

A Meeting of the Meridian City Council was called to order at 6:00 p.m. Tuesday, March 17, 2026, by Council President John Overton.

Members Present: Luke Cavener, John Overton, Doug Taylor, Anne Little Roberts and Brian Whitlock.

Members Absent: Robert Simison and Liz Strader.

Other Present: Chris Johnson, Bill Nary, Sonya Allen, Laurelei McVey, Garrett White, Jamie Leslie and Dean Willis.

ROLL-CALL ATTENDANCE

_____ Liz Strader	___X___ Brian Whitlock
___X___ Anne Little Roberts	___X___ John Overton
___X___ Doug Taylor	___X___ Luke Cavener
_____ Mayor Robert E. Simison	

Overton: Good evening, everyone, and welcome to the regular meeting on St. Patrick's Day. For the record, it's March 17th, 2026, at 6:00 p.m. and will begin this evening's regular meeting with roll call attendance.

PLEDGE OF ALLEGIANCE

Overton: You can now join us in the Pledge of Allegiance and it will be led tonight by Troop 94.

(Pledge of Allegiance recited.)

COMMUNITY INVOCATION

Overton: Up next will be our community invocation. Tonight I have Kerry LaFramboise.

LaFramboise: Thank you for the opportunity and the privilege of being here and I count it an honor to be here and I just want to say, first of all, it's a sacrifice to be in the position that you are in and it is an honor that I know you all take seriously, but I want you to know it's appreciated all that you do and all your sacrifice and being in that position can be a little bit difficult. I'm reminded of Solomon who found himself in the same position and if it's okay I want to read to you in First Kings 3, starting in verse nine. This is Solomon's prayer when he found out that he was the king of Israel. He said: Therefore, give your servant an understanding heart to judge your people that I may discern between good and evil. For who is able to judge this great people of yours. In thinking about and praying about the job that you folks do I'm sure that you are sometimes shocked, amazed, overwhelmed and maybe sometimes frustrated with who

comes to this microphone and the things that you have to deal with and I want to pray for you that God would give each one of you the wisdom that you need. Father God, I thank you for the men and women who faithfully have stepped into this role to lead and I pray that whether they feel equipped or not, whether they feel ready or not, you equip and anoint those who lead people and you have created all people, so they are all your people. You equip them with the wisdom and the strength and the fortitude that they need and I pray that these proceedings tonight -- your anointing would be here, your strength would be here, your wisdom would be here, that you would help them to see, as Solomon was able to see, the clear issues where truth is needed, where right is needed and where a simple decision is needed. Give them the strength and the confidence to do what is right as you lead them and guide them in these proceedings and for the rest of this month in Jesus name, amen. Bless you all.

ADOPTION OF AGENDA

Overton: Up next is our adoption of the agenda.

Little Roberts: Mr. President?

Overton: Council Vice-President Little Roberts:

Little Roberts: I move that we adopt the agenda.

Whitlock: Second.

Overton: We have a motion and a second to adopt the agenda. Is there any discussion? If not, all signify by saying aye. Those opposed nay. The ayes have it. The agendas agreed to.

MOTION CARRIED: FOUR AYES. ONE ABSENT.

CONSENT AGENDA [Action Item]

- 1. Approve Minutes of the March 3, 2026 City Council Work Session**
- 2. Approve Minutes of the March 3, 2026 City Council Regular Meeting**
- 3. Alamar Subdivision No. 2 (ESMT-2026-0034) Full Release of Temporary Water and Sanitary Sewer Easement No. 2024-060012**
- 4. Mondt Meadows Subdivision Emergency Access Easement No. 1 (ESMT-2026-0048)**
- 5. Final Plat for Burnside Ridge Estates No. 1 (FP-2025-0013) by Kimley-Horn, generally located 1/3 mile south of W. Victory Rd. on the west side of S. Linder Rd.**

