditions of said Master Pathway Agreement and those hereinafter set forth,

NOW, THEREFORE, for and in consideration of the premises and of the covenants, agreements and





**EXHIBIT A**  
**Legal Description**

A right-of-way/easement located within Waterbury Park Subdivision No. 5, located in Section 1, Township 3 North, Range 1 West, B.M., Meridian, Ada County, Idaho, and as more specifically described in the Pedestrian Pathway Easement attached hereto as **Exhibit A-1** and by this reference incorporated herein.

**EXHIBIT B**  
**Location of Property/Drain**

See Exhibit C-1 attached hereto.

**EXHIBIT C**  
**Special Conditions**

a. The construction and the location of the pathway and pathway improvements shall be in accordance with **Exhibit C-1**, attached hereto and by this reference made a part hereof. A portion of the Creason Feeder at this location is in pipe and the City acknowledges and shall take precautions to prevent any damage to the pipe during the construction of the pathway or replacement of the landscaping over or in the vicinity of said pipe.

b. The City shall notify the District's Superintendent prior to and immediately after construction so that he or the District's engineers may inspect and approve the construction.

c. The District's easement along this section of the Creason Feeder includes a sufficient area of land to convey irrigation and drainage water, to operate, clean, maintain and repair the ditch or lateral, and to access the ditch or lateral for said purposes and along this section of the Creason Feeder is a minimum of 70 feet, 35 feet to either side of the centerline.

d. Construction shall be completed within one year of the date of this Agreement. Time is of the essence.

ADA COUNTY RECORDER Phil McGrane  
BOISE IDAHO Pgs=6 BONNIE OBERBILLIG  
CITY OF MERIDIAN, IDAHO  
2021-130196  
09/02/2021 08:19 AM  
NO FEE

Creason Pathway Easement, Waterbury Park

**PEDESTRIAN PATHWAY EASEMENT**

THIS AGREEMENT, made this 24th day of August, 2021, between Waterbury Park HOA, hereinafter referred to as "Grantor", and the City of Meridian, an Idaho municipal corporation, hereinafter referred to as "Grantee";

**WITNESSETH:**

WHEREAS, Grantor is the owner of real property on portions of which the City of Meridian desires to establish a public pathway; and

WHEREAS, the Grantor desires to grant an easement to establish a public pathway and provide connectivity to present and future portions of the pathway; and

WHEREAS, Grantor shall construct the pathway improvements upon the easement described herein; and

NOW, THEREFORE, the parties agree as follows:

THE GRANTOR does hereby grant unto the Grantee an easement on the following property, described on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein.

THE EASEMENT hereby granted is for the purpose of providing a public pedestrian pathway easement for multiple-use non-motorized recreation, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, said easement unto said Grantee, its successors and assigns forever.

THE GRANTOR hereby covenants and agrees that it will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

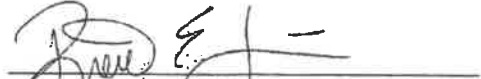
IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that the Grantor shall repair and maintain the pathway improvements.

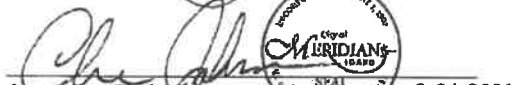
THE GRANTOR hereby covenants and agrees with the Grantee that should any part of the easement hereby granted become part of, or lie within the boundaries of any public street,





GRANTEE: CITY OF MERIDIAN

  
Robert E. Simison, Mayor 8-24-2021

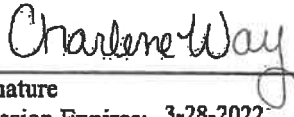
  
Attest by Chris Johnson, City Clerk 8-24-2021



STATE OF IDAHO, )  
                                  : ss.  
County of Ada        )

This record was acknowledged before me on 8-24-2021 (date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.



  
Notary Signature  
My Commission Expires: 3-28-2022

## **EXHIBIT A**

### **Legal Description**

A blanket easement over portions of four (4) common lots in the Waterbury Park Subdivision, as necessary to create a contiguous pathway, consisting of:

- The common area legally described as all of Lot 36, Block 1, Waterbury Park Subdivision No. 5 as depicted on the Plat recorded in Book 73, Pages 7507 through 7508 in the office of the Recorder, Ada County Idaho.
- The common area legally described as all of Lot 19, Block 7, Waterbury Park Subdivision No. 5 as depicted on the Plat recorded in Book 73, Pages 7507 through 7508 in the office of the Recorder, Ada County Idaho.
- The common area legally described as all of Lot 18, Block 7, Waterbury Park Subdivision No. 4 as depicted on the Plat recorded in Book 66, Pages 6862 through 6863 in the office of the Recorder, Ada County Idaho.
- The common area legally described as all of Lot 30, Block 1, Waterbury Park Subdivision No. 4 as depicted on the Plat recorded in Book 66, Pages 6862 through 6863 in the office of the Recorder, Ada County Idaho.



64 6802

# WATERBURY PARK SUBDIVISION NO. 4

A PORTION OF THE N 1/2 OF SECTION 1, T. 3 N., R. 1 W., BOISE MERIDIAN  
 MERIDIAN CITY, ADA COUNTY, IDAHO  
 A CAPITAL DEVELOPMENT CORP. SUBDIVISION  
 -JOHNSON ENGINEERING 1984-  
 BOISE, IDAHO

LOT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
1	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
2	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
3	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
4	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
5	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
6	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
7	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
8	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
9	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
10	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
11	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
12	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
13	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
14	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
15	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
16	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
17	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
18	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
19	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
20	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
21	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
22	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
23	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
24	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
25	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
26	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
27	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
28	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
29	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
30	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
31	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
32	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
33	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
34	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
35	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
36	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
37	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
38	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
39	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
40	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
41	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
42	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
43	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
44	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
45	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
46	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
47	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
48	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
49	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
50	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
51	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
52	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
53	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
54	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
55	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
56	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
57	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
58	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
59	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
60	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
61	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
62	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
63	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
64	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
65	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
66	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
67	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
68	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
69	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
70	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
71	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
72	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
73	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
74	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
75	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
76	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
77	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
78	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
79	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
80	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
81	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
82	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
83	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
84	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
85	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
86	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
87	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
88	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
89	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
90	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
91	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
92	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
93	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
94	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
95	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
96	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
97	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
98	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
99	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00
100	10,000	10.00	10,000	10.00	10,000	10.00	10,000	10.00

- LEGEND**
- SEAM OF LOT
  - WATERWAY LINE
  - SERVICE LINE
  - BURIAL SERVICE LINE
  - ▲ SURVEY POINT
  - 1/2" SET WITH
  - 1/4" SET WITH
  - 3/8" SET WITH
  - 1" SET WITH
  - 2" SET WITH
  - 4" SET WITH
  - 6" SET WITH
  - 8" SET WITH
  - 10" SET WITH
  - 12" SET WITH
  - 14" SET WITH
  - 16" SET WITH
  - 18" SET WITH
  - 20" SET WITH
  - 24" SET WITH
  - 28" SET WITH
  - 32" SET WITH
  - 36" SET WITH
  - 40" SET WITH
  - 44" SET WITH
  - 48" SET WITH
  - 52" SET WITH
  - 56" SET WITH
  - 60" SET WITH
  - 64" SET WITH
  - 68" SET WITH
  - 72" SET WITH
  - 76" SET WITH
  - 80" SET WITH
  - 84" SET WITH
  - 88" SET WITH
  - 92" SET WITH
  - 96" SET WITH
  - 100" SET WITH



**EXHIBIT B-2 - Waterbury Park No. 4**

SHEET 1 OF 2

**IRIGATION RIGHTS**  
 THE SUBDIVISION IS WITHIN THE MERIDIAN IRRIGATION DISTRICT. THE MERIDIAN IRRIGATION DISTRICT IS A DISTRICT OF THE MERIDIAN IRRIGATION DISTRICT. EACH LOT WILL BE SUBJECT TO THE DISTRICT IRRIGATION RIGHTS. THE DISTRICT IRRIGATION RIGHTS ARE THE RIGHTS OF THE DISTRICT IRRIGATION DISTRICT TO TAKE WATER FROM THE MERIDIAN IRRIGATION DISTRICT FOR THE IRRIGATION OF THE SUBDIVISION. THE DISTRICT IRRIGATION RIGHTS ARE THE RIGHTS OF THE DISTRICT IRRIGATION DISTRICT TO TAKE WATER FROM THE MERIDIAN IRRIGATION DISTRICT FOR THE IRRIGATION OF THE SUBDIVISION.

**RESTRICTIVE COVENANTS**  
 RESTRICTIVE COVENANTS SHALL APPLY TO THE SUBDIVISION ESCHEWED BY THE RESTRICTIVE COVENANTS AS FILED IN THE RECORDS OF THE ADA COUNTY RECORDER.

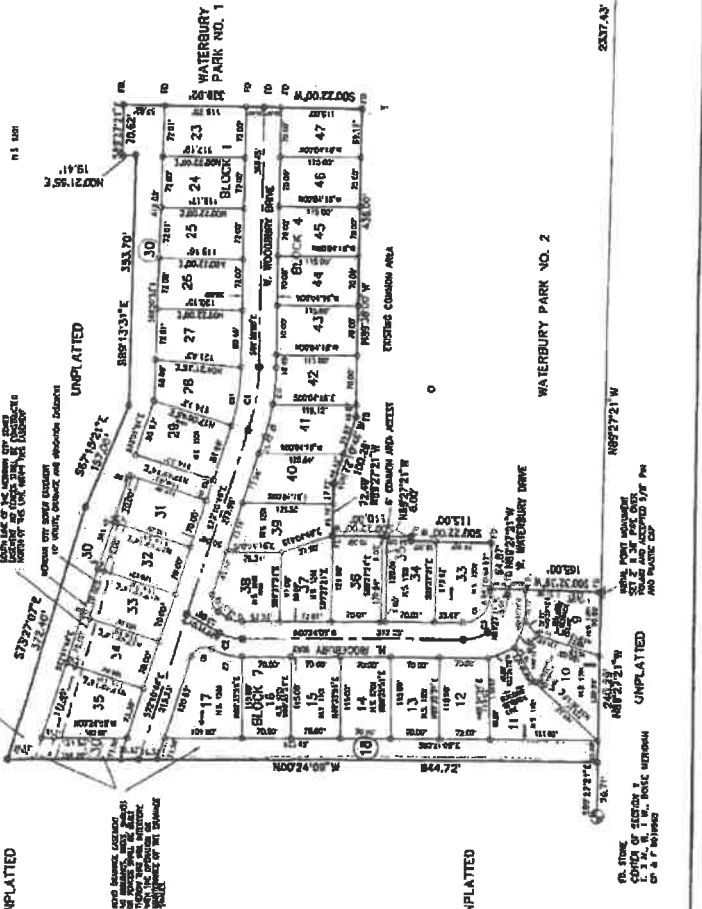
**BUILDING SETBACKS**  
 BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.

**EASEMENTS**  
 ALL LOTS HAVE A 10 FOOT WIDE EASEMENT ADJACENT TO ALL STREETS AND ROADS. THE EASEMENT SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS. THE EASEMENT SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS. THE EASEMENT SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS.

**RE-SubDIVISION**  
 ANY RE-SubDIVISION OF THIS PLOT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SubDIVISION.

**COMMON AREA**  
 LOT NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

**HOUSE ELEVATIONS**  
 THE BOTTOM OF THE FINISH OF ANY HOUSE SHALL BE A MINIMUM OF 4' ABOVE THE HIGHEST ADJACENT NATURAL GROUND SURFACE.









## AGENDA ITEM

**ITEM TOPIC:** Task Order in the Amount of \$2,000.00 Between the City of Meridian and Key Detail for Mural Design at unBound Library for Design Services



## TASK ORDER FOR MURAL DESIGN

This TASK ORDER FOR MURAL DESIGN (“Task Order”) is made this 1st day of March, 2022 (“Effective Date”), by and between the City of Meridian, a municipal corporation organized under the laws of the State of Idaho (“City”), and Andrei Krautsou, also known as Key Detail, (“Artist”), an individual whose address is 400 W 37<sup>th</sup> Street, Apt 10X New York, NY 10018.

**WHEREAS**, Artist and City have entered into a *Master Agreement for Professional Services: Mural Design, Installation, and Maintenance* (“Master Agreement”), which establishes terms and conditions under which City may invite Artist to provide services including consultations, design, installation, maintenance, and repair of murals, pursuant to separate project task order(s) setting forth specific conditions, compensation amount, and scope of work; and

**WHEREAS**, City and Meridian Library District (“Owner”) have entered into a *Memorandum of Agreement for Design and Installation of Mural*, by which Agreement Owner agreed to allow City to engage an Artist for the purpose of designing a public art mural for potential installation at 22 E. 2nd Street, in Meridian, Idaho, Ada County parcel no. R5672000870 (“Property”); specifically, on the south-facing exterior wall of the building located at Property;

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed, and in consideration of the mutual promises and covenants herein contained, the Parties agree as follows:

**I. SCOPE OF SERVICES.** Artist shall design a large-scale, painted mural installation for potential installation on the south-facing exterior wall of the building at the Property (“Mural”), located at Property. Throughout the design process, Artist shall seek input from City and Owner (collectively, “Stakeholders”), and shall finalize the design only with consensus from all Stakeholders. At the conclusion of the design process, Artist shall deliver to City a to-scale rendering of the Mural design, including a depiction of all architectural features and fixtures to be accommodated (e.g., windows, doors, signs, projections, etc.). Artist shall also be responsible for obtaining written approval of the final design from the designated representative of each Stakeholder.

**II. COMPENSATION.**

A. **Total amount.** The total payment to Artist for services rendered under this Task Order shall be two thousand dollars (\$2,000.00). This amount shall constitute full compensation for any and all services, travel, transportation, materials, fabrication, shipping, equipment, contingency, commission, artist fee, and costs of work to be performed or furnished by Artist under this Task Order.

B. **Method of payment.** Artist shall provide to City invoices for services and deliverables provided pursuant to the payment schedule set forth herein, which City shall pay within thirty (30) days of receipt. City shall not withhold any federal or state income taxes or

Social Security tax from any payment made by City to Artist under the terms and conditions of this Task Order. Payment of all taxes and other assessments on such sums shall be the sole responsibility of Artist.

C. **Payment schedule.** Artist shall be paid pursuant to the following benchmarks:

1. **Initial design:** \$1,000.00 shall be due to Artist for upon Artist’s delivery to Stakeholders an initial design of the Mural.
2. **Final Design:** \$1,000.00 shall be due to Artist for delivery of a Final Design, as defined herein and as approved in writing by City.

**III. TIME OF PERFORMANCE.**

A. **Timeline.** In the provision of services and deliverables under this Task Order, Artist shall meet the following deadlines:

1. **By 5:00 p.m. on April 14, 2022:** Artist shall deliver three initial designs of the Mural to City. Stakeholders are tentatively scheduled to review the initial designs and provide feedback on April 22, 2022 at 3:00pm MST.
2. **By 5:00 p.m. on May 12, 2022:** Artist shall deliver to City a provisionally final design which shall include a detailed, to-scale rendering of the Mural design, including a depiction of all architectural features and fixtures to be accommodated (*e.g.*, windows, doors, signs, projections, etc.). Stakeholders are tentatively scheduled to review the final design and give final feedback on 3:00 p.m. on May 20, 2022.
3. **By 5:00 p.m. on June 3, 2022:** Artist shall deliver to City the final design, which shall include: a) a detailed, to-scale rendering of the Mural design incorporating the feedback from Stakeholders and including a depiction of all architectural features and fixtures to be accommodated (*e.g.*, windows, doors, signs, projections, etc.) and b) written approval of the design from the Owner.

B. **Time of the essence.** The Parties acknowledge that services provided under this Task Order shall be performed in a timely manner. The Parties acknowledge and agree that time is strictly of the essence with respect to this Task Order, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of, and a default under, this Task Order by the party so failing to perform.

**IV. GENERAL PROVISIONS.**

A. **Master Agreement applies.** All provisions of the Master Agreement are incorporated by reference and made a part of hereof as if set forth in their entirety herein.

B. **Stakeholders' designated representatives.** Stakeholders have vested in the following representatives the authority to provide to Artist input and approval regarding proposed mural designs. Any Stakeholder may change its authorized representative and/or address for the purpose of this paragraph by giving written notice of such change to Artist and to City.

1. **Owner:**

Nick Grove, Assistant Director  
Meridian Library District  
nick@mld.org  
208-888-4451

2. **City:**

Cassandra Schiffer, Arts and Culture Coordinator  
City of Meridian  
cschiffer@meridiancity.org  
208-884-5533

C. **Limited edition.** Artist does, and shall, warrant and represent that the designs provided pursuant to this Task Order have never heretofore been designed, fabricated, installed, created, published, or copied and that Artist is the sole creator and owner of all rights in such designs.

D. **Installation not included.** Artist acknowledges and agrees that this Task Order imparts no commitment by City to contract with Artist for installation of the Mural depicted in concept designs provided pursuant to this Task Order. Further, this Task Order vests no right in Artist to install the Mural depicted in designs provided pursuant to this Task Order.

E. **City Council approval required.** The validity of this Task Order shall be expressly conditioned upon City Council action approving same. Execution of this Task Order by the persons referenced below prior to such ratification or approval shall not be construed as proof of validity in the absence of Meridian City Council approval.

**IN WITNESS WHEREOF**, the parties hereto have executed this Task Order on the Effective Date first written above.

**ARTIST:**



\_\_\_\_\_  
Andrei Krautsou, also known as Key Detail

**CITY OF MERIDIAN:**

Attest:

Item #11.

---

---

Robert E. Simison, Mayor

---

---

Chris Johnson, City Clerk



## AGENDA ITEM

**ITEM TOPIC:** Police Department: Fiscal Year 2022 Net-Zero Budget Amendment in the Amount of \$900.00 for Idaho State Liquor Division Mini Grant



# MEMO TO CITY COUNCIL

---

## Request to Include Topic on the City Council Agenda

**From:** Police Department **Meeting Date:** March 8, 2022  
**Presenter:** Chief Basterrechea **Estimated Time:** 10 Minutes  
**Topic:** Budget Police Department Fiscal Year 2022 Net-Zero Budget Amendment in the Amount of \$900.00 for ID State Liquor Div Mini Grant

---

### Recommended Council Action:

Spending Authority

### Background:

Requesting spending authority of grant funds from the Idaho State Liquor Division for Red Ribbon Week Speaker at local schools



### City of Meridian FY2022 Budget Amendment Form

Prior Year(s) Funding	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026	Title:	Department Name: <u>Police</u> Police MADC: ID State Liquor Div Mini Grant
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -	<b>Instructions for Submitting Budget Amendments:</b> > Department will send Amendment with Directors signature to Finance (Budget Analyst) for review > Finance will send Amendment to Council Liaison for signature > Council Liaison will send signed Amendment to Mayor > Mayor will send signed Amendment to Finance (Budget Analyst) > Finance (Budget Analyst) will send approved copy of Amendment to Department > Department will add copy of Amendment to Council Agenda using Novus Agenda Manager	
Operating	\$ 900	\$ -	\$ -	\$ -	\$ -		
Capital	\$ -	\$ -	\$ -	\$ -	\$ -		
Total	\$ -	\$ 900	\$ -	\$ -	\$ -		
<b>Total Estimated Project Cost: \$ 900</b>							

**Evaluation Questions**

Please answer all Evaluation Questions using the financial data referenced above.

- Describe what is being requested?  
 Spending authority of grant funds from the ID State Liquor Division for Red Ribbon week speaker at local schools.
- Why was this budget request not submitted during the current fiscal year budget cycle?  
 Grant funding was awarded February 16, 2022 - award decision was not known during FY22 budget cycle.
- What is the explanation for not submitting this budget request during the next fiscal year budget cycle?  
 Grant funds are on State Fiscal cycle and not City cycle.
- Describe the proposed method of funding? If funding is split between Funds (i.e. .General ,Enterprise, Grant), please include the percentage split. List the amounts and sources of anticipated additional revenue that will result from approval of this request.  
 Grant revenue is the funding. This is a revenue neutral budget amendment
- Does this request align with the Department/City's strategic plan? If not, please explain how this request was not included in the Department/City strategic plan?  
 Yes, education and prevition through MADC
- Does this request require resources to be provided by other departments? If yes, please describe the necessary resources to be provided by other departments.  
 No
- Does this Amendment include any needed Equipment or Software that will utilize the City's network? (Yes or No) no
- Is the amendment going to result in the disposal of an asset? (Yes or No) no
- Any additional comments?

**Total Amendment Request \$ -**

*Every effort should be made to avoid reopening the budget for an amendment. Departments will need to provide back up and appear before the City Council to justify budget amendments. Budget amendments are intended for emergency or mandatory changes to the original balanced budget. Changes to the original balanced budget may cause a funding shortfall.*



## 2021-2022 Education Mini Grant Program Report Guidelines

---

ISLD Mini Grant Education Award winners must submit a detailed report of the project that was funded upon completion of the project or by August 31, 2022. Please include details of the project process and products and how project strategies and objectives were met.

A description of what should be included in your report is listed below:

- Describe the activity that the ISLD Mini Grant Education Award was used to fund. Please provide detail on how funds were used and in what amounts. If there is more than one activity, please provide a description for each one. Include as much detail as necessary and include the audience(s) targeted by this activity. Was there a strong focus on underage and/or dangerous drinking?
- If possible, list other sources that funded this activity and the approximate amount that were provided.
- What role did the ISLD agency play in this activity?
- How did this activity contribute to the prevention of irresponsible use of alcohol?
- How did this activity encourage community involvement and/or coalition building?
- What were the overall results of this funded activity?

Your report should be completed in a Word Document format or as a PDF file.

Please provide any products, reports, announcements or other materials (i.e. brochures, press materials, pictures, flyers, etc.) generated by the funded activity. You may reach out to Catie Wiseman with any questions about your project and/or report at either (208)947-9410/ [catie.wiseman@liquor.idaho.gov](mailto:catie.wiseman@liquor.idaho.gov).

***Thank you for your efforts in raising alcohol awareness!***

#### Legal Disclosure

As part of all announcements made or promotional material distributed concerning activities funded by this award, recipients are requested to disclose that the activity was funded, in whole or in part, by funds from the Idaho State Liquor Division (ISLD) and the National Alcohol Beverage Control Association (NABCA). Distribution of awards is conditioned on recipient's compliance with any proposal submitted or any terms and conditions accompanying the education award. By making this award, ISLD or NABCA assumes no liability for any activity undertaken by recipient using award funds.



# AGENDA ITEM

**ITEM TOPIC:** Fiscal Year 2021 Financial Audit Report



February 18, 2022

To the Mayor and Members of the City Council  
City of Meridian, Idaho  
Meridian, Idaho

We have audited the financial statements of the City of Meridian, Idaho (the City) as of and for the year ended September 30, 2021, and have issued our report thereon dated February 18, 2022. Professional standards require that we advise you of the following matters relating to our audit.

**Our Responsibility in Relation to the Financial Statement Audit under Generally Accepted Auditing Standards and *Government Auditing Standards* and our Compliance Audit under the Uniform Guidance**

As communicated in our letter dated October 4, 2021, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America and to express an opinion on whether the City complied with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs. Our audit of the financial statements and major program compliance does not relieve you or management of its respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

Our responsibility, as prescribed by professional standards as it relates to the audit of the City's major federal program compliance, is to express an opinion on the compliance for the City's major federal program based on our audit of the types of compliance requirements referred to above. An audit of major program compliance includes consideration of internal control over compliance with the types of compliance requirements referred to above as a basis for designing audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, as a part of our major program compliance audit, we considered internal control over compliance for these purposes and not to provide any assurance on the effectiveness of the City's internal control over compliance.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our comments regarding internal controls during our audit in our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* dated February 18, 2022. We have also provided our comments regarding compliance with the types of compliance requirements referred to above and internal controls over compliance during our audit in our Independent Auditor's Report on Compliance with Each Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance dated September 30, 2021.

### **Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

### **Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.

### **Qualitative Aspects of the Entity's Significant Accounting Practices**

#### *Significant Accounting Policies*

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in Note 1 to the financial statements. As described in Note 1, the County change accounting policies related to accounting for fiduciary activities to adopt the provisions of GASB Statement No. 84, *Fiduciary Activities*. The City evaluated the effects of the implementation of this standard and determined there was no material impact to the financial statements of the City. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

#### *Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

Management's estimate of the net pension liability (asset) and deferred inflows/outflows of resources related to the net pension liability (asset) are based on actuarial estimates provided by Milliman to PERSI and the Schedule of Employer Allocations and Collective Pension Amounts provided by PERSI. This schedule was audited by independent auditors. We evaluated the key factors and assumptions used to develop the net pension liability (asset) and determined that it is reasonable in relation to the basic financial statements taken as a whole.

### *Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the City's financial statements relate to:

The disclosure of net pension liability (asset), in Note 10, as this footnote supports the assumptions made and inputs used to determine the employer pension assumption.

### **Significant Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

### **Uncorrected and Corrected Misstatements**

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole. There were no uncorrected or corrected misstatements identified as a result of our audit procedures.

### **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the financial statements or the auditor's report. No such disagreements arose during the course of the audit.

### **Representations Requested from Management**

We have requested certain written representations from management, which are included in the management representation letter dated February 18, 2022.

### **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

### **Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditors.

### Other Matters

The financial statements include the financial statements of Meridian Development Corporation (MDC), which we considered to be a significant component of the financial statements of the City. Consistent with the audit of the City's financial statements as a whole, our audit included obtaining an understanding of MDC and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements of MDC and completion of further audit procedures.

This report is intended solely for the information and use of the Mayor, City Council, and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Boise, Idaho



### Independent Accountant’s Report

Mayor and Members of the City Council  
City of Meridian, Idaho  
Meridian, Idaho

We have performed the procedures enumerated below, on the processes and procedures relating to the management and fiscal operations of the City of Meridian’s Golf Course. The City of Meridian’s management is responsible for the management and fiscal operations of the City’s Golf Course for the year ended September 30, 2021.

The City of Meridian (the City) has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of assisting the City Council Members and Members of Management in the processes, procedures and control in place at the City’s Golf Course for the year ended September 30, 2021 and we will report on findings based on the procedures performed. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

1. Verify amounts on monthly financial reports provided to City of Meridian from third-party golf course management company and agree to internal reports generated at the golf course.

There were no findings in the current year.

2. Document processes and procedures related to cash receipts and deposits. Select a sample of 10 cash receipts and verify proper reporting period and revenue account.

There were no findings in the current year.

3. Document processes and procedures related to cash disbursements. Select a sample of 10 disbursements, and verify proper approval, reporting period and expense account.

There were no findings in the current year.

4. Select a sample of 10 employee payroll transactions and verify employee, hourly rates and amounts paid agree to report provided to the City of Meridian.

There were no findings in the current year. We would, however, recommend to Management to maintain current employee records on file for hire date and current applicable compensation rates for each employee.

5. Select a sample of 5 employees payroll transactions relating to tips and verify employee/Kemper recording the tips accurately.

There were no findings in the current year.

6. Document processes and procedures related to inventory management (food/merchandise). Select a sample of 10 receipts of inventory (food/merchandise) and verify proper recording of inventory, proper storage of inventory, and proper sales receipt of inventory.

There were no findings in the current year. We would, however, recommend to Management to modify their record keeping system, or find a way to track specific shipments of inventory to specific invoices in order to ensure the accuracy of the valuation of inventory held at the Golf Course.

We were engaged by the City to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the processes and procedures relating to the management and fiscal operations of the City's Golf Course. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the City of Meridian and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the city council and management of the City of Meridian and is not intended to be and should not be used by anyone other than these specified parties.



Boise, Idaho  
January 13, 2022





**Financial Statements**  
**September 30, 2021**

City of Meridian, Idaho



Independent Auditor’s Report..... 1

Management's Discussion and Analysis ..... 4

Government-Wide Financial Statements

    Statement of Net Position ..... 13

    Statement of Activities..... 15

Fund Financial Statements

    Balance Sheet – Governmental Funds ..... 16

    Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position ..... 17

    Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds ..... 18

    Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities ..... 19

    Statement of Net Position – Proprietary Fund ..... 20

    Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Fund ..... 22

    Statement of Cash Flows – Proprietary Fund ..... 23

    Statement of Fiduciary Net Position ..... 25

    Statement of Changes in Fiduciary Net Position ..... 26

    Notes to Financial Statements ..... 27

Required Supplementary Information

    Schedule of Employer’s Share of Net Pension Liability (Asset) and Employer Contributions ..... 52

    Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund..... 54

    Notes to Required Supplementary Information ..... 56

Other Information

    Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Capital Projects Fund ..... 57

    Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Enterprise Fund .... 58

Single Audit Section

Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* ..... 59

Independent Auditor’s Report on Compliance for the Major Federal Program; Report on Internal Control Over Compliance Required by the Uniform Guidance ..... 61

    Schedule of Expenditures of Federal Awards ..... 63

    Schedule of Findings and Questioned Costs ..... 65



## Independent Auditor’s Report

Mayor and Members of the City Council  
City of Meridian  
Meridian, Idaho

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Meridian, Idaho (the City) as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements as listed in the table of contents.

### Management’s Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor’s Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matters***Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information – General Fund, and the Schedule of Employer's Share of Net Pension Liability (Asset) and Employer Contribution, as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods or preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's financial statements. The Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget to Actual – Capital Projects Fund and Enterprise Fund are presented for purposes of additional analysis and are not a required part of the financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and is not a required part of the financial statements.

The Schedules of Revenues, Expenditures, and Changes in Fund Balance – Budget to Actual – Capital Projects Fund and Enterprise Fund and the Schedule of Expenditures of Federal Awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated February 18, 2022 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Boise, Idaho  
February 18, 2022

This section of the City of Meridian's (City's) annual financial report presents management's discussion and analysis of the City's financial performance during the year ended September 30, 2021. Please use this information in conjunction with the information furnished in the City's financial statements.

### Financial Highlights

- The total assets and deferred outflows of the City exceeded its liabilities and deferred inflows as of September 30, 2021 by \$644,817,359 as compared to \$594,974,127 at September 30, 2020.
- Net position of the Governmental activities finished the fiscal year 2021 at \$202,709,576.
- Net position of Business-type activities finished fiscal year 2021 at \$442,107,783.
- Total unrestricted fund balance of governmental funds as of September 30, 2021 was \$67,617,648 as compared to a total unrestricted governmental fund balance as of September 30, 2020 of \$53,902,182.
- Total unrestricted fund balance of business-type funds as of September 30, 2021 was \$82,593,538 as compared to a total unrestricted business-type fund balance as of September 30, 2020 of \$59,918,653.
- The City has no outstanding long-term debt as of September 30, 2021.

### Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the City's basic financial statements. The basic financial statements have four components – *government-wide financial statements, fund financial statements, notes to the financial statements, and required supplementary information.*

### Government-Wide Financial Statements

These statements report information about all of the operations of the City using accounting methods similar to those used by private sector companies. These statements are prepared using the flow of economic resources measurement focus and accrual basis of accounting. The current year's revenues and expenses are recorded as transactions occur rather than when cash is received or paid.

The government-wide financial statements are divided into two categories:

Statement of Net Position – Reports the City's assets (what the City owns) and liabilities (what the City owes) with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

Statement of Activities – Reports all of the City's revenues and expenses for the year by function. Examples of functions are public safety, administration, and water and sewer activities. Revenues, such as property tax which cannot be traced to a specific function, are reported as General Revenues.

**GOVERNMENT-WIDE FINANCIAL STATEMENT ANALYSIS**

**Statement of Net Position**

As of September 30, 2021, the City’s combined assets and deferred outflows exceeded liabilities and deferred inflows by \$644,817,359 as compared to the net position as of September 30, 2020 of \$594,974,127.

Government-wide total assets and deferred outflows of resources increased from last fiscal year to finish FY2021 at \$736,705,342.

Government-wide total liabilities and deferred inflows of resources increased from last fiscal year to finish FY2021 at \$91,887,983.

The largest portion of the City’s net position is invested in capital assets. Capital assets include land, building, equipment and machinery, and sewer and water utility infrastructure.

The table below has been condensed from the Statement of Net Position.

	Primary Government					
	Governmental Activities		Business - Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Current and Other Assets	\$ 161,955,709	\$ 125,698,867	\$ 92,542,923	\$ 69,440,109	\$ 254,498,632	\$ 195,138,976
Capital Assets	109,586,457	108,030,712	360,028,182	353,207,185	469,614,639	461,237,897
Deferred Outflows of Resources	10,325,498	5,442,017	2,266,573	1,307,576	12,592,071	6,749,593
<b>TOTAL Assets and Deferred Outflows of Resources</b>	<b>281,867,664</b>	<b>239,171,596</b>	<b>454,837,678</b>	<b>423,954,870</b>	<b>736,705,342</b>	<b>663,126,466</b>
Current Liabilities	7,071,793	6,410,622	7,204,027	5,932,444	14,275,820	12,343,066
Long-term Liabilities	9,264,034	20,119,716	999,510	5,223,213	10,263,544	25,342,929
Deferred Inflows of Resources	62,822,261	30,319,549	4,526,358	146,795	67,348,619	30,466,344
<b>TOTAL Liabilities and Deferred Inflows of Resources</b>	<b>79,158,088</b>	<b>56,849,887</b>	<b>12,729,895</b>	<b>11,302,452</b>	<b>91,887,983</b>	<b>68,152,339</b>
Investment in Capital Assets	108,941,888	108,030,712	359,514,245	352,733,765	468,456,133	460,764,477
Restricted	26,150,040	20,388,815	-	-	26,150,040	20,388,815
Unrestricted	67,617,648	53,902,182	82,593,538	59,918,653	150,211,186	113,820,835
<b>TOTAL Net Position</b>	<b>\$ 202,709,576</b>	<b>\$ 182,321,709</b>	<b>\$ 442,107,783</b>	<b>\$ 412,652,418</b>	<b>\$ 644,817,359</b>	<b>\$ 594,974,127</b>

**Statement of Activities**

During the 2021 fiscal year the City's financial position improved by \$49,843,232. The following condensed financial information was derived from the government-wide Statement of Activities and shows how the City's net position changed during the year.

Government-wide total revenues increased from last fiscal year to finish FY2021 at \$145,700,631.

Government-wide total expenses increased from last fiscal year to finish FY2021 at \$95,857,399.

Changes in Net Position for Fiscal Year Ending September 30, 2021						
	Governmental Activities		Business-Type Activities		Total Primary Government	
	FY2021	FY2020	FY2021	FY2020	FY2021	FY2020
Revenues						
Program Revenues						
Charges for services	\$ 15,408,298	\$ 12,806,959	\$ 31,015,063	\$ 28,678,125	\$ 46,423,361	\$ 41,485,084
Operating grants and contributions	11,451,436	1,051,057	18,255,767	19,087,316	29,707,203	20,138,373
Capital Grants and Contributions	8,028,828	7,844,897	14,280,626	13,718,483	22,309,454	21,563,380
General Revenue:						
Property taxes	30,617,436	37,362,945	-	-	30,617,436	37,362,945
Franchise fees	1,759,563	1,568,465	-	-	1,759,563	1,568,465
Sales tax and other governmental	14,220,950	10,170,339	-	-	14,220,950	10,170,339
Investment Earnings	511,581	1,173,355	562,286	792,905	1,073,867	1,966,260
Other Revenue	(203,624)	373,261	(207,579)	429,603	(411,203)	802,864
Total Revenues	81,794,468	72,351,278	63,906,163	62,706,432	145,700,631	135,057,710
Expenses						
General Government						
Administration	10,798,007	11,443,259	-	-	10,798,007	11,443,259
Law Enforcement	22,146,405	24,148,931	-	-	22,146,405	24,148,931
Fire Department	14,367,843	14,990,279	-	-	14,367,843	14,990,279
Parks and Recreation	9,994,801	8,230,063	-	-	9,994,801	8,230,063
Community Planning and Devlp	6,832,569	6,548,078	-	-	6,832,569	6,548,078
Enterprise - sewer and water	-	-	31,717,774	29,765,820	31,717,774	29,765,820
Total Expenses	64,139,625	65,360,610	31,717,774	29,765,820	95,857,399	95,126,430
Excess (deficiency) of revenues over expenditures before transfers	17,654,843	6,990,668	32,188,389	32,940,612	49,843,232	39,931,280
Transfers - internal activities	2,733,024	2,732,616	(2,733,024)	(2,732,616)	-	-
Change in net position	20,387,867	9,723,284	29,455,365	30,207,996	49,843,232	39,931,280
Net Position, Beginning of Year	182,321,709	172,598,425	412,652,418	382,444,422	594,974,127	555,042,847
Net Position, Ending of Year	\$ 202,709,576	\$ 182,321,709	\$ 442,107,783	\$ 412,652,418	\$ 644,817,359	\$ 594,974,127



## Fund Financial Statements

The fund financial statements provide information about the City's major funds, not the City as a whole. The City uses a method of accounting, called fund accounting, to separate specific sources of funds and corresponding expenditures. Funds may be required by law or may be established by the City Council. At the end of a fiscal year the unreserved fund balance serves as a useful measure of a government's net resources.

The City has the following funds:

Governmental Funds: These funds encompass the City's basic services, public safety, community planning and development, administration, and parks and recreation. Governmental fund financial statements focus on short-term inflows and outflows of spendable resources, an accounting approach known as the flow of current financial resources measurement focus and the modified accrual basis of accounting. Information provided by these statements provides a short-term view of what resources will be available to meet needs.

The City has two governmental funds:

- General Fund – The general fund is the general operating fund of the City. It derives most of its income from property tax and funds the operations of the City. It includes the Development Services Fund, used to account for revenue and expenses of the community planning and development function, and the Public Safety Fund used to set aside funds for police and fire capital projects. It also includes the Impact Fee Fund used to account for park and public safety impact fee revenue and capital acquisitions.
- Capital Projects Fund – The Capital Projects Fund is used to account for financial resources to be used for the acquisition of major capital facilities.

The City has one proprietary fund:

Enterprise Fund (Business-Type Activities): User fees finance activities in this fund. The water and sewer utilities and all the activities necessary to support their operation are accounted for in this fund. Accounting for this fund is the same as a private business on a full accrual basis.

The City has one Fiduciary Fund: The City established the "City of Meridian Employee Benefits Plan Trust" (the Trust) in January 2020. All health claims are paid from this Trust and all plan contributions are deposited into the Trust. The Trust uses a calendar year basis as its fiscal year and the most recent audited financial statements are presented as part of this financial statement (fiscal year ended December 31, 2020).

**FUND FINANCIAL STATEMENTS ANALYSIS****Governmental Funds**

Governmental Activities ending net position for fiscal year 2021 was \$202,709,576 as compared to \$182,321,709 for fiscal year 2020.

Governmental Activities total assets and deferred outflows of resources increased from last fiscal year to finish FY2021 at \$281,867,664.

Governmental Activities total liabilities and deferred inflows of resources increased from last fiscal year to finish FY2021 at \$79,158,088.

The largest portion of the Governmental Activities net position is invested in current and other assets. Current and other assets include cash, investments, property taxes, deposits, and receivables.

During the 2021 fiscal year the Governmental Activities financial position improved by \$20,387,867. The following condensed financial information was derived from the government-wide Statement of Activities and shows how the Governmental activities net position changed during the year.

Governmental Activities total revenues increased from last fiscal year to finish FY2021 at \$81,794,468. The primary revenue source of governmental revenue is property tax which decreased from last year to finish the fiscal year at \$30,617,436.

Governmental Activities total expenses decreased from last fiscal year to finish FY2021 at \$64,139,625. The largest expenditure source of governmental expenses is law enforcement which decreased from last year to finish the fiscal year at \$22,146,405.

**Enterprise Fund (Business-Type Activities)**

Business-Type Activities ending net position for fiscal year 2021 was \$442,107,783 as compared to \$412,652,418 for fiscal year 2020.

Business-Type Activities total assets and deferred outflows of resources increased from last fiscal year to finish FY2021 at \$454,837,678.

Business-Type Activities total liabilities and deferred inflows of resources increased from last fiscal year to finish FY2021 at \$12,729,895.

The largest portion of the Business-Type Activities net position is invested in capital assets. Capital assets include land, building, equipment and machinery, and sewer and water utility infrastructure.

During the 2021 fiscal year the Business-Type Activities financial position improved by \$29,455,365. The following condensed financial information was derived from the government-wide Statement of Activities and shows how the Business-Type Activities net position changed during the year.

Business-Type Activities total revenues increased from last fiscal year to finish FY2021 at \$63,906,163. The primary revenue source of Business-Type Activities revenue is charges for service which increased from last year to finish the fiscal year at \$31,015,063.

Business-Type Activities total expenses increased from last fiscal year to finish FY2021 at \$31,717,774.

### **Fiduciary-Type Activities**

The Trust uses a calendar year basis as its fiscal year and the most recent audited financial statements are presented as part of this financial statement (fiscal year ended December 31, 2020).

The fiscal year ended December 31, 2020, was the first reporting year for the Health Trust.

Total assets ended the year at \$1,658,653. Amounts represented cash on hand, and receivables to the Trust.

Total Liabilities ended the year at \$404,736. Amounts represent the claims incurred but not reported as of December 31, 2020.

During the year ended December 31, 2020, additions to the Trust totaled \$7,328,663. Amounts reported as additions represent contributions to the Trust through employee and employer contributions, as well as interest income and prescription rebates.

During the year ended December 31, 2020, deductions from the Trust totaled \$6,074,746. Deductions from the Trust are primarily comprised of health claim benefits paid, which totaled \$4,893,870.

### **Notes to the Financial Statements**

The notes provide additional information that is necessary to fully understand the data presented in the government-wide and fund financial statements.

### **Required Supplementary Information**

This section has information that further explains and supports the information in the financial statements by including a comparison of the City's budget data for the year, as well as the City's schedule of employer's share of net pension liability and the City's Schedule of employer contributions and the City's schedule of expenditures of federal awards.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

Budget to Actual comparisons are found following the Notes to the Financial Statements within the Supplemental section of this Audit Report. Below is a discussion regarding the General Fund Budget to Actual comparison.

The final FY2021 overall expenditure budget was \$75,724,119 as compared to the actual expenditures of \$64,990,214.

There are three categories of budget expenditures: personnel, operating, and capital outlay. The discussion below will address each category and the differences between budget and actual.

The total actual personnel expense for FY2021 was \$44,988,095 as compared to the final budget of \$46,088,957. The primary reason for the variance between actual and budget is related to the amount of vacancy positions that were not filled during the fiscal year.

The total actual operating expense was \$15,970,851 as compared to the final budget of \$20,276,570. The largest budget to actual variance for the operating expenses is due to the City not expending the Linder Road Overpass project budget as anticipated (about \$2,500,000 unspent).

The total General Fund FY2021 capital expense was \$4,031,268 as compared to the final budget of \$9,358,592. The largest budget to actual variance for capital expenses is related to construction in progress Public Safety building construction.

FY2021 General Fund actual revenue of \$81,033,955 exceeded the final budget of \$69,227,131.

The largest percentage of General Fund revenue resides in property tax and finished FY2021 at \$30,628,429. Intergovernmental revenue sharing is the second largest revenue stream in FY2021 and finished the fiscal year higher than FY2020 at \$26,561,175. The third largest source of General Fund revenue in FY2021 was licenses and permits; namely building permit sales. At the end of FY2021, the licenses and permits revenue finished the year at \$9,894,134.

**CAPITAL ASSET AND DEBT ADMINISTRATION****Capital Assets**

At the end of FY2021 the City had \$468,456,133 invested in capital assets (net of accumulated depreciation).

The City's investment in capital assets includes land, buildings, sewer and water lines, buildings, vehicles and equipment. Sidewalks, bridges, and roads belong to the Ada County Highway District.

Major capital asset changes in the General Government Funds in FY2021 included:

- (\$1,116,355) in Buildings and Improvements
- \$1,118,573 in new capital projects still in construction
- (\$152,377) in Equipment
- \$74,836 in new Land

Major capital asset changes in the Business-type Funds in FY2021 included:

- \$(6,159,583) in Buildings and Improvements
- \$4,707,351 in Capital projects still in construction
- \$(2,156,950) in Equipment
- \$7,233,277 in new Sewer and Water Lines
- \$(8,569) in Land

**Capital Assets as of September 30, 2021**  
(net of depreciation)

	Governmental Activities		Business - Type Activities		Total Primary Government	
	2021	2020	2021	2020	2021	2020
Land	\$ 30,554,124	\$ 30,479,288	\$ 6,249,313	\$ 6,257,882	\$ 36,803,437	\$ 36,737,170
Easements	2,375,099	1,388,600	19,600,354	16,439,399	21,975,453	17,827,999
Buildings and improvements other than buildings	67,546,351	68,662,706	103,718,754	109,878,337	171,265,105	178,541,043
Sewer and water lines	-	-	194,804,688	187,567,411	194,804,688	187,567,411
Equipment	6,516,210	6,668,587	26,760,545	28,917,495	33,276,755	35,586,082
Construction in progress	1,950,104	831,531	8,380,591	3,673,241	10,330,695	4,504,772
	<u>\$ 108,941,888</u>	<u>\$ 108,030,712</u>	<u>\$ 359,514,245</u>	<u>\$ 352,733,765</u>	<u>\$ 468,456,133</u>	<u>\$ 460,764,477</u>

The City recorded \$6,100,430 in depreciation expense for Governmental City functions and \$14,134,206 for Business-type activities (See Note 5 to the financial statements).