- 6. Final Plat for Burnside Ridge Estates No. 2 (FP-2025-0021) by Kimley-Horn, generally located 1/2 mile north of W. Amity Rd. on the west side of S. Linder Rd.**
- 7. Findings of Fact, Conclusions of Law for St. George (H-2025-0004), by Shaun Wardle and Jason St. George, located at 3870 E. Overland Rd. and 1545 S. Topaz Ave.**
- 8. Findings of Fact, Conclusions of Law for Tong (H-2025-0049), by Dara Tong, located at 485 E. Overland Rd.**
- 9. Development Agreement (Meridian Luxe H-2025-0035) Between City of Meridian and Kelly G. Fulfer and Brenda M. Fulfer as Trustees of the Kelly & Brenda Fulfer Trust for Property Located at 2350 W. McMillan Rd.**
- 10. Fiscal Year 2026 Net-Zero Budget Amendment in the amount of \$133,500 for Wastewater Resource Recovery Facility Tertiary Filter Equalization Tank Recoat Project**
- 11. Agreement between DWT Investments and the City of Meridian for Future Streetlight Installation**
- 12. Agreement between the City of Meridian and the Idaho Transportation Department for ITD Project No. A023(456), I-84 Meridian Road IC to Eagle Road IC**
- 13. Resolution 26-2577: A Resolution Approving a Cooperative Agreement between the City of Meridian and the Idaho Transportation Department concerning Federal Aid Highway Project No. A023(456); authorizing the Mayor to execute the Cooperative Agreement; and providing an effective date**
- 14. Resolution No. 26-2576: A Resolution of the City Council of the City of Meridian, Idaho, Setting Forth Certain Findings and Purposes to Declare Surplus Property and Authorizing the Donation of Certain Office Supplies and Equipment to St. Vincent de Paul Southwest Idaho**

Little Roberts: Mr. President?

Overton: Council Vice-President Little Roberts.

Little Roberts: Mr. President, I move that we adopt the Consent Agenda with no changes, for the Council President to sign and the Clerk to attest.

Whitlock: Second.

Overton: We have a motion and a second to approve the Consent Agenda. Is there any discussion? If not, all signify by saying aye. Those opposed nay? The ayes have it and the Consent Agenda is approved.

MOTION CARRIED: FOUR AYES. ONE ABSENT.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

Overton: There were no items moved from the Consent Agenda.

ANNOUNCEMENTS AND RECOGNITION

Overton: Council, are there any announcements or recognitions this evening?

Cavener: Council President Overton?

Overton: Councilman Cavener. Online. Yes.

Cavener: Just real quick. I -- I do think it's an important announcement. This is the first meeting that you are chairing with Council Vice-President Little Roberts sitting coach -- or sitting side by side with you and I just want to commend you both on a great job thus far and know that this meeting is in good hands with you guys at the helm.

Little Roberts: Thank you.

Overton: Thank you, Councilman Cavener.

PUBLIC FORUM

Overton: Mr. Clerk, did anyone sign up for the public forum?

Johnson: Mr. President, nobody signed up.

PUBLIC HEARINGS [Action Item]

15. Public Hearing for 2026 Water and Sewer Assessment Fee Increase Proposal

Overton: With that we will move on to our public hearings for this evening and the first item up for public hearing is Item 15, public hearing for 2026 water and sewer assessment fee increase proposal. We have Public Works Director Laurelei.

McVey: All right. Thank you, Council. So, we came before you in February to let you know about this potential increase to our connection fees and just as a reminder these

are the fees that new development pays to buy into a proportional share of our system. We have not increased those since 2022 and since our meeting we did -- we had previously done outreach to the major stakeholders through the BCA and since, then, have not received any additional feedback. So, with that stand for any questions and I think the resolution to adopt these is next if you approve.

Overton: Council, any questions for the director? If not do I have a motion to close the public hearing? No. Is there any public testimony?

Johnson: Mr. President, nobody signed up in advance.

Overton: Is there anybody in the room who wishes to testify in this matter? If not, do I have a motion?

Whitlock: Mr. President, I move we close the public hearing on Agenda Item No. 15, the 2026 water and sewer assessment fee increase proposal.

Little Roberts: Second.

Overton: We have a motion and a second to close the public hearing on the 2026 water and sewer assessment fee increase proposal. It's just an aye vote? All in favor say aye. Opposed nay? The ayes have it.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

16. Resolution 26-2566: A Resolution adopting increasing fees of the Meridian Public Works Department; ordering that such fees shall supersede fees previously adopted; and authorizing the Meridian Public Works Department to collect such fees as of June 1, 2026

Overton: Move on to Item No. 16.

Whitlock: Mr. President?

Overton: Councilman Whitlock.

Whitlock: Mr. President, I move that we approve Agenda Item No. 16, Resolution 26-2566.

Little Roberts: Second.

Overton: Council, we have a motion and a second to approve Resolution 26-2566. Mr. Clerk, would you call roll.

Roll Call: Cavener, yea; Strader, absent; Overton, yea; Little Roberts, yea; Taylor, yea; Whitlock, yea.

Overton: That brings us to -- the motion is passed unanimously.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

17. Public Hearing for Proposed Summer 2026 Fee Schedule of the Meridian Parks and Recreation Department

Overton: That brings us to Item 17, which is a public hearing for proposed water -- or proposed summer 2026 fee schedule for Meridian Parks and Recreation Department and we have Garrett White.

White: All right. Council, thanks for having me tonight. In front of you is the summer activity guide fees for all of our classes that we are putting on, as well as a couple park fees that we -- just fell off the page last time we updated our park fees -- couple months ago. So, really, with that I will stand for questions if you have any.

Overton: Council, do we have any questions? Is there anyone in the audience that would like to have a comment on this issue concerning our park fees for 2026? If not, do I have a motion to close the public hearing?

Whitlock: Mr. President?

Overton: Councilman Whitlock.

Whitlock: I move that we close the public hearing on Agenda Item No. 17.

Little Roberts: Second.

Overton: We have a motion and a second to close the public hearing. All in favor say aye. Opposed nay? The ayes have it and the public hearing is closed.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

18. Resolution No. 26-2571: A Resolution Adopting the Summer 2026 Fee Schedule of the Meridian Parks and Recreation Department; Authorizing the Meridian Parks and Recreation Department to Collect Such Fees; and Providing an Effective Date

Whitlock: Mr. Mayor?

Overton: Councilman Whitlock.

Whitlock: Next up on the agenda is the resolution for the summer 2026 fee schedule. So, I move that we approve Agenda Item No. 18, Resolution No. 26-2571, a resolution adopting the summer 2026 fee schedule for Parks and Rec.

Little Roberts: Second.

Overton: We have a motion and a second to approve Resolution No. 26-2571. Are there any comments? If not, Mr. Clerk call the roll.

Roll Call: Cavener, yea; Strader, absent; Overton, yea; Little Roberts, yea; Taylor, yea; Whitlock, yea.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

19. Public Hearing for Callen Condominiums (SHP-2026-0002) by KM Engineering, LLP, located at 4855 N. Cortona Way

- A. Request: Short Plat to Condominiumize two (2) existing buildings into five (5) Condominium units for Building "A" and six (6) Condominium units for Building "B".

Overton: Council, that brings us to Item 19, a public hearing for Callen Condominiums, SHP-2026-0002, and we will start off with staff comments.

Allen: Are we good? Oh, I'm much louder now. I better not speak too loud. Alrighty. First item up tonight is a request for a short plat. The property is located at 4855 North Cortona Way. History on this property is certificate of zoning compliance and building permit application was approved for two buildings, Buildings A and B, that are currently under construction on this property. A short plat is proposed to condominiumize the airspace of these buildings for individual ownership. Five condominium units are proposed in Building A and six condominium units are proposed in Building B. No written testimony was received on this application and staff is recommending approval with the conditions in the staff report. Staff will stand for any questions.

Overton: Council, any questions for staff?

Whitlock: Mr. Mayor?

Overton: Councilman Whitlock.

Whitlock: Sonya, as I was reviewing the packet -- can you just help me understand why the address is Cortona -- Cortona Way, which doesn't appear to intersect with this property at all. There is a -- a street to the north and then -- so, it -- I just didn't see where Cortona connected.

Allen: I believe Cortona goes along the east boundary right here. I could bring that up on a map real quick and double check. Yes, that is correct. It runs along the east side of the property.

Whitlock: Okay. Thought it was named something different.

Allen: No.

Whitlock: Thank you.

Allen: Uh-huh. You are welcome.

Overton: Council, are there any other questions for staff? If not, is the applicant here? Good evening. If you could state your name and address for the record.

Heath: Mr. President, Members of Council, my name is Cheryl Heath with KM Engineering, 5725 North Discovery Way, Boise. I'm here representing Cortona Way Retail, LLC. Thank you for having me tonight. We agree with the staff report and recommended conditions of approval. With that I will stand for any questions if you have any.

Overton: Council, do we have any questions for the applicant? Thank you very much.

Heath: All right. Thank you.

Overton: Mr. Clerk, is there anyone signed up to provide testimony on this item?

Johnson: Mr. President, nobody signed up in advance.

Overton: Is there anybody president -- present who would like to testify in this item? And if you are online if you have the raise your hand feature. Seeing no one come forward, does the applicant have any final comments or would you like to waive your final comments?

Heath: I do not have any final comments. Thank you.

Overton: Thank you. Does Council have any final comments? If not, do I have a motion?

Whitlock: Mr. President?

Overton: Councilman Whitlock.

Whitlock: I move that we close the public hearing for Callen Condominiums, Agenda Item -- Agenda Item No. 19.

Little Roberts: Second.

Overton: We have a motion and a second to close the public hearing. Is there any discussion? If none, all in favor say aye. Opposed nay? All ayes. The ayes have it. Public meeting is closed.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Whitlock: Mr. President?

Overton: Councilman Whitlock.