**Debt Administration**

The City has no outstanding debt for the year ended September 30, 2021.

**FY2021 Economic Factors and Budgetary Considerations**

The City of Meridian prepares an economic forecast as a component in the process of developing the annual budget. Following local and national indicators currently affecting the City of Meridian, the City's approved FY2022 budget anticipated a level of economic activity commiserate with the prior year. Since the spring of 2012, construction and development continues to be active and steady. The following considerations by the City Council were taken when it adopted the FY2022 Budget:

- The City provided for a compensation increases for general employees.
- The City considered the current FY2021 economic conditions and trends while working on the FY2022 budget.
- The City maintained that a conservative approach to revenue projections was in the best interest of the City.
- The City Council elected to increase the annual property taxes by 1.925% which is allowable by State code.
- The City continued to the practice of taking on no debt.
- The City's sewer and water customer utility accounts continue to see growth of about 5.0% annually (based on last 10-year average).
- The City continues to see population growth year over year with a 10-year annual average of about 5.3%.

**Requests for Information**

This report is designed to provide a general overview of the City of Meridian's finances for our citizens and customers. If you have questions about this report or need additional financial information, please visit the City's Finance Department webpage or contact:

City of Meridian  
Finance Department  
33 E. Broadway Ave.  
Meridian, Idaho 83642

Phone: (208) 888-4433

City of Meridian, Idaho  
Statement of Net Position  
September 30, 2021

	Primary Government			Component Unit
	Governmental Activities	Business-Type Activities	Total	
<b>ASSETS</b>				
Current Assets				
Cash and cash equivalents	\$ 60,258,768	\$ 44,916,569	\$ 105,175,337	\$ 5,418,947
Restricted cash and cash equivalents	22,982,449	-	22,982,449	-
Investments	25,906,599	43,117,707	69,024,306	-
Restricted investments	2,267,378	-	2,267,378	-
Receivables				
Accounts (net of \$35,000 allowance for enterprise fund uncollectibles)	1,130,844	4,194,727	5,325,571	3,122
Current portion of note receivable	-	45,240	45,240	-
Property taxes	42,987,037	-	42,987,037	3,000,995
Due from other governmental units	4,393,138	1,632	4,394,770	-
Interest	45,557	62,138	107,695	-
Deposits and prepaid expenses	1,909,934	204,910	2,114,844	2,937
Lakeview Inventory	74,005	-	74,005	-
Total Current Assets	<u>161,955,709</u>	<u>92,542,923</u>	<u>254,498,632</u>	<u>8,426,001</u>
Noncurrent Assets				
Long-term note receivable	-	372,447	372,447	-
Net pension asset	644,569	141,490	786,059	-
Capital Assets				
Land, easements, and other assets not depreciated	34,879,327	34,230,258	69,109,585	672,384
Buildings, improvements and equipment, net of depreciation	<u>74,062,561</u>	<u>325,283,987</u>	<u>399,346,548</u>	<u>-</u>
Total Noncurrent Assets	<u>109,586,457</u>	<u>360,028,182</u>	<u>469,614,639</u>	<u>672,384</u>
Deferred Outflows of Resources				
Pension obligations	<u>10,325,498</u>	<u>2,266,573</u>	<u>12,592,071</u>	<u>-</u>
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS</b>	<u>\$ 281,867,664</u>	<u>\$ 454,837,678</u>	<u>\$ 736,705,342</u>	<u>\$ 9,098,385</u>

City of Meridian, Idaho  
Statement of Net Position  
September 30, 2021

	Primary Government			Component Unit
	Governmental Activities	Business-Type Activities	Total	
<b>LIABILITIES</b>				
Current Liabilities				
Accounts payable	\$ 3,302,721	\$ 5,036,668	\$ 8,339,389	\$ 55,188
Accrued payroll and taxes	1,828,660	381,543	2,210,203	-
Customer deposits	1,606,868	1,736,183	3,343,051	-
Due within one year				
Accrued vacation, current portion	333,544	49,633	383,177	-
Note payable - current portion	-	-	-	50,744
Total Current Liabilities	<u>7,071,793</u>	<u>7,204,027</u>	<u>14,275,820</u>	<u>105,932</u>
Noncurrent Liabilities				
Accrued vacation - less current portion	2,703,210	446,697	3,149,907	-
Due to Developers	-	-	-	3,516,171
Settlement payable	-	240,000	240,000	-
Advanced revenue - ARPA obligations	6,422,755	-	6,422,755	-
Advanced revenue - Lakeview Golf Course	138,069	-	138,069	-
Advanced revenue - other	-	312,813	312,813	-
Total Noncurrent Liabilities	<u>9,264,034</u>	<u>999,510</u>	<u>10,263,544</u>	<u>3,516,171</u>
Deferred Inflows of Resources				
Pension obligations	20,620,075	4,526,358	25,146,433	-
Unavailable revenues - property taxes	42,202,186	-	42,202,186	2,941,320
Total Deferred Inflows of Resources	<u>62,822,261</u>	<u>4,526,358</u>	<u>67,348,619</u>	<u>2,941,320</u>
<b>TOTAL LIABILITIES AND DEFERRED INFLOWS</b>	<u>79,158,088</u>	<u>12,729,895</u>	<u>91,887,983</u>	<u>6,563,423</u>
NET POSITION				
Investment in capital assets	108,941,888	359,514,245	468,456,133	621,640
Restricted				1,913,322
Impact funds	26,149,865	-	26,149,865	-
Grant funds	175	-	175	-
Unrestricted				
Capital improvements	20,095,041	-	20,095,041	-
General funds	47,522,607	82,593,538	130,116,145	-
TOTAL NET POSITION	<u>202,709,576</u>	<u>442,107,783</u>	<u>644,817,359</u>	<u>2,534,962</u>
Total Liabilities and Net Position	<u>\$ 281,867,664</u>	<u>\$ 454,837,678</u>	<u>\$ 736,705,342</u>	<u>\$ 9,098,385</u>



City of Meridian, Idaho  
Statement of Activities  
September 30, 2021

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Assets			
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			Component Unit
					Government Activities	Business-Type Activities	Total	
Primary Government								
Governmental Activities								
General government								
Administration	\$ 10,798,007	\$ 308,584	\$ 1,427,875	\$ 68,850	\$ (8,992,698)	\$ -	\$ (8,992,698)	\$ -
Public safety								
Law enforcement	22,146,405	1,168,804	5,934,347	424,342	(14,618,912)	-	(14,618,912)	-
Fire department	14,367,843	1,047,080	3,882,516	2,220,531	(7,217,716)	-	(7,217,716)	-
Parks and recreation	9,994,801	2,627,250	157,778	5,315,105	(1,894,668)	-	(1,894,668)	-
Community development	6,832,569	10,256,580	48,920	-	3,472,931	-	3,472,931	-
Total governmental activities	64,139,625	15,408,298	11,451,436	8,028,828	(29,251,063)	-	(29,251,063)	-
Business-Type Activities								
Water and wastewater	31,717,774	31,015,063	18,255,767	14,280,626	-	31,833,682	31,833,682	-
Total Primary Government	\$ 95,857,399	\$ 46,423,361	\$ 29,707,203	\$ 22,309,454	\$ (29,251,063)	\$ 31,833,682	\$ 2,582,619	\$ -
Component Unit								
Downtown development	\$ 5,081,437	\$ -	\$ 356,841	\$ -	\$ -	\$ -	\$ -	\$ (4,724,596)
General revenues								
Shared revenues								
Property taxes, levied for general purposes					\$ 30,617,436	\$ -	\$ 30,617,436	\$ 2,588,967
Franchise fees					1,759,563	-	1,759,563	-
Sales tax and other governmental					14,220,950	-	14,220,950	-
Investment earnings					511,581	562,286	1,073,867	23,984
Net increase (decrease) in fair value of investments					(229,533)	(377,038)	(606,571)	-
Miscellaneous					70,688	12,885	83,573	747
Gain (loss) on sale of fixed assets					(44,779)	156,574	111,795	-
Transfers - internal activities					2,733,024	(2,733,024)	-	-
Total General Revenues and Transfers					49,638,930	(2,378,317)	47,260,613	2,613,698
Change in Net Position					20,387,867	29,455,365	49,843,232	(2,110,898)
Net Position, Beginning of Year					182,321,709	412,652,418	594,974,127	4,645,860
Net Position, Ending of Year					\$ 202,709,576	\$ 442,107,783	\$ 644,817,359	\$ 2,534,962

City of Meridian, Idaho  
Balance Sheet – Governmental Funds  
September 30, 2021

	General	Capital Projects	Total Governmental Funds
<b>ASSETS</b>			
Cash and cash equivalents	\$ 43,212,184	\$ 17,046,584	\$ 60,258,768
Investments	25,906,599	-	25,906,599
Receivables			
Accounts	1,130,766	78	1,130,844
Property taxes	42,987,037	-	42,987,037
Due from other governmental units	4,393,138	-	4,393,138
Interest	43,906	1,651	45,557
Prepaid items	1,909,934	-	1,909,934
Lakeview Inventory	74,005	-	74,005
Restricted assets			
Cash and cash equivalents	22,982,449	-	22,982,449
Investments	2,267,378	-	2,267,378
Total Assets	<u>\$ 144,907,396</u>	<u>\$ 17,048,313</u>	<u>\$ 161,955,709</u>
<b>LIABILITIES, DEFERRED INFLOWS AND FUND BALANCE</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts payable	\$ 2,942,514	\$ 218,583	\$ 3,161,097
Accrued payroll and taxes	1,828,660	-	1,828,660
Advanced revenue - Lakeview Golf Course	138,069	-	138,069
Advanced revenue - ARPA obligations	6,422,755	-	6,422,755
Customer deposits	1,606,868	-	1,606,868
Total Current Liabilities	<u>12,938,866</u>	<u>218,583</u>	<u>13,157,449</u>
<b>Deferred Inflows of Resources</b>			
Unavailable revenue - property taxes	42,951,529	-	42,951,529
Total Liabilities and Deferred Inflows	<u>55,890,395</u>	<u>218,583</u>	<u>56,108,978</u>
<b>Fund Balances</b>			
<b>Nonspendable</b>			
Prepays	1,909,934	-	1,909,934
Inventory for Lakeview Golf Course	74,005	-	74,005
<b>Restricted</b>			
Impact Fund	23,836,116	-	23,836,116
Fund Balance Budget of Carryforward	2,313,749	-	2,313,749
Grant Fund	172	-	172
<b>Committed</b>			
Capital Projects Fund	-	13,663,448	13,663,448
Fund Balance Budget of Carryforward	-	3,166,282	3,166,282
Public Safety Fund	3,467,009	-	3,467,009
Fund Balance Budget of Carryforward	63,833	-	63,833
<b>Assigned</b>			
Fund Balance Budget of Carryforward	2,965,979	-	2,965,979
Comm. Dev. Excess Revenue Transfer	3,265,311	-	3,265,311
Operating Reserve	14,114,850	-	14,114,850
Emergency Reserve	4,840,878	-	4,840,878
Unassigned	32,165,165	-	32,165,165
Total Fund Balances	<u>89,017,001</u>	<u>16,829,730</u>	<u>105,846,731</u>
Total Liabilities and Fund Balances	<u>\$ 144,907,396</u>	<u>\$ 17,048,313</u>	<u>\$ 161,955,709</u>

City of Meridian, Idaho  
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position  
September 30, 2021

---

Fund balance - total governmental funds	\$ 105,846,731
Amounts reported for <i>governmental activities</i> in the statement of activities are different because:	
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	108,941,888
Retainage that are not due and payable in the current period and, therefore, are not reported in the governmental funds.	(141,623)
Some of the property taxes receivable are not available to pay for current-period expenditures and therefore are deferred in the funds.	749,343
Long-term obligation is not due and payable in the current period and therefore is not reported in the funds.	
Net pension asset	644,569
Deferred outflows of resources related to pension obligations.	10,325,498
Deferred inflows of resources related to pensions.	(20,620,075)
Accrued vacation is not due and payable in the current period and therefore is not reported in the funds.	<u>(3,036,755)</u>
Net Position of governmental activities	<u><u>\$ 202,709,576</u></u>

City of Meridian, Idaho  
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds  
Year Ended September 30, 2021

	General	Capital Projects	Total Governmental Funds
<b>Revenues</b>			
Taxes	\$ 30,628,429	\$ -	\$ 30,628,429
Licenses and permits	9,894,134	-	9,894,134
Intergovernmental	26,561,175	-	26,561,175
Franchise fees	1,759,563	-	1,759,563
Fines and forfeitures	525,451	-	525,451
Charges for services	4,145,773	-	4,145,773
Interest	452,260	59,321	511,581
Miscellaneous	70,686	-	70,686
Donations	23,005	-	23,005
Impact revenues	6,973,479	-	6,973,479
Total revenues	<u>81,033,955</u>	<u>59,321</u>	<u>81,093,276</u>
<b>Expenditures</b>			
General government	9,883,583	-	9,883,583
Public safety	36,758,648	-	36,758,648
Parks and recreation	7,367,542	-	7,367,542
Community development services	6,949,173	-	6,949,173
Capital outlay	4,031,268	1,977,476	6,008,744
Total expenditures	<u>64,990,214</u>	<u>1,977,476</u>	<u>66,967,690</u>
Excess of Revenues Over (Under) Expenditures	<u>16,043,741</u>	<u>(1,918,155)</u>	<u>14,125,586</u>
<b>Other Financing Sources (Uses)</b>			
Operating transfer in	2,733,024	3,646,860	6,379,884
Operating transfer out	(3,646,860)	-	(3,646,860)
Unrealized gain (loss) on investments	(229,533)	-	(229,533)
Proceeds from sale of capital assets	130,336	-	130,336
Total other financing sources (uses)	<u>(1,013,033)</u>	<u>3,646,860</u>	<u>2,633,827</u>
Net Change in Fund Balances	15,030,708	1,728,705	16,759,413
Fund Balance, Beginning of Year	<u>73,986,293</u>	<u>15,101,025</u>	<u>89,087,318</u>
Fund Balance, End of Year	<u>\$ 89,017,001</u>	<u>\$ 16,829,730</u>	<u>\$ 105,846,731</u>

City of Meridian, Idaho

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities  
Year Ended September 30, 2021

---

Change in fund balance - total governmental funds \$ 16,759,413

Amounts reported for *governmental activities* in the statement of net position are different because:

Governmental funds report capital outlay as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation and loss on sale of assets in the current period.

New capital	\$ 6,058,598	
Depreciation	(6,100,430)	
Gain (loss) on capital assets	<u>(175,115)</u>	
Total		(216,947)

Capital assets contributed by citizens or developers are not a source of financial resources and thus, are not recognized in the governmental funds. 986,499

Some property tax revenue in the statement of activities does not provide current financial resources and is not reported as revenue in the governmental funds. (10,993)

Expenditures (revenues) related to the net pension asset that do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds. 3,256,054

Expenditures related to the long-term portion of accrued vacation do not require the use of current financial resources and therefore are not reported as expenditures governmental funds. (386,159)

Change in net position of governmental activities \$ 20,387,867

City of Meridian, Idaho  
Statement of Net Position – Proprietary Fund  
September 30, 2021

	<u>Enterprise Fund Water and Sewer</u>
Assets	
Current Assets	
Cash and cash equivalents	\$ 44,916,569
Investments	43,117,707
Receivables	
Accounts (net of \$35,000 allowance for uncollectibles)	4,194,727
Current portion of long-term receivable	45,240
Due from other governments	1,632
Interest	62,138
Prepays	<u>204,910</u>
Total Current Assets	<u>92,542,923</u>
Noncurrent Assets	
Long-term notes receivable	372,447
Net pension asset	141,490
Capital assets	
Land	6,249,313
Easements	19,600,353
Construction in progress	8,380,592
Buildings and improvements other than buildings	151,176,790
Sewer and water lines	257,041,543
Machinery and equipment	55,106,770
Less accumulated depreciation	<u>(138,041,116)</u>
Total Noncurrent Assets	<u>360,028,182</u>
Deferred outflow of resources	
Pension	<u>2,266,573</u>
Total Assets	<u>\$ 454,837,678</u>

City of Meridian, Idaho  
Statement of Net Position – Proprietary Fund  
September 30, 2021

---

	<u>Enterprise Fund Water and Sewer</u>
Liabilities and Net Position	
Current Liabilities	
Accounts payable	\$ 5,036,668
Accrued payroll and taxes	381,543
Accrued vacation - current portion	49,633
Customer deposits	<u>1,736,183</u>
Total Current Liabilities	<u>7,204,027</u>
Noncurrent Liabilities	
Accrued vacation - less current portion	446,697
Settlement payable	240,000
Advanced Revenue	<u>312,813</u>
Total Noncurrent Liabilities	<u>999,510</u>
Deferred Inflow of Resources	
Pension	<u>4,526,358</u>
Total Deferred Inflow of Resources	<u>4,526,358</u>
Net Position	
Invested in capital assets	359,514,245
Unrestricted	<u>82,593,538</u>
Total Net Position	<u>442,107,783</u>
Total Liabilities and Net Position	<u>\$ 454,837,678</u>

City of Meridian, Idaho  
Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Fund  
Year Ended September 30, 2021

	<u>Enterprise Fund Water and Sewer</u>
Operating Revenues	
Charges for services	
Water sales	\$ 10,001,393
Sewer sales	17,916,059
Other service revenues	683,211
Sale of meters	712,339
Trash billing service	1,106,180
Engineering fees	595,881
Miscellaneous	<u>12,885</u>
Total Operating Revenues	<u>31,027,948</u>
Operating Expenses	
Personnel services	9,212,441
Other services and charges	3,897,537
Depreciation	14,134,207
Supplies	2,899,838
Heat, lights and power	<u>1,573,751</u>
Total Operating Expenses	<u>31,717,774</u>
Operating Loss	<u>(689,826)</u>
Nonoperating Revenues (Expenses)	
Interest revenue	562,286
Connection assessment fees and donations	18,578,003
Gain on sale of fixed assets	156,574
Net decrease in fair value of investments	<u>(377,038)</u>
Total Nonoperating Revenues (Expenses)	<u>18,919,825</u>
Income before contributions and transfers	18,229,999
Donated waterlines and sewerlines	13,958,390
Operating transfers out	<u>(2,733,024)</u>
Change in Net Position	29,455,365
Net Position, Beginning of Year	<u>412,652,418</u>
Net Position, End of Year	<u><u>\$ 442,107,783</u></u>



City of Meridian, Idaho  
Statement of Cash Flows – Proprietary Fund  
Year Ended September 30, 2021

	Enterprise Fund Water and Sewer
Operating Activities	
Receipts from customers and users	\$ 31,027,948
Receipts from customers deposits	103,276
Payments to suppliers	(7,283,800)
Payments to employees	<u>(10,149,586)</u>
Net Cash from Operating Activities	<u>13,697,838</u>
Noncapital Financing Activities	
Operating transfer to general fund	<u>(2,733,024)</u>
Net Cash used for Noncapital Financing Activities	<u>(2,733,024)</u>
Capital and Related Financing Activities	
Connection assessment fees	18,578,003
Proceeds from sale of capital assets	173,305
Cost from disposal of capital assets	(11,214)
Payments from note receivable	108,150
Due from other governmental units	62
Acquisition of capital assets	<u>(6,961,815)</u>
Net Cash from Capital and Related Financing Activities	<u>11,886,491</u>
Investing Activities	
Purchase of investments	(29,345,309)
Interest received	<u>543,433</u>
Net Cash used for Investing Activities	<u>(28,801,876)</u>
Net Change in Cash	(5,950,571)
Cash, Beginning of Year	<u>50,867,140</u>
Cash, End of Year	<u><u>\$ 44,916,569</u></u>

City of Meridian, Idaho  
Statement of Cash Flows – Proprietary Fund  
Year Ended September 30, 2021

---

Reconciliation of Operating Loss to Net Cash from Operating Activities	
Operating loss	\$ (689,826)
Adjustments to reconcile operating loss to net cash from operating activities	
Depreciation	14,134,207
Pension offset	(1,048,263)
Changes in assets and liabilities	
Accounts receivable	(101,809)
Prepaid items	28,310
Accounts payable	1,160,825
Accrued payroll and taxes	111,118
Customer deposits	<u>103,276</u>
Net Cash from Operating Activities	<u>\$ 13,697,838</u>
Supplemental Disclosure of Cash Flow Information	
Developer and customer contributed sewer and water lines	\$ 13,958,390

City of Meridian, Idaho  
Statement of Fiduciary Net Position  
December 31, 2020

---

	<u>Employee Benefit Plan Trust</u>
Assets	
Cash	\$ 1,597,283
Accounts receivables	<u>61,370</u>
Total current assets	<u>1,658,653</u>
Liabilities	
Health claims incurred but not reported	<u>404,736</u>
Total liabilities	<u>404,736</u>
Fiduciary Net Position	<u><u>\$ 1,253,917</u></u>

City of Meridian, Idaho  
Statement of Changes in Fiduciary Net Position  
Year Ended December 31, 2020

	Employee Benefit Plan Trust
Additions	
Contributions	
Employer	\$ 6,377,814
Plan member	697,524
COBRA	18,022
Total contributions	<u>7,093,360</u>
Prescription rebates	215,150
Interest income	<u>20,153</u>
Total additions	<u>7,328,663</u>
Deductions	
Health claim benefits	4,893,870
Change in health claims incurred but not paid	404,736
Stop loss premiums	426,123
Administrative expenses	<u>350,017</u>
Total deductions	<u>6,074,746</u>
Change in Fiduciary Net Position	1,253,917
Fiduciary Net Position, Beginning of Year	<u>-</u>
Fiduciary Net Position, End of Year	<u><u>\$ 1,253,917</u></u>

**Note 1 - Summary of Significant Accounting Policies**

The City of Meridian, Idaho (the City) was incorporated August, 1903. The City operates under a mayor and council form of government and provides the following services as authorized by its charter; public safety (police and fire), community planning and development, parks and recreation, general administrative services, and water and sewer service.