Whitlock: I move that we approve Agenda Item No. 19, SHP-2026-0002 for Callen Condominiums.

Little Roberts: Second.

Overton: We have a motion and a second to approve public hearing for Callen Condominiums, SHP-2026-0002. Mr. Clerk, can you call roll.

Roll Call: Cavener, yea; Strader, absent; Overton, yea; Little Roberts, yea; Taylor, yea; Whitlock, yea.

Overton: The motion passes. Thank you.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

20. Public Hearing for Driftwood Townhomes Subdivision (H-2025-0051) by Brighton Corporation, generally located north of W. Ustick Rd. (Parcel #R1931270100) on the west side of N. Venable Ln.

- A. Request: Development Agreement Modification for a new agreement for the subject property and update to the development plan and associated provisions from multi-family residential townhomes on individual lots.
- B. Request: Rezone of 5.01 acres of land from the C-C to the TN-R zoning district.
- C. Request: Preliminary Plat to re-subdivide Lot 1, Block 1, Driftwood Subdivision into 61 building lots and

Overton: Brings us to Item 20 in our hearing tonight and that is the public hearing for Driftwood Townhome Subdivision, H-2025-0051 and we will start off with staff comments.

Allen: Thank you, Mr. President, Members of the Council. The next applications before you are a request for a development agreement modification, a rezone and a preliminary plat. This site consists of 4.81 acres of land. It's zoned C-C and is generally located north of West Ustick Road on the west side of North Venable Lane. The Comprehensive Plan future -- future land use map designation is mixed-use community. This property was annexed with C-C zoning back in 2008 for commercial development.

A development agreement was required with the annexation, which was later modified in 2016. A new development agreement was approved in 2022, which replaced the earlier agreements and changed the use from commercial to multi-family residential. The existing development plan allows for the development of 57 two and three story townhome style multi-family dwelling units on one building lot on the northern portion of the property at a gross density of 11.85 units per acre and two commercial buildings on the southern portion of the property. The existing plan that I just outlined is shown there on the left. The applicant is proposing a new development agreement for the northern portion of the property with a new conceptual development plan shown on the right that consists of 61 two-story townhouse dwellings on individual building lots and updated building elevations. The proposed development plan is very similar to the previous plan, except the community center and plaza area has been removed and four additional dwelling units are proposed for an increase in density of .83 units per acre. The same number of dwelling units is proposed adjacent to existing homes to the north in Woodburn Subdivision and to the west in Woodburn West Subdivision. One fewer unit is proposed along the west boundary adjacent to the large residential parcel. The additional units are located along the east boundary of the site adjacent to Venable Avenue, which shouldn't impact adjacent residential properties. A mix of front-loaded and alley-loaded townhome dwellings are proposed with access provided from internal private streets and alleys. The proposed townhome dwellings are a desired housing type in the mixed-use community future land use map designation and the proposed density of 12.68 units per acre is consistent with the desired density range of six to 15 units per acre. A rezone of 5.01 acres of land is requested from the C-C to the TN-R zoning district to accommodate the proposed development plan. A preliminary plat is proposed to re-subdivide Lot 1, Block 1, Driftwood Subdivision, into 61 building lots and five common or other lots, with private streets on 4.81 acres of land in the TN-R district. Subdivision of the property will allow individual units to be sold, which should allow for owner-occupied and rental options, rather than just rental options as with the existing entitled plan. The subdivision is proposed to develop in one phase. Access is proposed via North Buckstone Place, a local street at the northern boundary of the site and Wind Drift Lane, a proposed private street along the southern boundary of the site via North Venable Avenue, a collector street. Private streets and alleys are proposed for internal access. The director has approved the private streets contingent upon Council's approval of the proposed plat. Sidewalks are proposed along internal streets, except along the eastern north-south alley. Staff is recommending a four foot wide sidewalk is provided along the west side of Alley A for safe pedestrian access and that is in this location right here where my cursor is. This is the proposed pedestrian plan for the site and the proposed landscape plan. Because this site is below five acres in size qualified open space and site amenities are not required. A total of .51 acres of common open space is provided along with a dog waste station as a pedestrian focused amenity. Settlers Park exists to the east, which is approximately an 11 minute walk and provides active and passive recreational opportunities. Additionally, a city community center is planned directly across Venable Avenue to the east, which will provide additional recreation and amenities. The Commission recommended approval of this application and I will go through a summary of the Commission public hearing. Eli Bensky and Mike Wardle, Brighton Corporation, testified in favor. Lisa House commented on the

application. Written testimony was received from Eli Bensky, Brighton Corporation, in response to the staff report. Key issue of discussion was the desire for the traffic signal to be completed prior to development of this property due to the high level of traffic congestion already in this area and that signal is the -- at the Venable and Ustick intersection. Key issues of discussion by the Commission. There were a few. Concern that there is inadequate off-street parking provided on the site. Concern pertaining to the transition and density to the development to the north and, finally, the signal isn't warranted at this time, but is proposed to be installed earlier than warranted through a cooperative development agreement, CDA, with ACHD, the city Parks Department and the developer. The Commission did make one change to the staff recommendation at the request of the applicant. They modified DA provision No. 1-4 and follows: Settlers Park requires a signal at the Venable-Ustick intersection as part of their mitigation for the future community center. The developer will continue to pursue a cooperative development agreement. If the city Parks Department, ACHD, and the developer enter into a cooperative development agreement the developer will manage the construction of the signal. There are no outstanding issues for Council tonight and there has been no written testimony received since the Commission hearing. Staff will stand for any questions.

Overton: Council, any questions for staff?

Taylor: Mr. President?

Overton: Councilman Taylor.

Taylor: Sonya, on the traffic light I thought we had already entered into the cooperative agreement. I thought that a warrant had already been issued for that and maybe the applicant can speak to that a little bit more, but I -- I guess I was under the impression we already had that agreement in place, but it sounds like maybe we aren't quite there yet with that?

Allen: (Inaudible). Sorry, Dean.

Taylor: I heard you. Thank you.

Overton: Council, any other questions for staff? If not, would the applicant like to come forward? Good evening. If you could just state your name and address for the record, please.

Bensky: Good evening, Council. Eli Bensky. 2929 West Navigator Drive, Meridian, Idaho. 83642.

Overton: Thank you.

Bensky: The Driftwood Townhomes. This is located off of Ustick and Venable, as mentioned, west of Settlers Park. The current future land use designation of this

property is mixed-use community. We are not proposing to change. The zone is currently community business. We are requesting a change to traditional neighborhood residential. TN-R. As mentioned, this property has previously received approvals with a -- a subdivision plat and a CUP for 57 multi-family units. As mentioned the layout and the unit count against the existing residential has remained the same as our -- as our proposal. With our revised proposal we are proposing 61 buildable lots, five common open space lots, with a density of 12.7 units per acre, which is within the expected density range in the mixed-use community. The subdivision will be serviced by internal private streets noted in red. The middle portion homes, those will be accessed via the alley with their garage accessed via the alley. We are also proposing a center turn lane to Venable at the private street intersection. As mentioned, we currently do not have a CDA in place. It is in the works. We actually just received a draft and we are in works with -- with parks and with ACHD. Thus the reason for our requested change on the condition, because it isn't fully vetted yet we didn't want it to be tied to the development. We wanted to make sure that we still are entering into this agreement, but clarifying the rules that we are all playing. I do have a copy. It was also in the staff report, but I have a copy of this condition modification if you guys need a paper copy. With the open space and amenities in Driftwood we have multiple sidewalk accesses for the residential -- for the neighbors here in this area. We also have five foot wide detached sidewalks on the perimeter. We have the dog waste station. We think a lot of the residents here are going to be taking advantage of the fact that they are directly across the street from Settlers Park. There is also in the plans for the future community center there is a dog park also involved in those plans, so we just know that there is going to be that foot traffic and we want residents to have responsible place to dispose of the waste. We also have two open gathering spaces for residents to be able to greet with their neighbors and hang out. As Sonya mentioned, there was a sidewalk access that was requested in the alley. This shows where that -- where the sidewalk would be proposed and we are okay with making that modification. With Driftwood Townhomes we really believe that this is the middle ground between everything that's going on there. Physically, once I show you the aerial, you will see it really is the middle of everything that's happening. But it is also transitional between the north, the single family residential detached and, then, across the street we have multi-family, we have commercial, we really do have a little bit of everything. So, here as I mentioned an aerial view of really what's happening. In red is where Driftwood Townhomes is. Across Venable there is commercial. There is a fuel station, a dog store, a salon, a few other uses. I believe they are office spaces. Across Ustick we have multi-family, additional detached single family residential. To the west we have multi-family. I'm going to go back on this slide. The multi-family image that's shown here, that is the multi-family project that is to the west of Driftwood Townhomes. This I feel like actually shows a really good transition in regards to the scale of what's happening over there. The multi-family that's to the west isn't large multi-family, it's a smaller scale multi-family project. I believe they are eight-plexes. So, yeah, that's to the west. And, then, to the north we have the single family dwellings that are detached and, then, to the east we have the future city community center that is in the works and, then, Settlers Park. These are our Type A home's front access. That's where the front door and the garage is on the front side of the home. Each home is equipped with a two car garage and a parking pad that

allows for two additional parking stalls. These house -- houses are located at the perimeter noted in pink. And we also have home Type B, that are our carriage lane homes. These are the homes where the front doors are in the front and the garage access is at the rear. Also noted here in pink is where those are located. And same thing. They have two car garage with a parking pad that allows for two additional vehicles. With that I do agree with staff and Commission's recommendation of approval and request your guys' approval tonight with the modification of condition 4-A-1-4. I stand for any questions.