The accounting and reporting policies of the City relating to the funds included in the accompanying basic financial statements conform to generally accepted accounting principles applicable to state and local governments. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing government accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

**Financial Reporting Entity**

As required by generally accepted accounting principles, these basic financial statements present the City in conformance with GASB.

Component units are organizations that are included in the reporting entity because of the significance of their operational or financial relationships with the City and are legally separate organizations for which the City is financially accountable. The component unit column in the combined financial statements is the financial data of the City's single component unit, the Meridian Development Corporation (MDC). MDC is a separate and distinct legal entity created by state statute. The directors of MDC are appointed by the Mayor and approved by the City Council. MDC promotes downtown development services for the citizens of the City. Complete financial statements can be obtained from the City of Meridian Division of Financial Management, 33 East Broadway Avenue, Meridian, Idaho.

The City of Meridian Employee Benefit Plan Trust (the Trust) is reported as a Fiduciary Activity of the City. The Trust reports under GASB standards in the same manner as the City. The Trust uses a calendar year basis as its fiscal year and the most recent audited financial statements are presented as part of this financial statement (fiscal year ended December 31, 2020).

**Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. The effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities which rely, to a significant extent, on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include; charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

### **Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The City reports the following major governmental funds;

*General Fund* - The General Fund is the general operating fund of the City. It is used for all financial resources except those required to be accounted for in another fund.

*Capital Projects Fund* - The Capital Projects Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds).

The City reports the following major proprietary fund;

*Enterprise Fund* – The Enterprise Fund is used to account for water, sewer, and trash operations financed and operated in a manner similar to private business. The intent of the governing body is that costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. Additionally, the governing body may have decided that periodic determination of revenues earned, expenditures incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

The City reports the following other fund types;

*Fiduciary Fund* – The Employee Benefit Plan Trust is used to account for the City’s self-insured health insurance. Plan assets are dedicated to providing health benefits to current employees.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between various functions of the government when elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and products and delivering goods in connection with a proprietary fund’s principal ongoing operations. The principal operating revenues of the City’s enterprise funds are charges for services to customers for water and sewer sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses, such as fees property owners pay to connect to the utility system, not meeting this definition are reported as non-operating revenues and expenses.

### **Cash and Cash Equivalents**

For purposes of the statement of cash flows, the City considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents.

### **Property Taxes Receivable**

Within the governmental fund financial statement, property taxes are recognized as revenue when the amount of taxes levied is measurable, and proceeds are available to finance current period expenditures.

Available tax proceeds include property tax receivables expected to be collected within sixty days after year end. Property taxes attach as liens on properties on January 1, and are levied in September of each year. Tax notices are sent to taxpayers during November, with tax payments scheduled to be collected on or before December 20. Taxpayers may pay all or one half of their tax liability on or before December 20, and if one half of the amount is paid, they may pay the remaining balance by the following June 20. Since the City is on a September 30 fiscal year end, property taxes levied during September for the succeeding year's collection are recorded as deferred inflow of resources at the City's year end and recognized as revenue in the following fiscal year. Ada County bills and collects taxes for the City.

#### **Customer Services Receivable**

Amounts owed to the City for customer services are due from area residents and businesses and relate to water, sewer and trash services provided by the City. The receivable is reported net of an allowance for uncollectible accounts. An allowance is reported when accounts are proven to be uncollectible. The allowance for uncollectible accounts was \$35,000 as of September 30, 2021.

#### **Deposits and Prepaid Expenses**

Deposits and prepaid expenses consist of deposits paid by developers for various improvements as well as payments to vendors that reflect costs applicable to future accounting periods and are reported as prepaid expenses.

#### **Capital Assets**

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., parks, wells, water and sewer lines and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements.

Capital assets are defined by the government as assets with an initial individual cost of \$10,000 and over for machinery and equipment, \$75,000 and over for building and land improvements, buildings, intangibles, and infrastructure, and an estimated useful life in excess of three years. Land acquisitions regardless of cost are recorded as capital assets. All material fixed assets are valued at cost. Donated fixed assets are valued at their acquisition value on the date donated.

GASB requires that the City capitalize and report intangible assets, such as easements and internally created software. To value easements, the City uses current land values calculated from Ada County Assessor's data divided by two, internally developed software is valued at cost.



Depreciation is recorded by use of the straight-line method. The book value of each asset is reduced by equal amounts over its estimated useful life as follows:

	Estimated Useful <u>Life (Years)</u>
Buildings	30
Sewer plant	25
Sewer and water lines	50
Improvements other than buildings	10-50
Equipment and software	5-20
Public domain infrastructure	40

Maintenance, repairs, and minor renewals are charged to operations as incurred. When an asset is disposed of, accumulated depreciation is deducted from the original cost and any gain or loss arising from its disposal is credited or charged to operations.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest costs incurred during construction of capital assets of business-type activities are capitalized when they are material. No interest costs were included as part of the cost of capital assets under construction in the current year.

As of September 30, 2021, no capital assets were considered to be impaired and no impairment loss was recognized for the year ended September 30, 2021.

**Vacation Payable**

The City provides vacation and sick leave to its full-time employees. Earned vacation is paid to employees when taken or paid to employees or beneficiaries upon the employees’ termination, retirement or death. The City does not pay earned sick pay upon the employees’ termination, retirement or death for non-union employees. The Fire Department union members are paid ten percent of their sick leave accrual upon the employees’ voluntary termination, 25% upon employees’ retirement, and 100% upon employees’ death. The amount of unused vacation accumulated by City employees is accrued as an expense when incurred in the Proprietary Fund, which uses the accrual basis of accounting. In the Governmental Funds, only the amount that normally would be liquidated with expendable available financial resources is accrued as current year expenditures. Unless it is anticipated that compensated absences will be used in excess of a normal year’s accumulation, no additional expenditures are accrued.

**Deferred Outflows/Inflows of Resources**

The statement of net position includes a separate section for deferred outflows of resources. The separate financial statement element represents a consumption of net position that applies to future period(s) and will not be recognized as an outflow of resources (expense) until then. The City’s deferred outflow of resources is its pension obligation. The pension obligation is the difference between projected and actual investment earnings, the changes in assumptions, the change the City’s proportionate share of the City’s net pension liability, and the contributions subsequent to the measurement date of the City’s net pension liability.

In addition to the liabilities, the statement of net position includes a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to future period(s) and will not be recognized as an inflow of resources (revenue) until then. The City has one item that qualify for reporting in the category: the deferred pension obligation. The employer deferred pension obligation results from the difference between the expected and actual experience of the pension plan and the net difference between projected and actual investment earnings on the pension plan investments.

### **Advanced Revenue**

The City reports advanced revenues on its Statement of Net Position and Fund Balance Sheet. Advanced revenues arise when resources are received by the City before it has a legal claim to them, as when grant monies are received prior to the occurrence of qualifying expenditures. In subsequent periods, when the City has a legal claim to the resources, the liability for advanced revenue is removed from the balance sheet and the revenue is recognized.

### **Pensions**

For purposes of measuring the net pension asset and pension expense offset, information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from the Base Plan's fiduciary net position have been determined on the same basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

### **Net Position**

For government-wide reporting as well as in the proprietary fund, the difference between assets and deferred outflows of resources less liabilities and deferred inflows or resources is called net position. Net position is comprised of three components: investment in capital assets, restricted and unrestricted.

*Investment in capital assets* – consists of capital assets, net of accumulated depreciation.

*Restricted net position* – consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets, if applicable. Assets are reported as restricted when constraints are placed on asset use either by external parties or by law through constitutional provision or enabling legislature.

*Unrestricted net position* – consists of the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that does not meet the definition of the two preceding categories.

The City may fund outlays for a particular purpose from both restricted and unrestricted sources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, as flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

## Fund Balances

Fund balance of governmental funds is reported in various categories based on the nature of any limitation requiring the use for specific purposes. Fund balances in the governmental balance sheet are categorized as follows:

*Non-spendable* - when the resources cannot be spent because they are either legally or contractually required to be maintained intact, or are in a non-spendable form such as inventories, prepaid accounts, and assets held for resale.

*Restricted* - when the constraints placed on the use of resources are either: (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

*Committed* - when the City Council passes an ordinance or resolution that places specific constraints on how the resources may be used. The City Council can modify or rescind the ordinance or resolution at any time through passage of an additional ordinance or resolution, respectively.

*Assigned* - when it is intended for a specific purpose and the authority to “assign” is delegated to the City’s Chief Financial Officer.

*Unassigned* - fund balance is the residual classification for the General Fund. This classification represents fund balance that has not been restricted, committed, assigned, or deemed as non-spendable within the General Fund. This classification is also used to report any negative fund balance amounts in other governmental funds.

The City Council adopted a Fund Balance Policy that establishes a practice of reserving four months of the current year budget of personnel and recurring annual operating costs as minimum fund balance needed to ensure sufficient cash flow to meet the City’s obligations. This reserve will be in the unassigned fund balance. This policy also recommends a spending order of restricted, committed, assigned and then unassigned unless Council approves otherwise.

## Risk Management

The City is exposed to various risks of loss related to theft of, damage to, or destruction of assets. The City participates in a public entity risk pool, Idaho Counties Risk Management Pool (ICRMP), for liability, medical and disability insurance. The City's exposure to loss from its participation in ICRMP is limited only to the extent of their deductible.

## Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenditures or expenses during the reporting period. Actual results could differ from those estimates.

**Note 2 - Cash and Investments**

Cash and investments as of September 30, 2021 are classified in the accompanying financial statements as follows:

Cash and cash equivalents	\$ 105,175,337
Cash and cash equivalents - restricted	<u>22,982,449</u>
Total cash and cash equivalents	<u>\$ 128,157,786</u>
Investments	\$ 69,024,306
Investments - restricted	<u>2,267,378</u>
Total Investments	<u>\$ 71,291,684</u>
Cash - fiduciary activities	<u>\$ 1,597,283</u>
Total cash - fiduciary activities	<u>\$ 1,597,283</u>

**Investments Authorized by the State of Idaho and the City of Meridian’s Investment Policy**

Investment types that are authorized for the City of Meridian by the Idaho Code and the City’s investment policy are as follows:

1. Local, State and U.S. Agency Bonds
2. U. S. Agency Securities
3. Certificates of Deposit

The City also participates in the State of Idaho Local Investment Pool (LGIP) and the State of Idaho Diversified Bond Fund (DBF). Both the LGIP and the DBF are regulated by Idaho Code under the oversight of the Treasurer of the State of Idaho. The Pools are not registered with the Securities and Exchange Commission or any other regulatory body. The State Treasurer does not provide any legally binding guarantees to support the value of the shares to participants.

The LGIP is a low risk investment pool with high liquidity. Therefore, the City’s investment in the pool is reported as a cash equivalent in the accompanying financial statements as it does not meet the definition of an investment. The LGIP is not currently rated by a nationally recognized rating agency. The funds are invested in short-term investments in the priority order of safety, liquidity, and yield.

The DBF invests in longer term investment vehicles with higher returns over time than the LGIP. The DBF is not currently rated by a nationally recognized rating agency. However, the investment guidelines require that funds be invested in high quality securities that provide a high level of return, with a reasonable level of risk while meeting or exceeding the Barclay’s Capital Intermediate A+ Aggregate Fixed Income Index. The City invests money in the DBF that it does not expect to need within the next three to five years. The City’s investment in the DBF is reported based on its pro-rata share of the fair market value provided by the fund for the entire portfolio.

**Fair Value Hierarchy**

Investments are measured at fair value on a recurring basis. Recurring fair value measurements are those that GASB Statements require or permit in the statement of net position at the end of each reporting period. Fair value measurements are categorized based on the valuation inputs used to measure an asset’s fair value. The following provides a summary of the hierarchy used to measure fair value.

- Level 1 – Inputs are quoted prices in active markets for identical assets.
- Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability either directly or indirectly, including quoted prices for similar assets or liabilities.
- Level 3 – Valuations derived from valuation techniques in which significant valuation drivers are observable.

The City’s investment at September 30, 2021 are valued using the net assets value (NAV) per share, as noted below. Investments valued using the NAV generally do not have readily obtainable market values and are instead valued based on the City’s pro-rata share of the pool’s fair value of the underlying assets.

Investments measured at the net asset value (NAV)

State of Idaho Diversified Bond Fund (DBF)	\$ 71,291,686
Total investments at NAV	\$ 71,291,686

Oversight for the Diversified Bond Fund is with the Idaho State Treasurer and Idaho Code, which defines allowable investments. In general, the investment guidelines require that funds be invested in high quality securities in a manner that provides higher total return than the shorter pools given a reasonable level of risk measured over a long period.

Securities in DBF are shared positions valued at current market values. The City values these investments based on information provided by the State of Idaho Treasurer’s Office. The following table presents the unfunded commitments, redemption frequency and the redemption notice period for the City’s investments measured at the NAV:

Investments Measured at the NAV				
	Fair Value	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
State of Idaho Diversified Bond Fund (DBF)	\$ 71,291,686	None	Monthly	5-25 days

**Interest Rate Risk**

Interest rate risk is the risk that changes in market interest rates will adversely impact the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. This risk can be managed using a calculation called duration that uses various inputs such as yield and years until maturity to estimate interest rate risk. Generally, the higher the duration number, the higher the risk. The City manages exposure to interest rate risk by purchasing a combination of long and short-term investments. The City manages the portfolio so it is not necessary to sell securities before maturity. The City’s policy does not limit the duration of the investments.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Rating</u>	<u>Duration</u>
Idaho Diversified Bond Fund (DBF)	\$ 71,291,686	not rated	2.56 years
Idaho Local Government Investment Pool (LGIP)	115,700,551	not rated	0.36 years
Money market funds	1,647,765	not rated	
Other cash amounts	<u>10,809,468</u>		
Total cash and investments	<u>\$ 199,449,470</u>		

**Credit Risk**

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The City’s investment policy is consistent with the State Code related to credit risk.

**Concentration of Credit Risk**

When investments are concentrated in one issuer this concentration represents increased risk of potential loss. The GASB has adopted a principal that governments should provide note disclosure when five percent of the entity’s total investments are concentrated in any one issuer. Investments in obligations specifically guaranteed by the U.S. Government, mutual funds, and other pooled investments are exempt from disclosure. The City’s investment policy has no limitations on the amount that can be invested in any one issuer.

Other than State Investment Pools, no single issuer exceeded 5% or more of the City’s total investments.

**Custodial Credit Risk**

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in possession of an outside party. The custodial credit risk for investments is the risk that in the event of the failure of the counterparty (e.g. broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party.

At year end, the carrying amount of the City’s cash deposits was \$128,157,786 and the bank balance was \$128,171,059. Of the bank balance \$250,000 was covered by federal depository insurance, \$1,647,765 was collateralized with securities held at the Federal Home Bank of Seattle for First Interstate Bank and pledged to the City of Meridian, \$115,423,030 was held by the State of Idaho Local Group Investment Pool, and the remainder of the City’s deposits of \$10,850,264 with First Interstate Bank are secured in an undivided collateral pool for public agencies.

It is the City’s policy to minimize exposure to custodial credit risk with investments by requiring that to the extent possible they be identified as to City of Meridian ownership and be held in the City’s name. The City further reduces risk by confining investments to insured levels in any one institution.

**Note 3 - Due from Other Governmental Units**

The following summarizes the intergovernmental receivables at September 30, 2021:

State of Idaho		
State Liquor Dispensary		\$ 369,626
State Tax Commission		3,668,679
Idaho Transportation Department		14,039
Idaho Attorney General		13,214
Federal agencies		91,116
Other Governmental Agencies		
Meridian Rural Fire District		201,105
Ada County		36,991
		<u>          </u>
Total Due from Other Governmental Units		<u><u>\$ 4,394,770</u></u>

**Note 4 - Note Receivable**

In December 2014, the City entered into an agreement to annex the homes in a subdivision outside of city limits and provide them with water and sewer service. The subdivision had a utility district, Meridian Heights Water and Sewer District (MHWS), which was dissolved in December 2014 upon approval from the District Court. All assets and liabilities of MHWS were transferred to the City at that time, including MHWS’s debt of \$1,280,294, which is being repaid to the City by the former members of MHWS over a period of 20 years at an interest rate of 3.5% as follows:

	Beginning Balance as of Oct 1, 2020	Interest and Adjustments	Payments	Ending Balance as of Sep 30, 2021
Long-term note receivable	\$ 525,836	\$ 17,221	\$ (125,370)	\$ 417,687

Minimum payments expected to be received are as follows:

<u>Fiscal Year</u>	<u>Annual Payment</u>
2022	\$ 45,240
2023	45,240
2024	45,240
2025	45,240
2026	45,240
2027-2031	<u>191,487</u>
Total	<u>\$ 417,687</u>

**Note 5 - Capital Assets**

Changes to capital assets are as follows:

<b>Governmental Activities</b>	Balance Oct. 1, 2020	Additions	Deletions	Transfers	Balance Sept. 30, 2021
Capital assets, not depreciated					
Land	\$ 30,479,288	\$ 75,305	\$ 469	\$ -	\$ 30,554,124
Easements	1,388,600	986,499	-	-	2,375,099
Construction in progress	831,531	1,529,112	-	(410,539)	1,950,104
Total capital assets, not depreciated	<u>32,699,419</u>	<u>2,590,916</u>	<u>469</u>	<u>(410,539)</u>	<u>34,879,327</u>
Capital assets, depreciated					
Buildings	50,477,173	2,376,341	-	283,871	53,137,385
Improvements other than buildings	52,671,569	450,143	-	51,810	53,173,522
Internally developed software	464,311	49,855	-	-	514,166
Equipment	18,776,666	1,719,466	912,779	74,858	19,658,211
Total capital assets, depreciated	<u>122,389,719</u>	<u>4,595,805</u>	<u>912,779</u>	<u>410,539</u>	<u>126,483,284</u>
Less accumulated depreciation for					
Buildings	15,349,281	1,738,198	-	-	17,087,479
Improvements other than buildings	19,136,755	2,540,322	-	-	21,677,077
Internally developed software	153,076	84,288	-	-	237,364
Equipment	12,419,314	1,737,622	738,133	-	13,418,803
Total accumulated depreciation	<u>47,058,426</u>	<u>6,100,430</u>	<u>738,133</u>	<u>-</u>	<u>52,420,723</u>
Total net capital assets, depreciated	<u>75,331,293</u>	<u>(1,504,625)</u>	<u>174,646</u>	<u>-</u>	<u>74,062,561</u>
Governmental activities capital assets, net	<u>\$ 108,030,712</u>	<u>\$ 1,086,291</u>	<u>\$ 175,115</u>	<u>\$ -</u>	<u>\$ 108,941,888</u>



City of Meridian, Idaho  
Notes to Financial Statements  
September 30, 2021

<b>Business-Type Activities</b>	Balance Oct. 1, 2020	Additions	Deletions	Transfers	Balance Sept. 30, 2021
Capital assets, not depreciated					
Land	\$ 6,257,882	\$ -	\$ 8,569	\$ -	\$ 6,249,313
Easements	16,439,400	3,160,954	-	-	19,600,354
Construction in progress	3,673,240	5,828,514	2,534	(1,118,629)	8,380,591
Total capital assets, not depreciated	<u>26,370,522</u>	<u>8,989,468</u>	<u>11,103</u>	<u>(1,118,629)</u>	<u>34,230,258</u>
Capital assets, depreciated					
Buildings and improvements other than buildings	150,578,568	449,239	-	148,983	151,176,790
Sewer and water lines	244,787,992	11,283,905	-	969,646	257,041,543
Machinery and equipment	54,927,816	205,710	26,757	-	55,106,769
Total capital assets, depreciated	<u>450,294,376</u>	<u>11,938,854</u>	<u>26,757</u>	<u>1,118,629</u>	<u>463,325,102</u>
Less accumulated depreciation for					
Buildings and improvements other than buildings	40,700,231	6,757,805	-	-	47,458,036
Sewer and water lines	57,220,581	5,016,274	-	-	62,236,855
Machinery and equipment	26,010,321	2,360,128	24,225	-	28,346,224
Total accumulated depreciation	<u>123,931,133</u>	<u>14,134,207</u>	<u>24,225</u>	<u>-</u>	<u>138,041,115</u>
Total net capital assets, depreciated	<u>326,363,243</u>	<u>(2,195,353)</u>	<u>2,532</u>	<u>1,118,629</u>	<u>325,283,987</u>
Business-type activities capital assets, net	<u>\$ 352,733,765</u>	<u>\$ 6,794,115</u>	<u>\$ 13,635</u>	<u>\$ -</u>	<u>\$ 359,514,245</u>

Depreciation expense was charged to functions/programs of the City as follows:

Governmental activities	
General government	\$ 1,452,689
Public safety	1,833,597
Parks and recreation	<u>2,814,144</u>
Total depreciation expense - governmental activities	<u>\$ 6,100,430</u>
Business-type activities	
Water and Sewer	<u>\$ 14,134,207</u>
Total depreciation expense - business-type activities	<u>\$ 14,134,207</u>

**Note 6 - Interfund Balances and Transfers**

The following transfers were made for the purpose of funding operations:

	Transfer In		Total
	General Fund	Capital Projects Fund	
Transfer out			
General fund	\$ -	\$ 3,646,860	\$ 3,646,860
Enterprise fund	2,733,024	-	2,733,024
<b>Total transfers</b>	<b>\$ 2,733,024</b>	<b>\$ 3,646,860</b>	<b>\$ 6,379,884</b>

The transfer from the enterprise fund to the general fund was related to personnel and operating costs that were paid by the general fund during FY2021. The transfer from the general fund to the capital projects fund includes \$3,464,073 from the excess of building permit revenues from prior year and \$182,787 from commitments during budget development by City Council.