Overton: Council, any questions for the applicant?

Little Roberts: Mr. President?

Overton: Council Member Little Roberts.

Little Roberts: Mr. President. Thank you so much. If you wouldn't mind going back to like where we can see the roof lines specifically like where there is flat, because you have probably heard that we had some issues with some -- so, I'm just covering bases. Is there anything planned like patios or anything on those rooftops that could make them appear like they have got an additional story?

Bensky: That is not planned for these homes, no.

Little Roberts: Thank you.

Taylor: Mr. President?

Overton: Councilman Taylor.

Taylor: Thank you. A couple of questions. On the patio -- well, I guess the two units on -- that are facing Venable Lane, are they the -- where is the front oriented? Is it -- because we are going to have the garage in the back and the front. What's oriented towards the exterior? I'm just -- can you help me understand?

Bensky: Yes. Of course. The front doors are going to be visible from Venable. So, when you are driving on Venable on -- if you are driving into Venable driving north on your west you will see the fronts of these homes.

Taylor: Thank you. And, then, the alleyway between the two, how wide is that? No, go -- stay where you were. Sorry. Go back to that. With the carriage lane style like -- yeah. How wide is the road between the -- the two longer rows of the alleyways? Is it --

Bensky: I need to verify. One moment.

Taylor: Okay.

Bensky: Thank you. Thank you. Those are 24 feet wide.

Taylor: Mr. President, just a quick follow up on another matter. Could you go to the slide of the condition for the streetlight. The one where you had it in right -- yeah. So, you are asking for this condition -- okay. So, essentially, if I'm just understanding it right, because we don't have this cooperative development agreement in place, you want to continue moving ahead while that -- with the project while you are working on getting that CDA in place?

Bensky: That is correct.

Taylor: Okay. And do you have a timeline on -- I know that's in -- in the works. Are we looking at in the next few weeks, few months? Is this later in the fall? What's -- what's your best guess on that?

Bensky: I'm actually going to let Garrett answer that question. I know that today we were already working on red lines with it, but I think Garrett is more appropriate to answer that.

Taylor: Great.

White: Mr. President, Councilman Taylor, I got the draft on my desk I think Monday late afternoon. I reviewed it this morning. We should be sending it to legal for their review and our comments by the end of this week and, then, the timeline from there -- I mean I'm not sure what legal is saying -- that we need to send back to ACHD and stuff like that. So, there is some back and forth still a little bit. So, I would hope in the next few weeks, but I don't really want to be quoted on that. If that makes any sense. So --

Taylor: Mr. President. Garrett, stay here. So, from -- it sounds like we are getting, you know, pretty close to having that in place. What's the timeline between getting that agreement in place and, then, securing the warrant to get the lights and, then, construction? I'm just trying to track what that process looks like, thinking about this project, thinking about the community center, because that could -- that's going to be a very busy intersection, especially as the construction traffic starts to tick up. If you have been over there and looking at the baseball lately, it's kind of wild. So, can you give me a -- walk me through a timeline on that?

Garrett: Mr. President, Councilman Taylor, that -- the timeline is so difficult to say. I know our intent is to have the signalized intersection there before we open the community center. That's our intent. Without speaking for ACHD or Brighton, it's -- it's really tough for me to nail down a timeline at this point. I would be happy to get together with ACHD and Brighton here and -- and talk about a timeline and kind of get more of a thing soon, but I -- I would hate to tell you a timeline before we meet with that. Mike Barton is retiring Thursday and he has been the one -- kind of the head contact of this. So, I would hate to myself give you a timeline right now, if that makes any sense, but --

Taylor: Yeah. It does. And I think that would be helpful. I actually -- so, Venable Road the other way is how I access where I live and it's -- it's getting pretty busy already and so I imagine as this picks up it's -- it's a really challenging intersection right now, especially on Saturdays now with baseball and -- and all that. So, I think knowing what that timeline looks -- looks like would be very helpful.

Garrett: Yeah. I -- like -- yeah. Sorry to inter -- like I said, it -- it's we would love to have it done before we open the community center. So, that -- that's our timeline we are really pushing for. So, we are hoping to get it done hopefully in the next -- agreement done soon and, then, start working with our partners to get it done, so -- yeah.

Overton: Council, any additional questions?

Cavener: Yeah. Sorry. Council President?

Whitlock: First a follow-up comment and I -- I think we have communicated that to -- the priority of this to ACHD and -- and I -- I feel comfortable that they know how important that is. Ms. Bensky, just a quick question. If you could go back on the slide. I'm going to follow up on what Councilman Taylor asked with -- and this is fine. Those two units to the east, you said the front door comes off of Venable and the garage comes off the carriage lane there to the west; correct?

Bensky: That's correct.

Whitlock: Will people be parking on Venable to access those six units?

Bensky: We are providing the garages and the parking pads, so they should be using that as their primary resource.

Whitlock: Are there concerns that secondary resource will start to stack up on Venable?

Bensky: I really hope not. I'm going to show a slide that provides a better picture of parking allowances. So, along the private streets here in orange are on-street parking where we will be allowing that. We do also have six additional marked stalls for residents or visitors to be using. We hope that if there is a secondary need of parking they will be parking internally within the development. We hope that is the case.

Whitlock: Thank you.

Overton: Council --

Whitlock: I hope that's the case, too.

Bensky: I mean with an additional 40 on-street parking stalls in addition to the garages and their parking pads, we do feel like there is sufficient parking within the development to contain that.

Overton: Council, any further questions for the applicant?

Taylor: Mr. President?

Overton: Councilman Taylor.

Taylor: Yeah. I appreciate it. Can you walk me through the thinking why you added those two units to the east? In your earlier proposal it was -- looked like you had your own kind of little community center. Can you explain kind of the reasoning behind that?

Bensky: Yeah. When this was originally proposed as multi-family that is one of the things that are required of a multi-family development. When we moved to individual platting we saw an opportunity to make this space more visually appealing when you are driving into Venable. We thought that having something -- these carriage lane homes with the nice neighborhood, cozy atmosphere, would add to that. We also just saw an opportunity there to create the true drive aisle alleyway for our residents to be using instead of an additional private street that people would be using to access the rest of the development.

Taylor: Okay. Mr. President? Maybe --

Overton: Councilman Taylor.

Taylor: Maybe not so much a question for you -- and I don't even know if Sonya would know. I think there is parking allowed on Venable, right, on one side, but not on the other. If I'm remembering correctly I think the east side at least today there was -- there is no parking, but on the west side I believe there is. I could be wrong. I'm not sure if anyone knows the answer. I'm not sure that's really relevant to this. But to Councilman Whitlock's comment -- and if I lived there I would totally park on that street to walk into my front door. So, I -- I -- I think we -- we should expect that that is the case and I don't think that -- I'm not sure that's necessarily a huge problem if it's allowed on the street, but I do think we are going to see some parking there.

Overton: Council, any additional questions for the applicant? Thank you.

Bensky: Thank you.

Overton: Mr. Clerk, is there anyone signed up to provide testimony on this item?

Johnson: Mr. President, nobody signed up in advance.

Overton: Is there anybody present who would like to testify on this item? Or if you are online if you would use the Raise Your Hand feature. Seeing no one come forward, does the applicant have any final comments or waive their final comments?

Bensky: Thank you, Council President. I want to clarify the location of the sidewalk in accordance with conditions. Sonya, I apologize, we are proposing the sidewalk beyond the west side, not on the east side of that alley. I want to make sure that that's okay. Okay. Thank you. That was it. Thank you.

Overton: Thank you. Council, if there is no further comments, do I have a motion to close the public hearing?

Taylor: Mr. President?

Overton: Councilman Taylor.

Taylor: I move that we close the public hearing for Driftwood Townhomes Subdivision, File H-2025-0051.

Whitlock: Second.

Overton: We have a motion and a second to close public hearing. All vote signify by saying aye. Opposed nay? The ayes have it. The public meeting is closed.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Taylor: Mr. President?

Overton: Councilman Taylor.

Taylor: I -- I do like this project. I think it's a good project. I -- I like that it's -- we are -- we are finding a different type of housing with the condominiums. I think that's something we are looking for and I think -- I think the designs, the aesthetics are nice and I do agree that some of the transition there -- like it's nice to see some of this different type of housing. I think it will be pretty desirable place right next to the community center. It looks like you have built in some nice privacy within the community, while still having access to a lot of public amenities I think will be nice. My only concern -- parking is always a bit of an issue. Even if you have adequate parking people still seem to kind of go do what they want. I think we will see some parking on the road, but I -- I don't think I'm terribly concerned about it. My biggest concern is just the timing of the light and I have been pretty clear about that in our discussion on the community center and other things, but I have -- you know, knowing where we are with the agreement and, you know, I know we have our own reasons as a city why we want to get that done as -- as quickly as we can. So, I just would encourage the applicant and -- and our own staff to stay vigilant on -- on getting that signalized light in as -- as soon as it's feasible. But I'm supportive of this. I think it's a good project and I'm happy to make a motion if we -- if there is any further comments I will -- I will make a motion when it's appropriate.