**Note 7 - Changes in Long-Term Obligations**

The following is a summary of changes in long-term obligations of the City for the year ended September 30, 2021:

	Balance Oct.1, 2020	Obligation Issued	Obligation Retired	Balance Sept. 30, 2021	Due Within One Year
<b>Governmental Activities</b>					
Accrued vacation	\$ 2,650,596	\$ 3,282,917	\$ 2,896,759	\$ 3,036,754	\$ 333,544
<b>Business-Type Activities</b>					
Accrued vacation	\$ 381,179	\$ 495,193	\$ 380,042	\$ 496,330	\$ 49,633
Settlement payable	240,000	-	-	240,000	-
	<b>\$ 621,179</b>	<b>\$ 495,193</b>	<b>\$ 380,042</b>	<b>\$ 736,330</b>	<b>\$ 49,633</b>

**Note 8 - Fund Balances – Governmental Funds**

	Balance Oct. 1, 2020	Net Change	Balance Sept. 30, 2021
Fund Balances			
Nonspendable			
Prepays	\$ 320,752	\$ 1,589,182	\$ 1,909,934
Inventory for Lakeview Golf Course	-	74,005	74,005
Restricted			
Impact fund	17,979,714	5,856,402	23,836,116
Impact fund budget carryforward	2,409,101	(95,352)	2,313,749
Grant fund	-	172	172
Committed			
Capital projects fund	10,881,948	2,781,500	13,663,448
Capital projects budget carryforward	4,219,077	(1,052,795)	3,166,282
Public safety fund	2,715,692	751,317	3,467,009
Public safety budget carryforward	-	63,833	63,833
Assigned			
General fund budget carryforward	1,702,222	1,263,757	2,965,979
Comm. Dev. excess revenue transfer	3,464,073	(198,762)	3,265,311
Operating reserve	-	14,114,850	14,114,850
Emergency reserve	-	4,840,878	4,840,878
Unassigned	45,394,739	(13,229,574)	32,165,165
Total fund balances	<u>\$ 89,087,318</u>	<u>\$ 16,759,413</u>	<u>\$ 105,846,731</u>

**Note 9 - Lease Agreements**

The City has operating leases for office equipment and short-term land use. In FY2014 the City entered into a prepaid irrevocable use 20 year agreement with Syringa Networks, LLC for the right to use certain dark fiber in the Syringa Networks System. The City incurred costs of \$1,385,250 associated with the Syringa agreement. As of September 30, 2021, the related accumulated depreciation was \$490,609. The City has no ownership rights now or in the future in the fiber, but prepayment is considered an asset and recorded as a capital asset. The agreement also requires that the City pay annual maintenance and operating costs for a period of twenty years.

The equipment lease agreements cover periods from 2014 through 2033, and the minimum annual payments range from \$3,514 to \$13,800. Total rental expense in FY2021 for all operating leases (which include rental, maintenance and usage) was approximately \$142,740.

Future minimum annual lease payments for operating leases with remaining lease terms in excess of one year are as follows:

Operating Leases

2022	\$ 17,314
2023	17,314
2024	17,314
2025	17,314
2026	14,971
Years 2027 - 2031	69,000
Years 2032 - 2036	<u>14,375</u>
Total minimum obligations	<u>\$ 167,602</u>

**Note 10 - Defined Benefit Pension Plan**

**Plan Description**

The City contributes to the Base Plan which is a cost-sharing multiple-employer defined benefit pension plan administered by Public Employee Retirement System of Idaho (PERSI or System) that covers substantially all employees of the State of Idaho, its agencies and various participating political subdivisions. The cost to administer the plan is financed through the contributions and investment earnings of the plan. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at [www.persi.idaho.gov](http://www.persi.idaho.gov).

**Pension Benefits**

The Base Plan provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members' years of service, age, and highest average salary. Members become fully vested in their retirement benefits with five years of credited service (5 months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of credited service is 2% (2.3% for police/firefighters) of the average monthly salary for the highest consecutive 42 months.

The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature. The Base Plan is required to provide a 1% minimum cost of living increase per year provided the Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of the Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

**Member and Employer Contributions**

Member and employer contributions paid to the Base Plan are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) that are adequate to accumulate sufficient assets to pay benefits when due.

The contribution rates for employees are set by statute at 60% of the employer rate for general employees and 72% for police and firefighters. As of June 30, 2021 it was 7.16% for general employees and 8.81% for police and firefighters. The employer contribution rate as a percent of covered payroll is set by the Retirement Board and was 11.94% for general employees and 12.28% for police and firefighters. The City's contributions were \$4,435,365 for the year ended September 30, 2021.

*Pension Liabilities (Assets), Pension Expense (Expense Offset), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions*

At September 30, 2021, the City reported an asset for its proportionate share of the net pension liability (asset). The net pension liability (asset) was measured as of June 30, 2021, and the total pension liability (asset) used to calculate the net pension liability (asset) was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability (asset) was based on the City's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. At June 30, 2021, the City's proportion was 0.99528992 percent compared to 0.95173640 percent at June 30, 2020.

For the year ended September 30, 2021, the City recognized pension expense offset of \$183,651. At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,158,150	\$ 456,911
Changes in assumptions or other inputs	9,022,949	-
Net difference between projected and actual earnings on pension plan investments	-	24,689,522
Changes in the employer's proportion and differences between the employer's contributions and the employer's proportionate contributions	1,300,192	-
City contributions subsequent to the measurement date	1,110,780	-
<b>Total</b>	<b>\$ 12,592,071</b>	<b>\$ 25,146,433</b>

The City reported \$1,110,780 as deferred outflows of resources related to the pension resulting from Employer contributions subsequent to the measurement date and will be recognized as a reduction of the net pension asset in the year ending September 30, 2022.

The average of the expected remaining service lives of all employees that are provided with pensions through the System (active and inactive employees) determined at July 1, 2020, the beginning of the measurement period ended June 30, 2021, is 4.7 and 4.6 for the measurement period June 30, 2020.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (expense offset) as follows:

Years Ended September 30,

2022	\$ (2,992,510)
2023	(2,763,602)
2024	(2,517,613)
2025	<u>(5,391,417)</u>
	<u>\$ (13,665,142)</u>

*Actuarial Assumptions*

Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of payroll normal costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual included in the actuarial valuation is allocated as a level percentage of each year’s earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

The total pension liability (asset) in the June 30, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.30 %
Salary increases	3.05 %
Salary inflation	3.05%
Investment rate of return	6.35 %, net of pension plan investment expenses
Cost-of-living (COLA) adjustments	1.00 %

**Contributing Members, Service Retirement Members, and Beneficiaries**

General Employees and All Beneficiaries - Males Pub-2010 General Tables, increased 11%.

General Employees and All Beneficiaries - Females Pub-2010 General Tables, increased 21%.

Teachers - Males Pub-2010 Teacher Tables, increased 12%.

Teachers - Females Pub-2010 Teacher Tables, increased 21%.

Fire & Police - Males Pub-2010 Safety Tables, increased 21%.

Fire & Police - Females Pub-2010 Safety Tables, increased 26%.

Disabled Members - Males Pub-2010 Disabled Tables, increased 38%.

Disabled Members - Females Pub-2010 Disabled Tables, increased 36%.

An experience study was performed for the period July 1, 2015 through June 30, 2020 which reviewed all economic and demographic assumptions including mortality. The total pension liability (asset) as of June 30, 2021 is based on the results of an actuarial valuation date July 1, 2021.

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. Specifically, the System uses consultants, investment managers and trustees to develop capital market assumptions in analyzing the System's asset allocation. The assumptions and the System's formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of System's assets.

The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions are:

**Capital Market Assumptions from Callan 2021**

Asset Class	Target Allocation	Long-Term Expected Nominal Rate of Return (Arithmetic)	Long-Term Expected Real Rate of Return (Arithmetic)
Core Fixed Income	30.00%	1.80%	(0.20)%
Broad US Equities	55.00%	8.00%	6.00%
Developed Foreign Equities	15.00%	8.25%	6.25%
Assumed Inflation - Mean		2.00%	2.00%
Assumed Inflation - Standard Deviation		1.50%	1.50%
Portfolio Arithmetic Mean Return		6.18%	4.18%
Portfolio Standard Deviation		12.29%	12.29%
Portfolio Long-Term Expected Geometric Rate of Return		5.55%	3.46%
Assumed Investment Expenses		0.40%	0.40%
Portfolio Long-Term Expected Geometric Rate of Return, Net of Investment Expenses		5.15%	3.06%

**Investment Policy Assumptions from PERSI Board November 2019**

Portfolio Long-Term Expected Real Rate of Return, Net of Investment Expenses	4.14%
Portfolio Standard Deviation	14.16%

**Economic/Demographic Assumptions from Milliman 2021**

<b>Valuation Assumptions Chosen by PERSI Board</b>	
Long-Term Expected Real Rate of Return, Net of Investment Expenses	4.05%
Assumed Inflation*	2.30%
<b>Long-Term Expected Geometric Rate of Return, Net of Investment Expenses</b>	<b>6.35%</b>

\*2.30% was approved by the Board dated August 2021



*Discount Rate*

The discount rate used to measure the total pension liability (asset) was 6.35%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate. Based on these assumptions, the pension plans' net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability (asset). The long-term expected rate of return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

*Sensitivity of The Employer's Proportionate Share of The Net Pension Liability (Asset) To Changes In The Discount Rate.*

The following presents the Employer's proportionate share of the net pension liability (asset) calculated using the discount rate of 6.35 percent, as well as what the Employer's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (5.35 percent) or 1-percentage-point higher (7.35 percent) than the current rate:

	<u>1% Decrease (5.35%)</u>	<u>Current Discount Rate (6.35%)</u>	<u>1% Increase (7.35%)</u>
Employer's proportionate share of the net pension liability (asset)	<u>\$ 27,325,100</u>	<u>\$ (786,059)</u>	<u>\$ (23,829,341)</u>

*Pension Plan Fiduciary Net Position*

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report.

PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at [www.persi.idaho.gov](http://www.persi.idaho.gov).

*Payables to The Pension Plan*

At September 30, 2021, the City reported payables to the defined benefit pension plan of \$361,564 for legally required employer contributions and \$245,895 for legally required employee contributions which had been withheld from employee wages but not yet remitted to PERSI.

**Note 11 - Other Commitments**

The City had the following commitments at September 30, 2021:

<u>Commitments</u>	<u>Amount</u>
Animal Control Services	\$ 616,797
Buildings & Structures	1,911,681
Contracted Services	1,105,650
Dues & Contributions	823,417
Electronics & Software	86,762
Equipment & Vehicles	445,919
Grant Funded Expenditures	107,620
Insurance	408,262
Janitorial Services	365,198
Parks/Pathways Construction & Improvements	667,933
Professional Services	299,183
Wastewater Improvements	2,439,691
Water/Sewer Line Improvements	1,357,012
Well Improvements	<u>2,392,901</u>
 Total Commitments	 <u><u>\$ 13,028,026</u></u>

**Note 12 - Contingent Liabilities**

The City has been named as a defendant in various legal actions, the results of which are not presently determinable, except as described below. However, in the opinion of the City Attorney, the amount of losses that might be sustained, if any, would not materially affect the City’s financial position.

Under the terms of federal and state grants, periodic audits are required and certain costs may be questioned as not being appropriate expenditures under the terms of the grants. Any disallowed claims, including amounts already collected, could become a liability of the City. City management believes disallowances, if any, will not be material.

In 2006, the City entered into an agreement with a developer to jointly provide water and sewer services for a subdivision under development (Bittercreek Meadows Subdivision Homeowners Association), outside the City limits. The developer put in a well and turned it over to the City so that homeowners could connect to the City water system. Since the development did not grow beyond 24 lots the City was not able to provide sewer and water services. In 2011, the agreement was nullified and the City paid damages to the developer, reimbursed the existing homeowners for their cost to connect to City water, deeded back the well, the well lot, a lift station lot, and land easements to the homeowners.

In 2014, the City of Meridian entered into a Settlement and Mutual Release Agreement with Bittercreek Meadows Subdivision Homeowners Association in which the City agreed to connect 24 lots to the City of Kuna's wastewater treatment plant. The cost to do this is not known since it is dependent on development of adjoining vacant land but an estimated cost of \$240,000 was recorded and is reflected in the Statement of Net Position for our Proprietary Fund.

**Note 13 - Related Party**

The City partners with Meridian Development Corporation (MDC) for various downtown improvements. During the year ended September 30, 2021, the City reimbursed MDC \$274,463 for URA allocation of Governor's Public Safety Initiative and MDC agreed to contribute \$16,891 for Concerts of Broadway, traffic box wrap and downtown streetscape projects in the City.

**Note 14 - Component Unit**

The Meridian Development Corporation (MDC) is created by and exists under the Idaho Urban Renewal Law of 1965, as amended, and is a separate legal entity. In July 2016, the City approved the establishment of MDC's second district, known as the Ten Mile District. A third district was established in June 2020, known as Union Block District.

**MDC – Cash and Cash Equivalents**

As of September 30, 2021, the account balance of the checking account was \$279,330. As of September 30, 2021, the account balance of the money market account was \$5,351,317. \$5,380,647 was uninsured and uncollateralized as of September 30, 2021. Cash is held in the custody of Washington Trust Bank in MDC's name.

**MDC – Capital Assets**

Changes to capital assets are as follows:

	Balance Oct. 1, 2020	Additions	Deletions	Transfers	Balance Sept. 30, 2021
Governmental Activities					
Capital assets, not depreciated					
Land	\$ 672,384	\$ -	\$ -	\$ -	\$ 672,384
Total capital assets, not depreciated	<u>672,384</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ 672,384</u>
Capital assets, depreciated					
Equipment	1,843	-	(1,843)	-	-
Intangibles	180,160	-	-	-	180,160
Total capital assets, depreciated	<u>182,003</u>	<u>-</u>	<u>(1,843)</u>	<u>-</u>	<u>180,160</u>
Less accumulated depreciation for					
Equipment	(1,843)	-	1,843	-	-
Intangibles	(180,160)	-	-	-	(180,160)
Total accumulated depreciation	<u>(182,003)</u>	<u>-</u>	<u>1,843</u>	<u>-</u>	<u>(180,160)</u>
Total net capital assets, depreciated	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Governmental activities capital assets, net	<u>\$ 672,384</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 672,384</u>

**MDC – Changes in Long-Term Debt**

MDC has a promissory note for \$1,274,000, with an outstanding balance as of September 30, 2021, of \$50,744. The note matures on March 5, 2022 with a fixed interest rate of 3.51% collateralized by real property.

The following is a summary of changes in debt of MDC for the year ended September 30, 2021.

	October 1, 2020	Debt Issued	Debt Retired	September 30, 2021
Governmental Activities				
Note payable - building	\$ 170,356	\$ -	\$ (119,612)	\$ 50,744
Current Portion of Note Payable				<u>\$ 50,744</u>

Maturities of the note payable are as follows for the years ended September 30:

Fiscal Year	Principal	Interest	Total
2022	\$ 50,744	\$ 449	\$ 51,193
Totals	<u>\$ 50,744</u>	<u>\$ 449</u>	<u>\$ 51,193</u>

**MDC – Line of Credit**

Washington Trust Bank extended a revolving line of credit to MDC that provides for available borrowings up to \$100,000. The agreement matures on June 30, 2022 and is unsecured. Borrowings under the line of credit bear variable interest rate at 5.5% per annum. There were no amounts outstanding on the line as of September 30, 2021. Borrowings under the line of credit are subject to certain covenants and restrictions on indebtedness and dividend payments.

**MDC – Commitments and Contingencies**

On February 8, 2017, amended on March 13, 2018, MDC entered into an Owner Participation Agreement with Ten Mile Crossing, Inc., Brighton Corporation, SCS Brighton LLC, Brighton Investments LLC, SCS Investments LLC, and SBG Ten Mile Office No. 1, LLC (the Developers) to carry out the approved urban renewal plan. This agreement contemplates that the Developers will develop the property by constructing private improvements. Eligible public improvements are to be constructed in phases and reimbursed from future tax increment revenues. As of September 30, 2021, the Developers have incurred life-to-date eligible expenses and requested reimbursements totaling \$5,071,911. Of this amount, \$1,199,267 was paid by MDC in fiscal year 2021 and \$356,473 was paid by MDC in prior fiscal years. The remaining amount of \$3,516,171 is to be paid, contingent upon the future receipt of tax increment.

**Note 15 - Subsequent Events**

Subsequent to year end, the City entered into an agreement with Western Ada Recreation District to operate a public swimming pool located adjacent to Storey Park (Pool) and a .57-acre public park located 1031 E. Tammy Street in Settler Village Subdivision (Park). The agreement commenced on February 8, 2022 and will cease September 2024. During the term of this agreement, City's maintenance of the Pool and Park includes all necessary activities to maintain current operations such as hiring staff directly as City employees, or by an independent staffing agency or some combination thereof. The City will collect and retain revenues from these two operations during the term of this agreement.



Required Supplementary Information  
September 30, 2021

City of Meridian, Idaho

City of Meridian, Idaho  
 Schedule of Employer's Share of Net Pension Liability (Asset) and Employer Contributions  
 Year Ended September 30, 2021

Schedule of Employer's Share of Net Pension Liability (Asset)								
PERSI - Base Plan								
Last 10 - Fiscal Years *								
	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Employer's portion of net pension liability (asset)	(0.99528992%)	0.95173640%	0.91855720%	0.86932910%	0.83853670%	0.83279220%	0.83092250%	0.78774420%
Employer's proportionate share of the net pension liability (asset)	\$ 786,060	\$ 22,100,578	\$ 10,485,074	\$ 12,822,757	\$ 13,180,357	\$ 16,881,978	\$ 10,941,899	\$ 5,799,030
Employer's covered payroll	37,294,313	34,691,943	31,370,306	28,067,928	26,158,967	24,506,473	23,418,704	21,670,660
Employer's proportional share of the net pension liability (asset) as a percentage of its covered payroll	(2.11%)	63.71%	33.42%	45.68%	50.39%	68.89%	46.72%	26.76%
Plan fiduciary net position as a percentage of the total pension liability (asset)	(100.36%)	88.22%	93.79%	91.69%	90.68%	87.26%	91.38%	94.95%

\* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

Data reported is measured at the measurement date which is as of June 30 of each year.

City of Meridian, Idaho  
 Schedule of Employer's Share of Net Pension Liability (Asset) and Employer Contributions  
 Year Ended September 30, 2021

Schedule of Employer's Share of Net Pension Liability (Asset)  
 PERSI - Base Plan  
 Last 10 - Fiscal Years \*

	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
Statutorily required contribution	\$ (3,929,693)	\$ 3,734,052	\$ 3,514,771	\$ 3,375,966	\$ 2,827,648	\$ 2,475,578	\$ 2,717,964	\$ 2,560,496
Contributions in relation to the statutorily required contribution	4,487,967	4,134,783	3,669,576	3,228,459	3,001,437	2,796,909	2,682,620	2,461,739
Contribution (deficiency) excess	8,417,661	400,731	154,805	(147,507)	173,789	321,331	(35,344)	(98,758)
Employer's covered payroll	38,316,891	34,957,831	32,747,790	28,750,964	26,645,195	24,966,360	24,029,237	22,142,233
Contributions as a percentage of covered payroll	11.71%	11.83%	11.21%	11.23%	11.26%	11.20%	11.16%	11.12%

\* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

Data reported is measured as of September 30 of each year.



City of Meridian, Idaho

Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund  
Year Ended September 30, 2021

	Budgeted Amounts		Actual Amounts	Variance With Final Budget
	Original	Final		
<b>Revenues</b>				
Taxes	\$ 39,282,350	\$ 39,282,350	\$ 30,628,429	\$ (8,653,921)
Licenses and permits	6,211,909	6,211,909	9,894,134	3,682,225
Intergovernmental	9,812,902	13,809,912	26,561,175	12,751,263
Franchise fees	1,478,505	1,478,505	1,759,563	281,058
Fines and forfeitures	434,759	434,759	525,451	90,692
Charges for services	1,697,282	1,763,732	4,145,773	2,382,041
Impact revenues	5,812,075	5,812,075	6,973,479	1,161,404
Donations	-	15,045	23,005	7,960
Interest	416,589	416,589	452,260	35,671
Miscellaneous	-	2,255	70,686	68,431
<b>Total revenues</b>	<b>65,146,371</b>	<b>69,227,131</b>	<b>81,033,955</b>	<b>11,806,824</b>
<b>Expenditures</b>				
General government personnel costs	6,039,699	5,979,946	5,812,223	167,723
General government operating expense	4,064,074	9,086,957	4,071,360	5,015,597
Public safety				
Police personnel costs	20,045,428	20,161,947	19,116,254	1,045,693
Police operating expense	3,273,335	3,465,194	3,249,311	215,883
Fire personnel costs	12,235,774	12,257,929	12,536,582	(278,653)
Fire operating expense	2,012,993	1,966,847	1,856,501	110,346
Parks and recreation personnel costs	3,649,530	3,686,136	3,892,147	(206,011)
Parks and recreation operating expense	2,374,317	3,278,350	3,475,395	(197,045)
Community development personnel costs	3,951,319	4,002,999	3,630,889	372,110
Community development operating expense	2,266,348	2,479,222	3,318,284	(839,062)
Capital outlay				
General government	671,590	1,156,225	357,005	799,220
Public safety				
Police	3,327,249	2,006,695	1,514,521	492,174
Fire	3,015,000	3,113,601	779,458	2,334,143
Parks and recreation	3,119,054	3,016,374	1,345,974	1,670,400
Community development	58,107	65,697	34,310	31,387
<b>Total expenditures</b>	<b>70,103,817</b>	<b>75,724,119</b>	<b>64,990,214</b>	<b>10,733,905</b>
<b>Excess (Deficiency) of Revenues over (Under) Expenditures</b>	<b>(4,957,446)</b>	<b>(6,496,988)</b>	<b>16,043,741</b>	<b>22,540,729</b>

City of Meridian, Idaho

Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget to Actual – General Fund  
Year Ended September 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Other Financing Sources (Uses)				
Operating transfer in	3,162,318	3,162,318	2,733,024	(429,294)
Operating transfer out	(430,867)	(430,867)	(3,646,860)	(3,215,993)
Unrealized gain (loss) on investments	-	-	(229,533)	(229,533)
Gain on sale of capital assets	-	-	130,336	130,336
Total other financing sources (uses)	<u>2,731,451</u>	<u>2,731,451</u>	<u>(1,013,033)</u>	<u>(3,744,484)</u>
Excess (Deficiency) of Revenues				
Other Sources (Uses) over (Under)				
Expenditures	<u>(2,225,995)</u>	<u>(3,765,537)</u>	<u>15,030,708</u>	
Fund Balance, Beginning of Year	<u>73,986,293</u>	<u>73,986,293</u>	<u>73,986,293</u>	
Fund Balance, End of Year	<u>\$ 71,760,298</u>	<u>\$ 70,220,756</u>	<u>\$ 89,017,001</u>	

**Note 1 - Budgets and Budgetary Accounting**

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

Prior to September 1, the CFO, Department Directors, Mayor, and City Council prepare a proposed operating budget for the fiscal year commencing on October 1. The operating budget includes proposed expenditures and the means of financing them.

Public hearings are conducted at City Hall to obtain taxpayer comments.

Prior to October 1, the budget is legally enacted through passage of an ordinance.

Budgets are not adopted on a basis consistent with generally accepted accounting principles (GAAP) for the general fund. Budgets for enterprise funds are not legally required but are adopted on a non-GAAP basis. All annual appropriations lapse at fiscal year-end. Revisions that alter the total expenditure appropriation of any fund must be approved by the City Council. State law does not allow fund expenditures to exceed fund appropriations. The budget presented in the report has been amended.

Formal budgetary integration is employed as a management control device during the year for all funds.



Other Information  
September 30, 2021  
City of Meridian, Idaho

City of Meridian, Idaho

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Capital Projects Fund  
Year Ended September 30, 2021

	Budget Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues				
Interest	\$ -	\$ -	\$ 59,321	\$ 59,321
Total revenues	-	-	59,321	59,321
Expenditures				
General government capital outlay	4,195,000	5,119,681	1,977,476	3,142,205
Parks and recreation capital outlay	24,077	24,077	-	24,077
Total expenditures	4,219,077	5,143,758	1,977,476	3,166,282
Excess (Deficiency) of revenues over (Under) Expenditures	(4,219,077)	(5,143,758)	(1,918,155)	3,225,603
Other Financing Sources (Uses)				
Operating transfer in	182,787	182,787	3,646,860	3,464,073
Total other financing sources (uses)	182,787	182,787	3,646,860	3,464,073
Excess (Deficiency) of Revenues and Other Sources (Uses) over (Under) Expenditures	(4,036,290)	(4,960,971)	1,728,705	6,689,676
Fund Balance, Beginning of Year	15,101,025	15,101,025	15,101,025	
Fund Balance, End of Year	\$ 11,064,735	\$ 10,140,054	\$ 16,829,730	

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Enterprise Fund  
Year Ended September 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
<b>Revenues</b>				
Water sales	\$ 9,749,627	\$ 9,749,627	\$ 10,001,393	\$ 251,766
Sewer sales	17,560,726	17,560,726	17,916,059	355,333
Other service revenues	270,000	370,000	683,211	313,211
Sale of meters	464,517	464,517	712,339	247,822
Trash billing service	825,935	825,935	1,106,180	280,245
Engineering fees	280,000	280,000	595,881	315,881
Assessment revenue and cash donations	15,032,658	16,031,276	18,578,003	2,546,727
Interest	401,483	401,483	562,286	160,803
Miscellaneous	-	-	12,885	12,885
<b>Total revenues</b>	<b>44,584,946</b>	<b>45,683,564</b>	<b>50,168,237</b>	<b>4,484,673</b>
<b>Expenditures</b>				
Administration personnel costs	4,886,178	4,867,861	4,480,756	387,105
Administration operating expenses	1,680,284	2,719,125	1,567,574	1,151,551
Water personnel costs	2,370,011	2,379,167	2,289,797	89,370
Water operating expenses	3,699,339	3,678,813	3,071,539	607,274
Wastewater personnel costs	3,630,487	3,639,648	3,374,999	264,649
Wastewater operating expenses	3,929,710	3,904,982	3,732,013	172,969
Capital outlay	34,698,295	31,352,669	6,852,203	24,500,466
<b>Total expenditures</b>	<b>54,894,304</b>	<b>52,542,265</b>	<b>25,368,881</b>	<b>27,173,384</b>
Excess (Deficiency) of Revenues over (Under) Expenditures	<u>(10,309,358)</u>	<u>(6,858,701)</u>	<u>24,799,356</u>	<u>31,658,057</u>
<b>Other Financing Sources (Uses)</b>				
Operating transfer out	(2,914,233)	(2,914,233)	(2,733,024)	181,209
Unrealized gain on investments	-	-	(377,038)	(377,038)
Gain (loss) on sale of capital assets	<u>(146,908)</u>	<u>(30,000)</u>	<u>170,208</u>	<u>200,208</u>
<b>Total other financing sources (uses)</b>	<b><u>(3,061,141)</u></b>	<b><u>(2,944,233)</u></b>	<b><u>(2,939,854)</u></b>	<b><u>4,379</u></b>
Excess (Deficiency) of Revenues and Other Sources (Uses) over (Under) Expenditures	<u>(13,370,499)</u>	<u>(9,802,934)</u>	<u>21,859,502</u>	
Fund Balance, Beginning of Year	<u>63,773,551</u>	<u>63,773,551</u>	<u>63,773,551</u>	
Fund Balance, End of Year	<u>\$ 50,403,052</u>	<u>\$ 53,970,617</u>	<u>85,633,053</u>	
Non-cash transactions:				
			2,266,573	
			(4,526,358)	
			141,490	
			(552,813)	
			(446,697)	
			359,514,245	
			78,290	
<b>Net Position, GAAP Basis, End of Year</b>			<u>\$ 442,107,783</u>	



Single Audit Section  
September 30, 2021  
**City of Meridian, Idaho**



**Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards***

To the Mayor and Members of the City Council  
City of Meridian, Idaho  
Meridian, Idaho

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Meridian, Idaho (the City) as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements and have issued our report thereon dated February 18, 2022.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Boise, Idaho  
February 18, 2022



## **Independent Auditor's Report on Compliance for the Major Federal Program; Report on Internal Control Over Compliance Required by the Uniform Guidance**

To the Mayor and Members of the City Council  
City of Meridian, Idaho  
Meridian, Idaho

### **Report on Compliance for the Major Federal Program**

We have audited City of Meridian, Idaho's (the City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal program for the year ended September 30, 2021. The City's major federal program are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

### **Management's Responsibility**

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on compliance for the City's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal program. However, our audit does not provide a legal determination of the City's compliance.

### **Opinion on the Major Federal Program**

In our opinion, the City's complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on the major federal program for the year ended September 30, 2021.

### **Report on Internal Control over Compliance**

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



Boise, Idaho  
February 18, 2022

City of Meridian, Idaho  
 Schedule of Expenditures of Federal Awards  
 Year Ended September 30, 2021

Federal Grantor / Pass-Through Grantor / Program or Cluster Title	Federal Financial Assistance Listing Number	Pass-Through Entity Identifying Number	Expenditures	Amounts Passed-Through to Subrecipients
US Department of Homeland Security				
<i>Passed Through Idaho State Department of Emergency Management</i>				
Idaho Office of Emergency Management	97.036	001-52120-00	\$ 4,704	\$ -
Total US Department of Homeland Security			<u>4,704</u>	<u>-</u>
US Department of Housing and Urban Development				
Community Development Block Grant				
Entitlement Grants Cluster				
Community Development Block Grants	14.218		360,960	105,624
COVID-19 CDBG CARES Grant	14.218		<u>133,522</u>	<u>128,216</u>
Total US Department of Housing and Urban Development			<u>494,482</u>	<u>233,840</u>
US Department of Health and Human Services				
<i>Passed Through Idaho Office of Drug Policy</i>				
Strategic Prevention Framework	93.243	1H79SP080981-01	<u>6,757</u>	<u>-</u>
Total US Department of Health and Human Services			<u>6,757</u>	<u>-</u>
US Department of Transportation				
<i>Passed Through Idaho State Department of Transportation</i>				
Highway Safety Cluster				
Traffic Enforcement Mobilization	20.600	PT-2020-00-00-00	<u>25,922</u>	<u>-</u>
Total US Department of Transportation			<u>25,922</u>	<u>-</u>
US Department of Treasury				
<i>Passed Through Idaho State Controllers Office</i>				
COVID-19 Coronavirus Aid, Relief, and Economic Security Act	21.019	112260	1,268,997	-
<i>Passed Through Idaho State Governor's Office</i>				
Governor's Public Safety Initiative				
COVID-19 Coronavirus Aid, Relief, and Economic Security Act	21.019	2020-15	<u>9,612,178</u>	<u>274,463</u>
Total COVID-19 Coronavirus Aid, Relief, and Economic Security Act			10,881,175	274,463
<i>Passed Through Idaho Commission on the Arts</i>				
National Endowment for the Arts				
COVID-19 Coronavirus Aid, Relief, and Economic Security Act	45.025	1855939-61-19	1,080	-
<i>Passed Through Idaho State Department of Labor</i>				
Assistance for Unemployment				
Assistance for Unemployment	97.044	EMW-2012-FR-	<u>1,645</u>	<u>-</u>
Total US Department of Treasury			<u>10,883,900</u>	<u>548,926</u>
Total Expenditures of Federal Awards			<u>\$ 11,415,765</u>	<u>\$ 782,766</u>

**Note 1 - Basis of Presentation**

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) presents the activity of all federal grant activity of the City under programs of the federal government for the year ended September 30, 2020. The information presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position or fund balance of the City.

**Note 2 - Summary of Significant Accounting Policies**

Expenditures reported in the schedule are reported on the modified accrual basis of accounting, except for subrecipient expenditures, which are reported on the cash basis. When applicable, such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

**Note 3 - Indirect Cost Rate**

The City does not draw for indirect administrative expenses, and has not elected to use the 10% de minimis cost rate.

**Section I – Summary of Auditor’s Results**

**FINANCIAL STATEMENTS**

Type of auditor's report issued	Unmodified
Internal control over financial reporting:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None Reported
Noncompliance material to financial statements noted?	No

**FEDERAL AWARDS**

Internal control over major program:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None Reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance 2 CFR 200.516:	No

**Identification of major programs:**

<u>Name of Federal Program</u>	<u>Federal Financial Assistance Listing</u>
Coronavirus Relief Funds	21.019
Dollar threshold used to distinguish between type A and type B programs:	\$750,000
Auditee qualified as low-risk auditee?	No

---

**Section II – Financial Statement Findings**

---

None reported

---

**Section III – Federal Award Findings and Questioned Costs**

---

None reported



# AGENDA ITEM

**ITEM TOPIC:** Procurement Month





The Office of the Mayor

PROCLAMATION

WHEREAS, the public procurement profession plays a significant role in the efficiency and effectiveness of both government and business; and,

WHEREAS, in addition to the purchase of goods and services, Procurement adds value to the organization by performing such functions as executing, implementing and administering contracts, developing strategic procurement strategies and cultivating working relationships with suppliers and departments within the organization; and,

WHEREAS, Idaho government procurement professionals dedicate themselves to providing the best value for every taxpayer dollar and continue to expand their knowledge, skills and abilities; and,

WHEREAS, the Idaho Public Purchasing Association (IPPA) through its members is committed to providing high-caliber strategic, logistical and operational support of all agencies associated with the Chapter; and,

WHEREAS, the IPPA recognizes, supports and practices the Public Procurement Values and Guiding Principles of Accountability, Ethics, Impartiality, Professionalism, Service and Transparency, established by the Institute for Public Procurement (NIGP).

THEREFORE, I, Mayor Robert E. Simison, hereby proclaim March 2022 as

Procurement Month

in the City of Meridian and urge the residents of our community to join the Idaho Public Purchasing Association in recognizing the role of the purchasing and materials management profession within business, industry and government.

Dated this 8th day of March, 2022

[Signature]
Robert E. Simison, Mayor



- Brad Hoaglund, City Council President
Joe Borton, City Council Vice-President
Treg Bernt, City Council
Luke Cavener, City Council
Jessica Perrault, City Council
Liz Strader, City Council



## AGENDA ITEM

**ITEM TOPIC:** Transportation Commission: 2021 End of Year Report



# MEMO TO CITY COUNCIL

## Agenda Topic on the City Council Agenda

**From:** Meridian Transportation Commission      **Meeting Date:** March 8, 2022  
**Presenter:** Walter Steed, Chair      **Estimated Time:** 15 minutes  
**Topic:** Transportation Commission 2021 End of Year Report

### Meridian Transportation Commission

- |                          |                 |                    |
|--------------------------|-----------------|--------------------|
| -Walter Steed, Chair     | -Stephen Lewis  | -Tom LeClaire      |
| -Jared Smith, Vice-Chair | -Tracy Hopkins  | -Zachary Shoemaker |
| -David Ballard           | -Ryan Lancaster | - Joseph Leckie    |

The Meridian Transportation Commission was formed in February 2013 with Ordinance No. 13-152. The Commission consists of nine appointed commissioners and meets in the Council Chambers on the first Monday of each month, with the exception of September. Walter Steed and Jared Smith served as Chair and Vice-Chair (respectively) in 2021. Last month both were re-elected to their respective positions for 2022.

Representatives from ITD District 3, ACHD, COMPASS, Valley Regional Transit (VRT), and the West Ada School District attend as ex-officio members. Planning Division Manager Caleb Hood and Comprehensive Associate Coordination Planner Miranda Carson provide staff support. Ted Baird and Emily Kane, Deputy City Attorneys, provide legal guidance. Before being promoted in October, Lieutenant Brandon Frasier provided regular traffic issues and concerns from the Police Department to the Commission. Sergeant Justin Dance now provides those updates. City Staff provides monthly updates regarding the progress of ITD and ACHD projects that are in construction or soon to be constructed. Additional City staff and other staff from the ex-officio agencies interact with the Commission from time-to-time, as do members of the public.

Regarding what we did last year, in January 2021, the Commission discussed the ACHD Integrated Five-Year Work Plan (IFYWP) 2021-2025 Roadways and Intersections and Community Programs priorities. The Transportation Commission Project Review Subcommittee met and provided an update on the Eagle, Lake Hazel to Amity project. The Ordinance and Development Subcommittee met and provided an update on a proposed new ATV/UTV Ordinance.

In February, Zachary Shoemaker was appointed as a new member to the Commission. The Commission held a Public Hearing to discuss the ATV/UTV Ordinance draft. Eight community members provided testimony and six others signed up in opposition to the ordinance, but did not to provide testimony. COMPASS provided an overview of a High-Capacity Transit survey being done in the region for the Communities in Motion 2050 plan. The Transportation Prioritization Subcommittee was formed to review future IFYWP lists in depth. The new vision for 2<sup>nd</sup> Street, Broadway to Idaho was also presented and discussed.

In March, the Ordinance and Development Subcommittee again met and revised the proposed ATV/UTV ordinance based on citizen input. ACHD introduced the South Meridian Bicycle and Pedestrian Plan to the Commission. The Meridian Downtown Business Association presented input on alleyways in Downtown Meridian.

In April, a citizen concern regarding parking on Washington Street was discussed. The Prioritization Subcommittee met to begin reviewing projects for inclusion in the IFYWP. The Ordinance and Development Subcommittee again met to discuss the ATV/UTV ordinance draft.

In May, the Commission discussed a citizen concern regarding turning traffic at Chinden and Black Cat. The Ordinance and Development Subcommittee met to discuss the ATV/UTV ordinance draft, and Mr. LeClaire presented the draft to the Commission. A motion was passed to recommend the City Council adopt the proposed ordinance change.

In June, a citizen concern regarding parking on Deer Crest was discussed. ACHD introduced the new Livable Streets Performance Measure for All as a metric of pedestrians' and bicyclists' level of stress on the respective facilities. VRT presented possible solutions to the issue of parked cars blocking a future bus stop at Pine and 3<sup>rd</sup>. The Downtown Meridian Parking Study completed by the Community Development department was presented.

In August, ACHD provided an update on the South Meridian Bicycle and Pedestrian Plan to the Commission. COMPASS presented the FY2022-2028 Regional Transportation Improvement Program (RTIP).

In October, Girl Scout Troop 401 presented on a pedestrian crossing concern on McMillan between Ten Mile and Linder. Commission members were very impressed with their presentation and conveyed it to ACHD who is aware of the problem and plans to address it in the near future. The girls were encouraged to continue to speak up to public officials as they see things with which they are concerned.

In November, Valley Regional Transit presented on ridership of the fixed route, Harvest Transit, and VA Shuttle systems. Sergeant Justin Dance was introduced to the Commission as the new Police Department representative. There was a discussion regarding preservation for local road access to Chinden, west of ID-16.

In December, the Commission was given a demonstration on the use of various tools and resources that can be used to explore construction project updates that are not part of the regular monthly Transportation Projects Update memo.

A complete record of TC minutes can be found here:

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=222036&dbid=0&repo=MeridianCity>.

The Transportation Commission is grateful for the opportunity to provide service to the citizens of Meridian and City Council regarding transportation systems in our community.



## AGENDA ITEM

**ITEM TOPIC:** Human Resources: Fiscal Year 2022 Budget Amendment in the Amount of \$254,000.00 for Employee Health Benefits Trust Funding

Item #16.

2/25/2022 3:31 PM

### City of Meridian FY2022 Budget Amendment Form



#### Personnel Costs

Full Time Equivalent (FTE):

Fund#	Dept.#	G/L#	Proj.#	G/L# Description	Total
01	1540	41200	0	Wages	
01	1540	41206	0	PT/Seasonal Wages	
01	1540	41210	0	Overtime	
01	1540	41304	0	Uniform Allowance	
01	1540	42021	0	FICA	\$ -
01	1540	42022	0	PERSI	\$ -
01	1540	42023	0	Worker's Comp	\$ -
01	1540	42025	0	Employee Insurance	\$ 254,000
<b>Total Personnel Costs</b>					<b>\$ 254,000</b>

Please only complete the fields highlighted in Orange.

#### Amendment Details

Title: Employee Health Benefits Trust  
 Department Name: Human Resources  
 Presenting Department Name: Legal and Human Resources  
 Department #: 1540  
 Primary Funding Source: 1  
 CIP#:                       
 Project #:                     

Is this for an Emergency?  Yes  No  
 New Level of Service?  Yes  No

*Clerks Office Stamp*

Date of Council Approval                                     

#### Operating Expenditures

Fund#	Dept.#	G/L#	Proj.#	G/L# Description	One-Time	On-Going	Total
01	1540		0				\$ -
01	1540		0				\$ -
01	1540		0				\$ -
01	1540		0				\$ -
01	1540		0				\$ -
01	1540		0				\$ -
01	1540		0				\$ -
01	1540		0				\$ -
01	1540		0				\$ -
01	1540		0				\$ -
01	1540		0				\$ -
01	1540		0				\$ -
01	1540		0				\$ -
01	1540		0				\$ -
<b>Total Operating Expenditures</b>					<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

#### Capital Outlay

Fund#	Dept.#	G/L#	Proj.#	G/L# Description	Total
01	1540		0		
01	1540		0		
01	1540		0		
01	1540		0		
01	1540		0		
01	1540		0		
<b>Total Capital Outlay</b>					<b>\$ -</b>

#### Revenue/Donations

Fund#	Dept.#	G/L#	Proj.#	G/L# Description	Total
01	1540		0		
01	1540		0		
01	1540		0		
<b>Total Revenue/Donations</b>					<b>\$ -</b>

Acknowledgement	Date
<u>Critchie</u> Department Director	<u>2.25.22</u>
<b>REVIEWED</b> By Todd Lavoie at 9:25 am, Feb 28, 2022	
Chief Financial Officer	
Approved Brad Hoaglund 8:17 am 03/01/2022	
Council Liaison	
<u>Brad Hoaglund</u> Mayor	<u>3-1-22</u>

BP 2/28/2022

**Total Amendment Request \$ 254,000**

### City of Meridian FY2022 Budget Amendment Form

Prior Year(s) Funding	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026	Department Name: <u>Human Resources</u>
Personnel	\$ 254,000	\$ -	\$ -	\$ -	\$ -	<b>Title: <u>Employee Health Benefits Trust</u></b> <b>Instructions for Submitting Budget Amendments:</b> > Department will send Amendment with Directors signature to Finance (Budget Analyst) for review > Finance will send Amendment to Council Liaison for signature > Council Liaison will send signed Amendment to Mayor > Mayor will send signed Amendment to Finance (Budget Analyst) > Finance (Budget Analyst) will send approved copy of Amendment to Department > Department will add copy of Amendment to Council Agenda using Novus Agenda Manager
Operating	\$ -	\$ -	\$ -	\$ -	\$ -	
Capital	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ 254,000	\$ -	\$ -	\$ -	
<b>Total Estimated Project Cost: \$ 254,000</b>						

**Evaluation Questions**

Please answer all Evaluation Questions using the financial data referenced above.

- Describe what is being requested?  
 Since the implementation of the Health Benefits Trust the Trust has paid for actuarial services to determine the needs to funds the City of Meridian Employee Health Benefits. Since the implementation in 2020 the Trust has experienced a once in lifetime worldwide pandemic. The Trust incurred significant unanticipated expenses related to the pandemic, its effects, treatments, testing, vaccinations, hospitalizations, and on-going treatment. Additionally in 2021 in addition to the mounting costs for the pandemic the Trust realized a higher than anticipated cost for treatments and pharmaceuticals for employee needs.
- Why was this budget request not submitted during the current fiscal year budget cycle?  
 These costs have been on-going and the most recent audit, at the end of 2021, by the Department of Insurance has raised their concern as to the deficit in the program at this time.
- What is the explanation for not submitting this budget request during the next fiscal year budget cycle?  
 The need to correct that deficit at this time rather than wait for another budget cycle to maintain the program under the Idaho Code requirements.
- Describe the proposed method of funding? If funding is split between Funds (i.e. .General ,Enterprise, Grant), please include the percentage split. List the amounts and sources of anticipated additional revenue that will result from approval of this request.  
 General fund
- Does this request align with the Department/City's strategic plan? If not, please explain how this request was not included in the Department/City strategic plan?  
 N/A
- Does this request require resources to be provided by other departments? If yes, please describe the necessary resources to be provided by other departments.  
 N/A
- Does this Amendment include any needed Equipment or Software that will utilize the City's network? (Yes or No)
- Is the amendment going to result in the disposal of an asset? (Yes or No)
- Any additional comments?

**Total Amendment Request \$ 254,000**

*Every effort should be made to avoid reopening the budget for an amendment. Departments will need to provide back up and appear before the City Council to justify budget amendments. Budget amendments are intended for emergency or mandatory changes to the original balanced budget. Changes to the original balanced budget may cause a funding shortfall.*



## AGENDA ITEM

**ITEM TOPIC:** Finance Department: Quarterly Update for Fiscal Year 2021 Audited Financial Results



# Finance Quarterly Update






February 2022



[WWW.MERIDIANCITY.ORG](http://WWW.MERIDIANCITY.ORG)

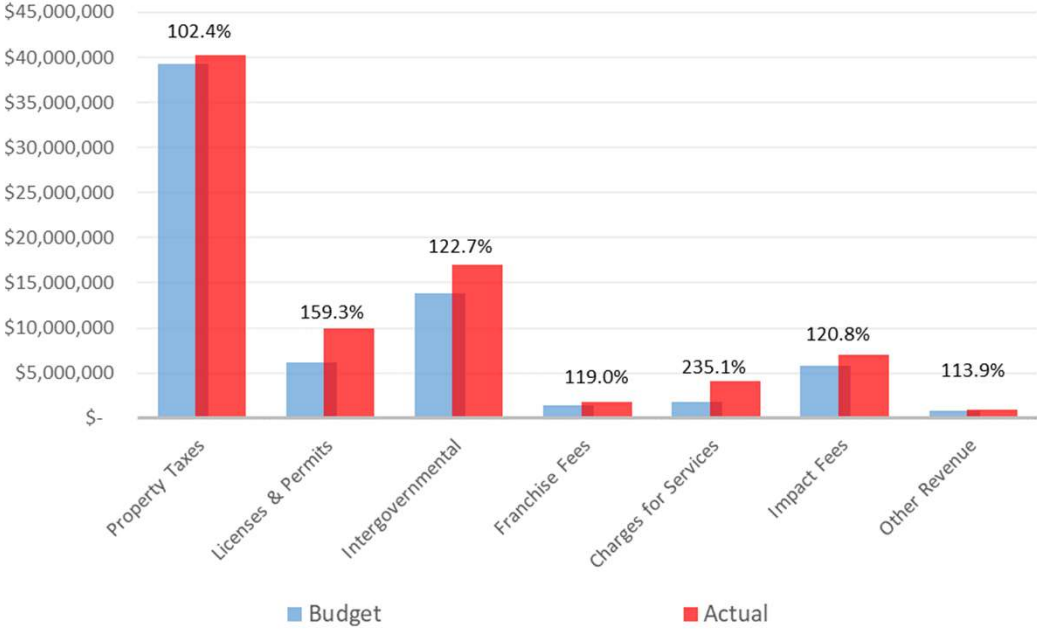
#MYMERIDIAN

# City of Meridian Agenda

-  Present FY2021 Financials
-  Change to Fund Balances
-  Impact Fee Fund Results
-  Next Quarterly Update
-  Questions

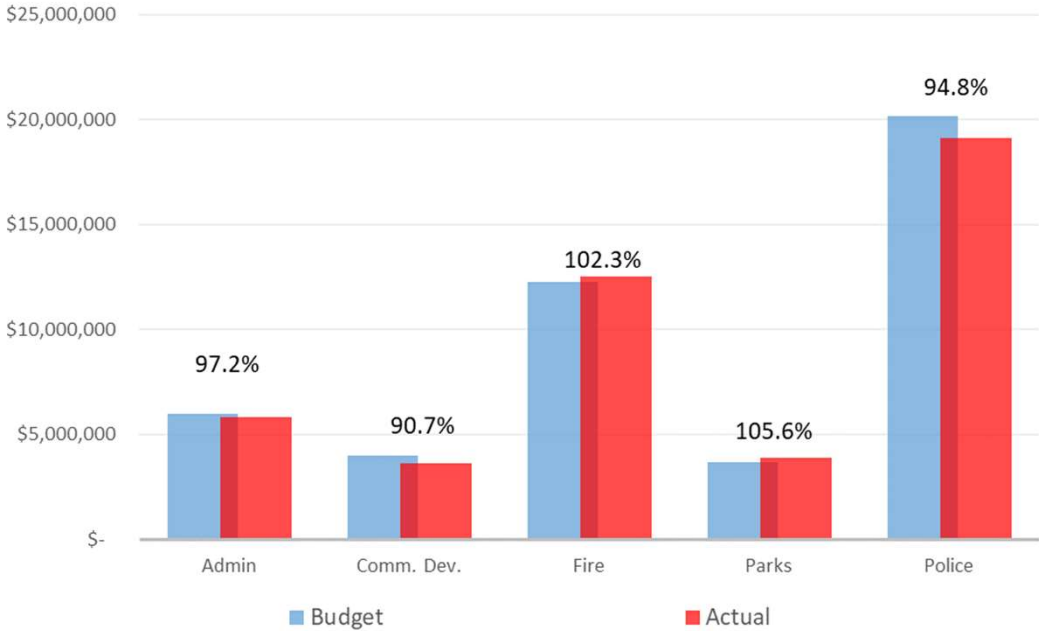
# City of Meridian FY2021 Financials - Revenue

FY2021 Budget to Actual Results - Revenue  
General Fund



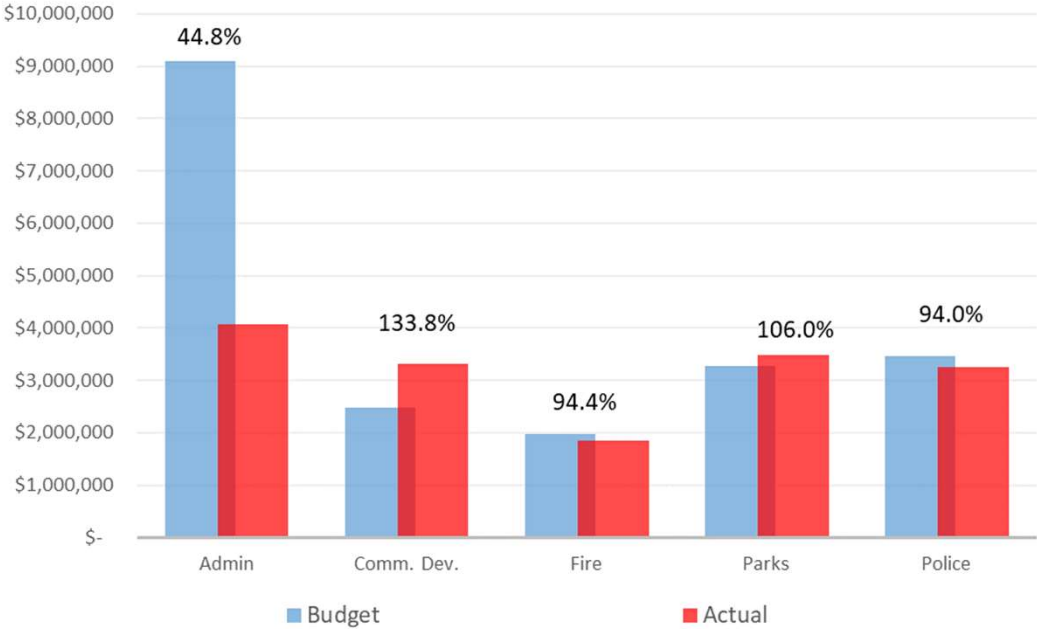
# City of Meridian FY2021 Financials - Expenses

FY2021 Budget to Actual Results - Personnel Expenses  
General Fund



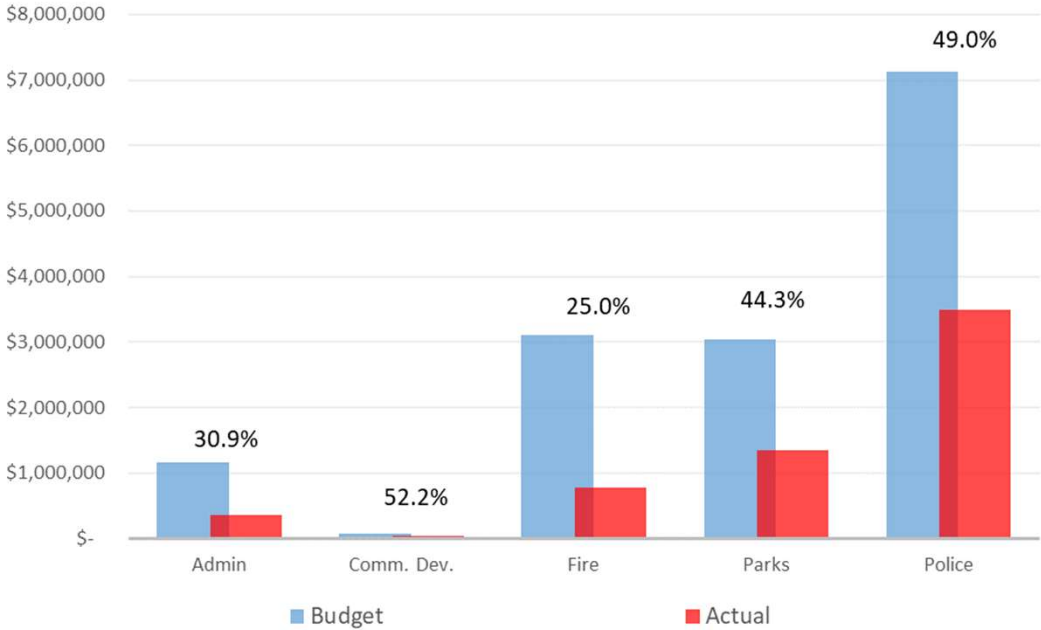
# City of Meridian FY2021 Financials - Expenses

FY2021 Budget to Actual Results - Operating Expenses  
General Fund



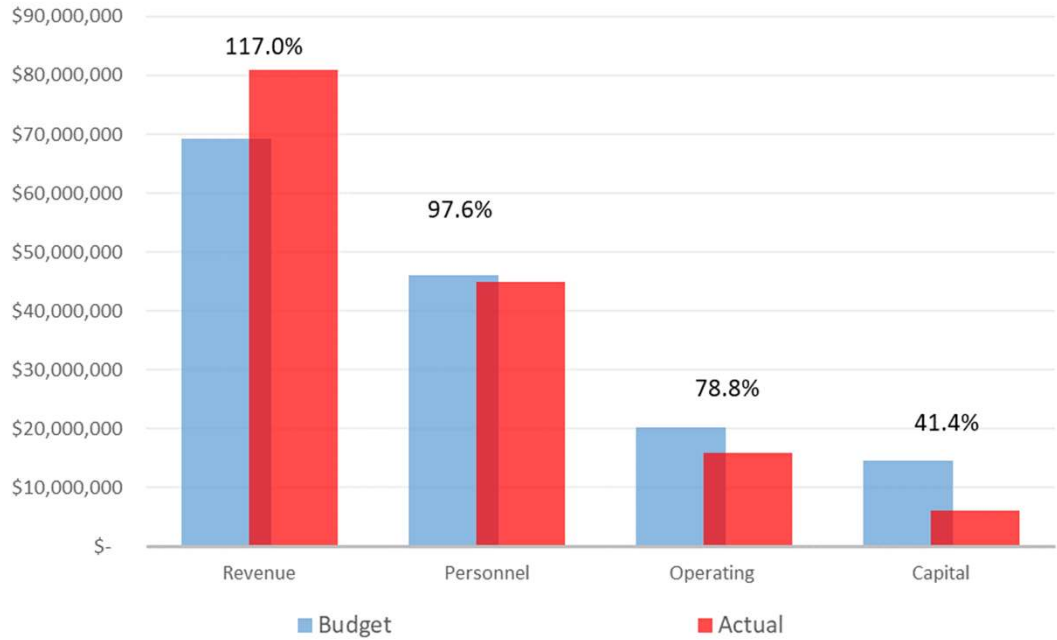
# City of Meridian FY2021 Financials - Expenses

FY2021 Budget to Actual Results - Capital Expenses  
General Fund

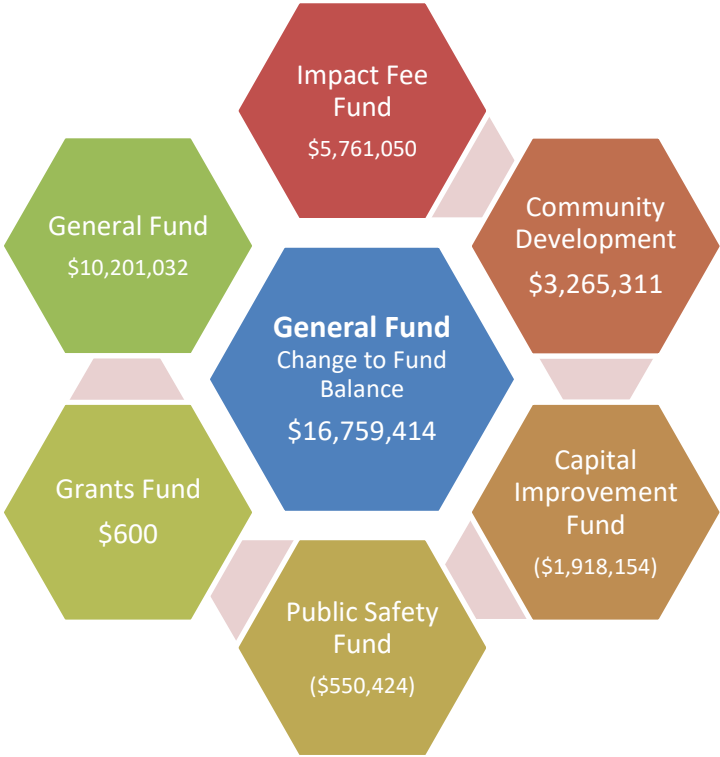


# City of Meridian FY2021 Financials – Fund Summary

FY2021 Budget to Actual Results  
General Fund



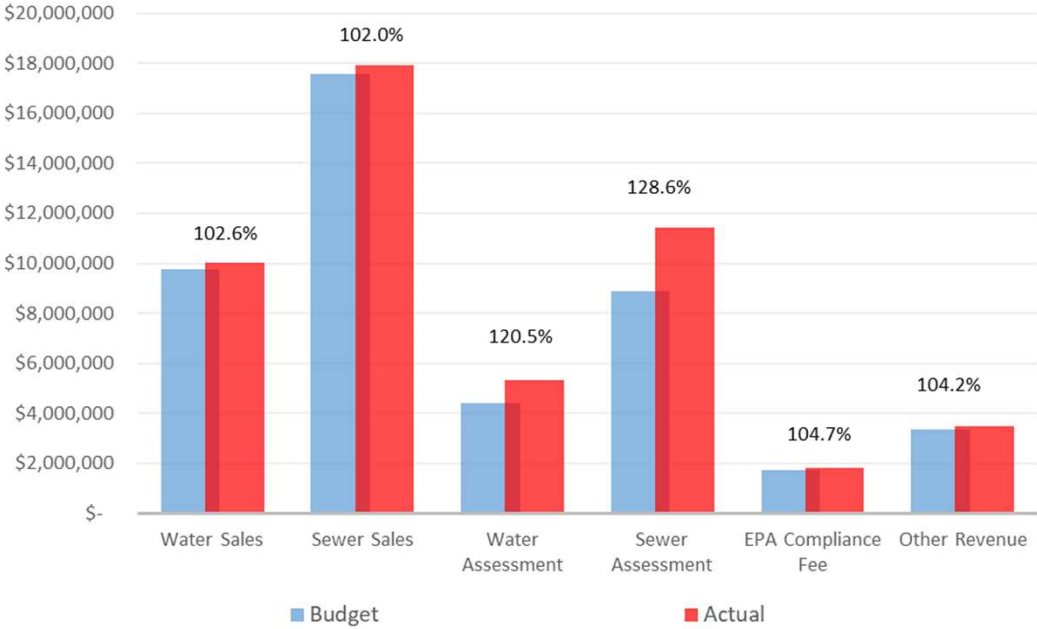
# City of Meridian FY2021 Change to Fund Balance





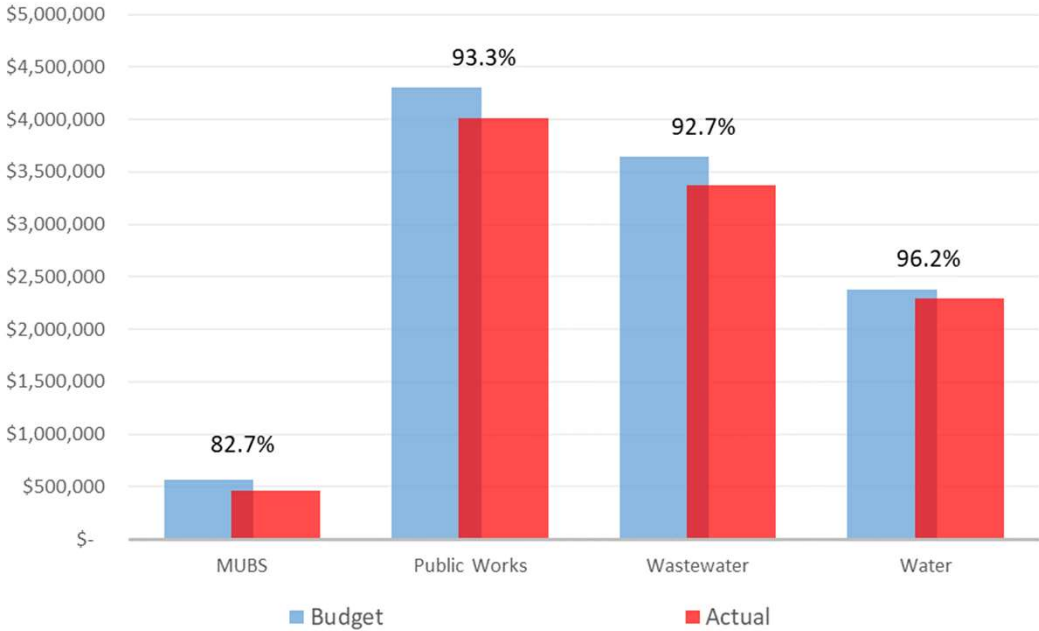
# City of Meridian FY2021 Financials - Revenue

Revenue FY2021 Budget to Actual Results - Revenue  
Enterprise Fund



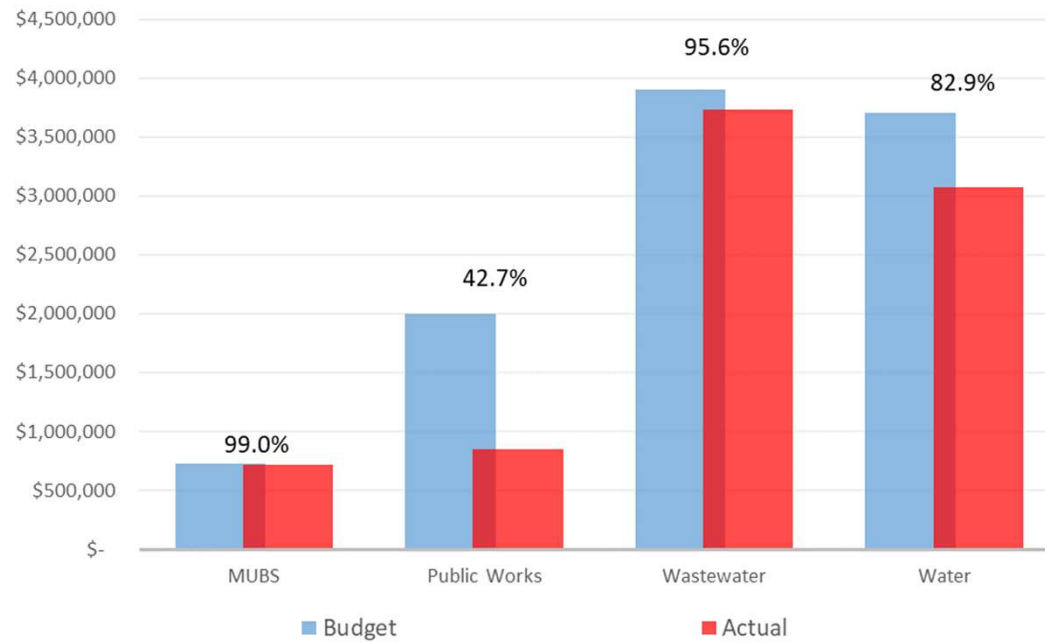
# City of Meridian FY2021 Financials - Expenses

FY2021 Budget to Actual Results - Personnel Expenses  
Enterprise Fund



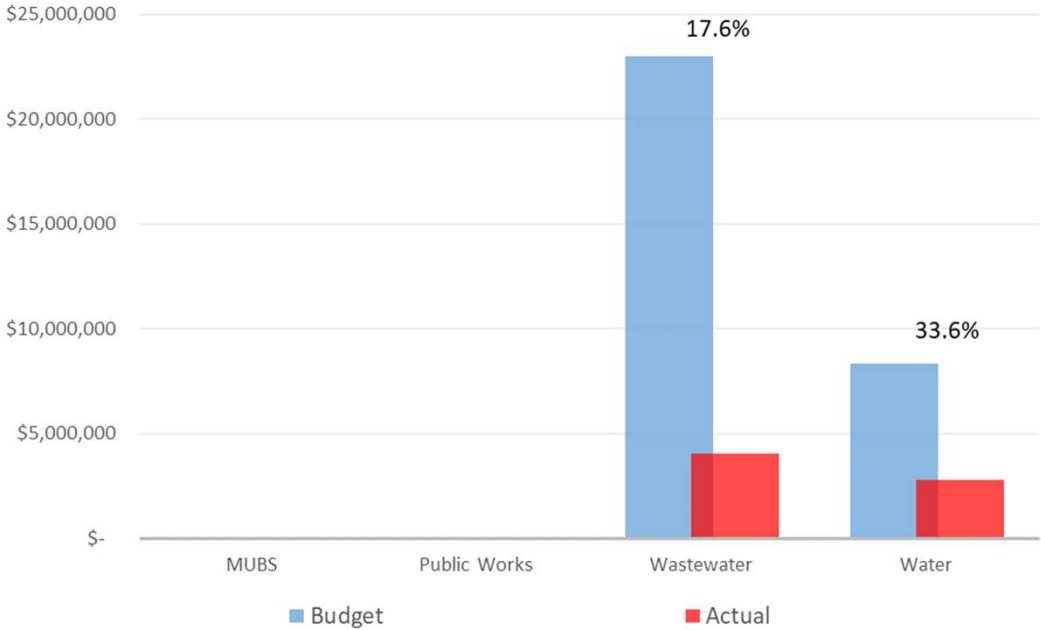
# City of Meridian FY2021 Financials - Expenses

FY2021 Budget to Actual Results - Operating Expenses  
Enterprise Fund



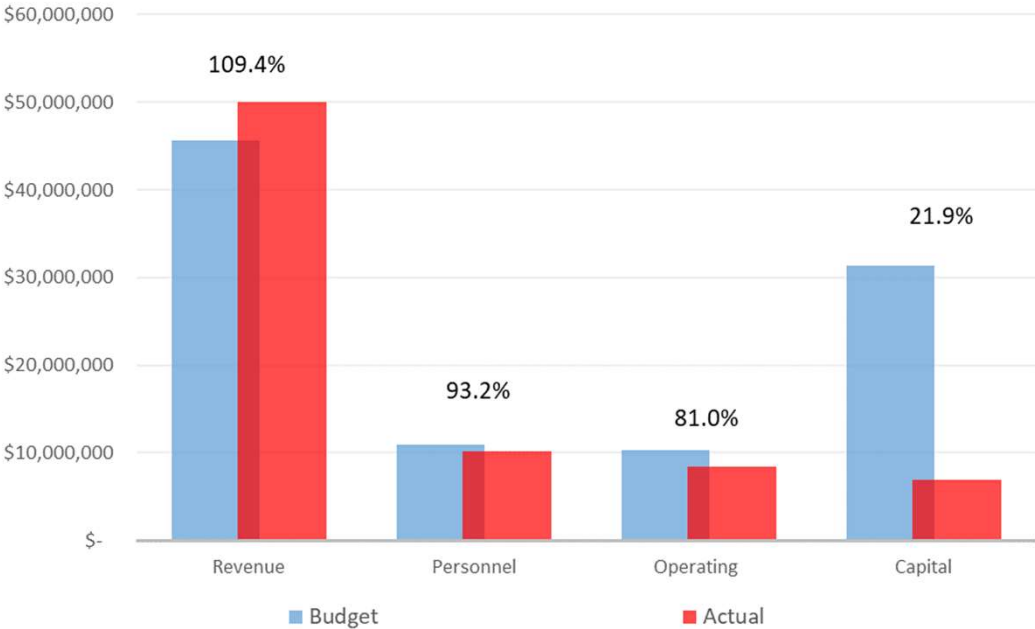
# City of Meridian FY2021 Financials - Expenses

FY2021 Budget to Actual Results - Capital Expenses  
Enterprise Fund

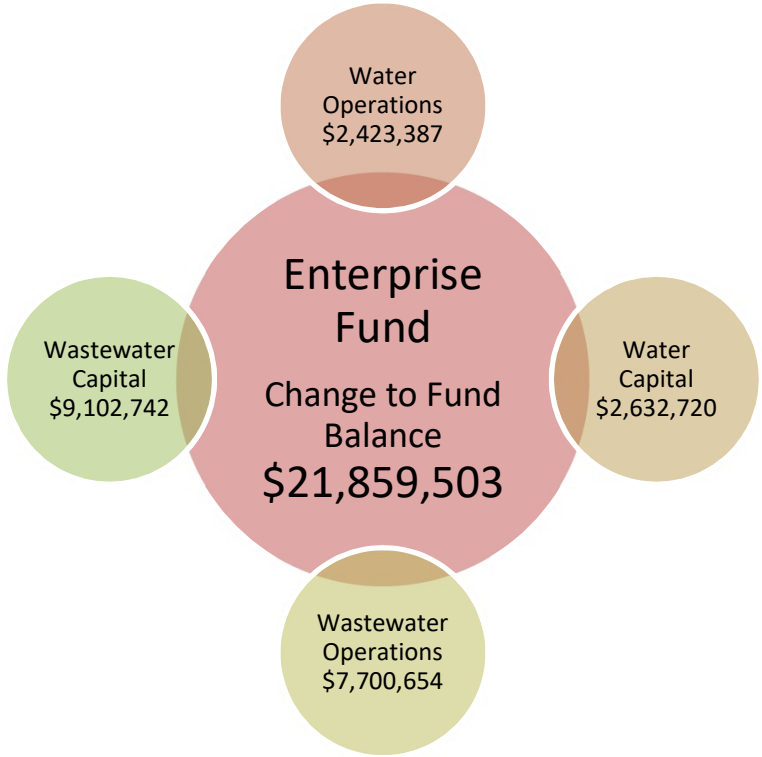


# City of Meridian FY2021 Financials – Fund Summary

FY2021 Budget to Actual Results  
Enterprise Fund

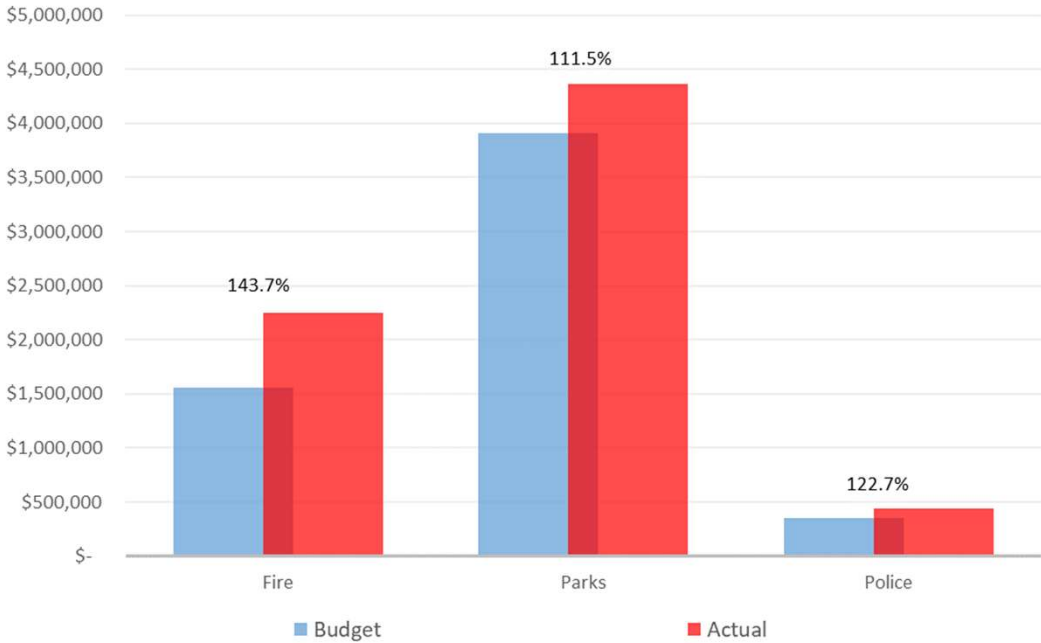


# City of Meridian FY2021 Change to Fund Balance



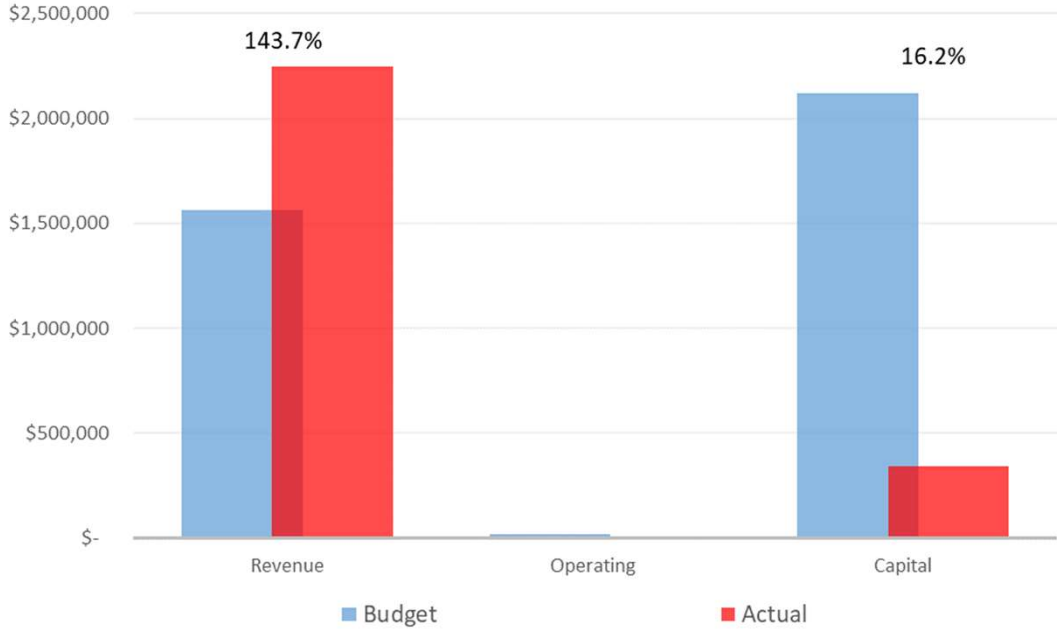
# City of Meridian FY2021 Financials - Revenue

Revenue FY2021 Budget to Actual Results - Revenue  
Impact Fee Fund



# City of Meridian FY2021 Financials - Expenses

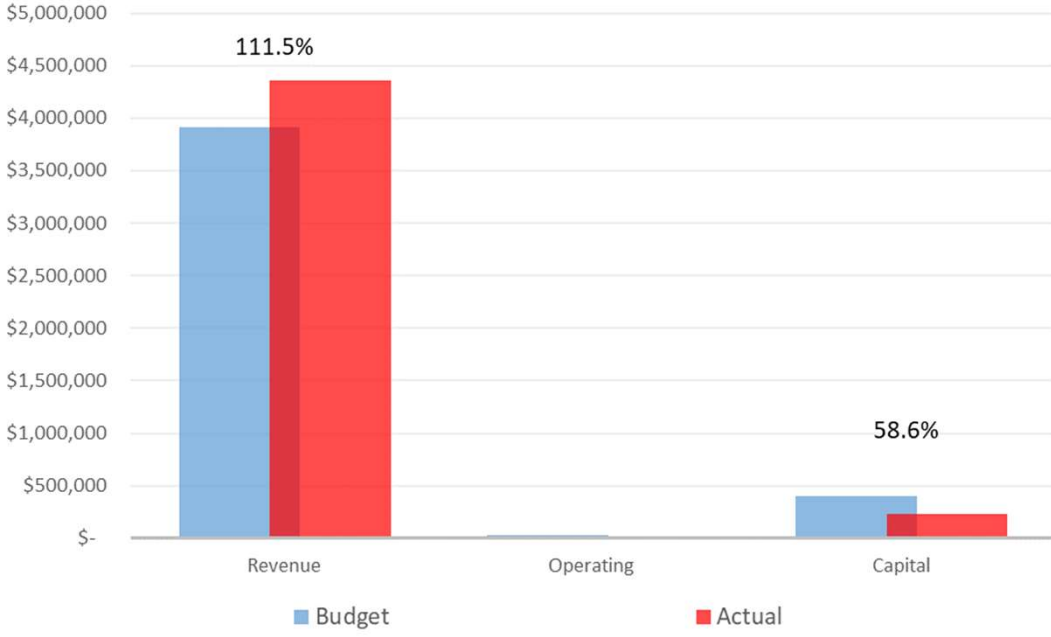
FY2021 Budget to Actual Results  
Impact Fee Fund - Fire Department





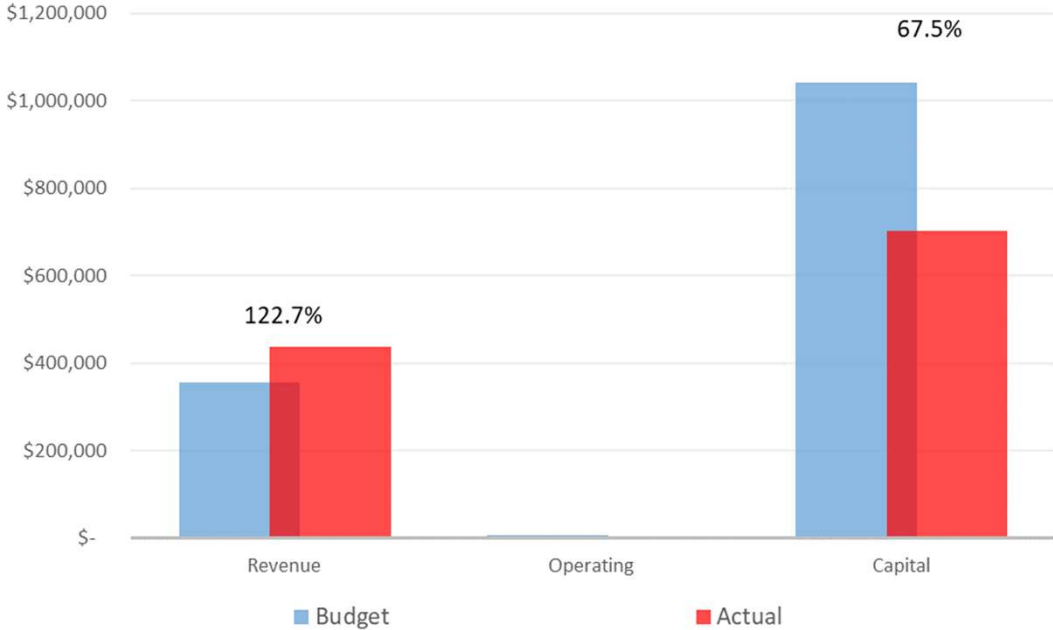
# City of Meridian FY2021 Financials - Expenses

FY2021 Budget to Actual Results  
Impact Fee Fund - Parks Department



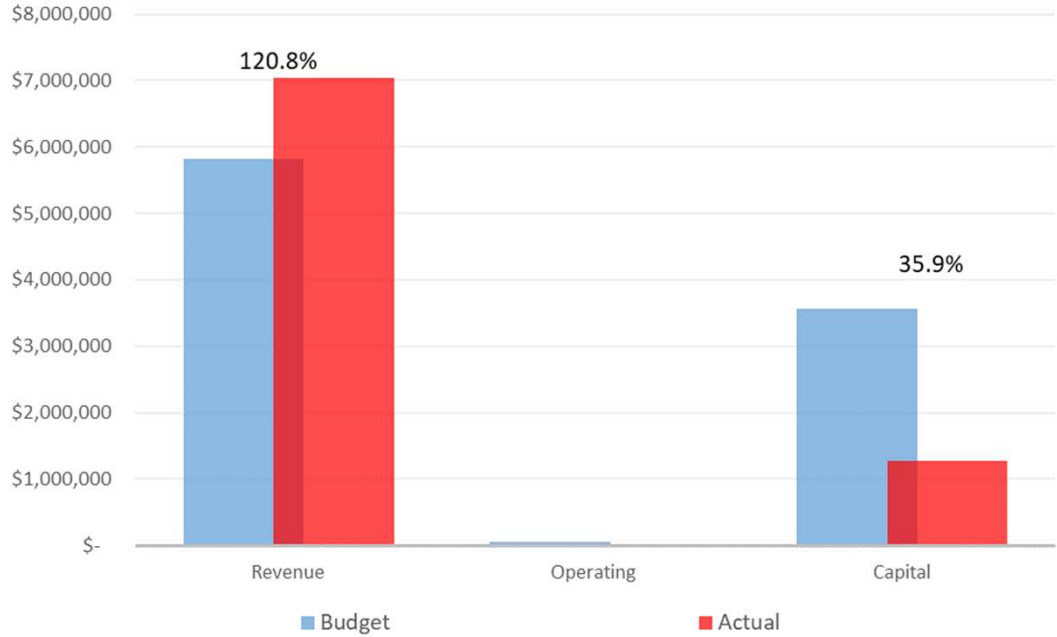
# City of Meridian FY2021 Financials - Expenses

FY2021 Budget to Actual Results  
Impact Fee Fund - Police Department

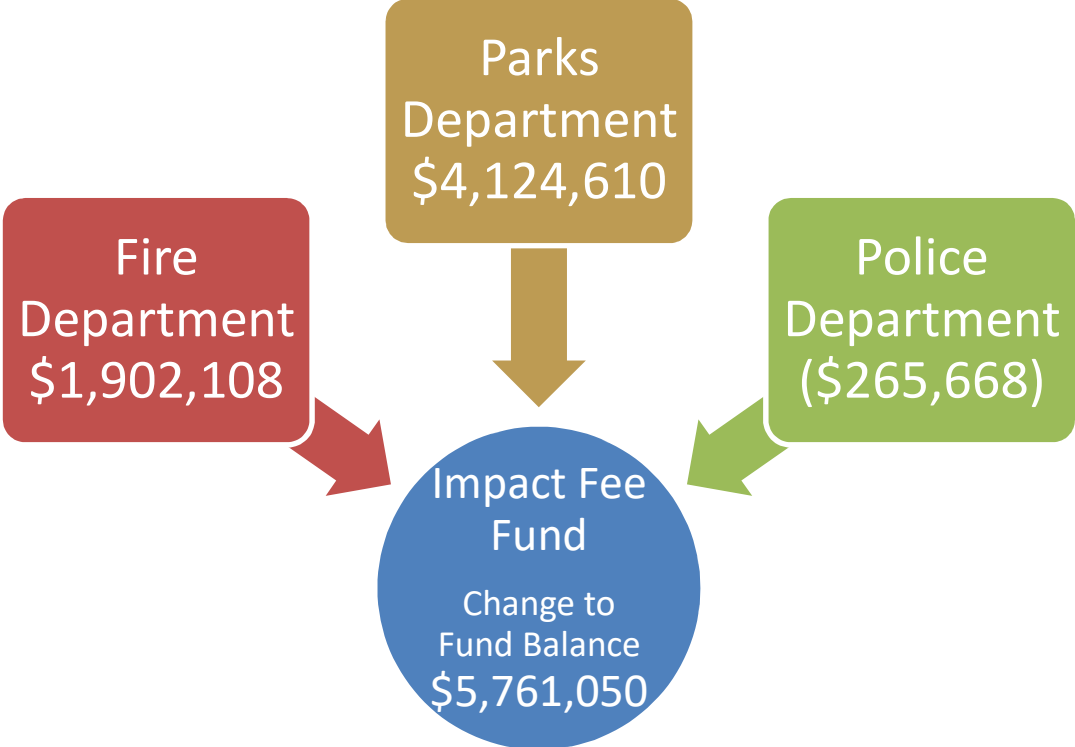


# City of Meridian FY2021 Financials – Fund Summary

FY2021 Budget to Actual Results  
Impact Fee Fund



# City of Meridian FY2021 Change to Fund Balance



# City of Meridian Recap



# City of Meridian Next Quarterly Update (May)

Information will focus on  
demographics and statistics

Population / Employee Count / Utility Account	Per Capita / Per Median Income / Per Utility	Permit Sales	Water Usage	Contract Information
---	---	-----------------	----------------	-------------------------

# City of Meridian Questions





## AGENDA ITEM

**ITEM TOPIC:** Parks and Recreation Department: Lakeview Golf Course Capital Projects Bid Results Discussion



**City Council Members:**

Treg Bernt  
Joe Borton  
Luke Cavener

Brad Hoaglund  
Jessica Perreault  
Liz Strader

## MEMORANDUM

TO: Mayor Simison and City Council

FROM: Mike Barton, Parks Superintendent

DATE: February 23, 2022

RE: Lakeview Golf Course Capital Projects – Bid Results Discussion

### **Background:**

In December of 2021, we finalized construction documents for a new irrigation system, pumping system, and cart paths. We invited 5 certified golf course builders to bid on the project. The bid sheet was broken down into mobilization, a base bid, plus 5 alternates. After pre-advertising the project and leaving it open for 6 weeks, we received one bid. The story we heard from more than one company is that they just can't find enough help to take on more work. The bid we received is from Heritage Links who just finished a similar project for the City of Idaho Falls. Their bid is right in line with an opinion of cost we received on December 16, 2021. Based on this process, we feel we have a good bid from a qualified contractor.

### **Discussion:**

The discussion is centered around three options:

- Option 1 is for the entire 18-hole irrigation system replacement, all alternates, including concrete cart paths and an allowance for several incidental costs. Option 1 does not include a ground water well. This option would require a budget amendment of at least \$2,049,858. We have \$2,098,000 in the FY23 CFP for Lakeview improvements so a budget amendment for the full amount would fund option 1 and a portion of the ground water well.
- Option 2 is for the back 9 irrigation replacement and an allowance for several incidental costs. This option can be completed with our existing budget.
- Option 3 is for the entire 18-hole irrigation system replacement, a new ground water well, and an allowance for several incidental costs. No cart path improvements to the course are included in this option. This option would require a budget amendment of at least \$1,837,758. We have \$2,098,000 in the FY23 CFP for Lakeview improvements so a budget amendment for the full amount would fund option 3 and a portion of the cart paths.

### **Action:**

We are requesting Council direction on which one of the three options to move forward. To avoid future mobilization costs, future cost escalation and to minimize course disruptions staff recommends option 1. We propose that the budget amendment be for \$2,098,000, which matches the FY23 CFP for Lakeview improvements. The balance of funds, along with any remaining contingency will be used for the groundwater well.

### Lakeview Bid Results - Project Summary

	Option #1 (Preferred Option)	Option #2 (Fits Budget)	Option #3 (No Cart Paths)	Opinion of Cost
<b>Mobilization</b>	\$ 125,000	\$ 125,000	\$ 125,000	\$ 75,000
<b>Back 9 Irrigation/Pump</b>	\$ 1,960,732	\$ 1,960,732	\$ 1,960,732	\$ 1,661,555
<b>Front 9 Irrigation</b>	\$ 1,611,318	\$ -	\$ 1,611,318	\$ 1,708,525
<b>Pump Filters</b>	\$ 56,250	\$ 56,250	\$ 56,250	\$ 50,000
<b>Gravity Irrigation Improvements</b>	\$ 23,850	\$ 23,850	\$ 23,850	\$ -
<b>Concrete Cart Paths</b>	\$ 602,000	\$ -	\$ -	\$ 951,060
<b>Asphalt Cart Paths*</b>	\$ -	\$ -	\$ -	\$ -
<b>Construction Administration</b> (Allowance)	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
<b>Idaho Power Construction</b> (Allowance)	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
<b>Demo Old Pump</b> (Allowance)	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
<b>Ground Water Well</b> (Allowance)		\$ -	\$ 400,000	
<b>Sub Total</b>	\$ 4,514,150	\$ 2,300,832	\$ 4,312,150	\$ 4,581,140
<b>Contingency 5%</b>	\$ 225,708	\$ 115,042	\$ 215,608	\$ -
<b>Total</b>	\$ 4,739,858	\$ 2,415,874	\$ 4,527,758	\$ -
<b>Current Budget</b>	\$ 2,690,000	\$ 2,690,000	\$ 2,690,000	\$ -
<b>Amount Needed</b>	\$ 2,049,858	\$ -	\$ 1,837,758	\$ -

\* **Asphalt Cart Paths**  
 Bid Amount \$418,000  
 Opinion of Cost \$713,295

**Not Included**  
 Groundwater well in option 1 or 2  
 On course restroom upgrades/replacement  
 Patio improvements