Overton: Council, any other comments?

Whitlock: Just -- Mr. President?

Overton: Councilman Whitlock.

Whitlock: I -- I would just concur. I think this is a -- a good product in a -- in a good location. You know, it's not often that you can find a home that you can buy. So, I appreciate the fact that these will be for sale and -- and -- and owner occupied. I think that's great. I think there is a demand for that. Close to the amenities that Councilman Taylor was talking about. So, I -- I think it's a good project with a good product in a good location. I share the concern about making sure that the light is expedited. It's needed now and, you know, we -- we expect good things with the community center that's there as well. So, we -- we want to move forward as quickly as possible. Again, I think we have communicated that to all of the parties and they know the priority that that is, but just commend the -- the applicant for a -- a good product. I am a little bit concerned about Venable and -- and potential parking there and congestion, but we will watch that and see how it -- how it transpires. So, I'm supportive of this project as well.

Taylor: Mr. President?

Overton: Councilman Taylor.

Taylor: Unless there is any other comments from my colleagues, I would move that after considering all staff, applicant and public testimony, I move to approve File No. H--2025-0016 as presented in the staff report for the hearing date March 17th, 2026.

Whitlock: Second.

Overton: Council, we have a motion and a second to approve File H-2025-0051. Clerk, can you call roll.

Roll Call: Cavener, yea; Strader, absent; Overton, yea; Little Roberts, yea; Taylor, yea; Whitlock, yea.

Overton: All ayes. The motion is agreed. Thank you very much.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

ORDINANCES [Action Item]

- 21. Ordinance No. 26-2118: An Ordinance (Meridian Luxe H-2025-0035) for rezone of a parcel of land located in the southwest quarter of the southeast quarter of Section 26, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, as depicted in the map exhibit, rezoning 5.99 acres of land from the L-O (Limited Office) zoning district to the C-C (Community Business) zoning district in the Meridian City Code; directing city staff to alter all**

applicable use and area maps as well as the official zoning maps and all applicable official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; and providing an effective date.

Overton: Council, that brings us to Item 21, Ordinance 26-2118. I will ask the Clerk to read this ordinance by title.

Johnson: Thank you, Mr. President. It's an ordinance for rezone of a parcel of land located in the southwest quarter of the southeast quarter of Section 26, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, as depicted in the map exhibit, rezoning 5.99 acres of land from the L-O zoning district to the C-C zoning district in the Meridian City Code; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all applicable official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; and providing an effective date.

Overton: Council, you have heard this read by title. Is there anyone who would like it read in its entirety? If not, do I have a motion?

Taylor: Mr. President?

Overton: Councilman Taylor.

Taylor: Move that we approve Ordinance No. 26-2118.

Whitlock: Second.

Overton: We have a motion and a second to approve Ordinance 26-2118. Mr. Clerk, can you call the roll.

Roll Call: Cavener, yea; Strader, absent; Overton, yea; Little Roberts, yea; Taylor, yea; Whitlock, yea.

Overton: The motion passes.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

- 22. Ordinance No. 26-2119: An ordinance amending Unified Development Code section 11-1-5(B)(1) concerning fence measurements; amending Unified Development Code section 11-1A-1 concerning**

definitions of drive-through establishments; amending Unified Development Code section 11-2A-3(e) concerning maximum height limit in residential districts; amending Unified Development Code Section 11-2D-3(b) concerning maximum height limit in traditional neighborhood districts; amending Unified Development Code Table 11-2B-2 concerning allowed uses in commercial districts; amending Unified Development Code Table 11-2D-2 concerning allowed uses in traditional neighborhood districts; amending Unified Development Code section 11-3A-7(D)(4)(c), concerning decorative panels and trellises adjacent to fences; amending Unified Development Code Table 11-5A-2 concerning decision-making authority; and providing an effective date.

Overton: That moves us to Item 22, Ordinance No. 26-2119. Mr. Clerk, could you read this by title?

Johnson: Thank you, Mr. President. It's an ordinance amending Unified Development Code Section 11-1-5(B)(1) concerning fence measurements; amending Unified Development Code Section 11-1A-1 concerning definitions of drive-through establishments; amending Unified Development Code Section 11-2A-3(e) concerning maximum height limit in residential districts; amending Unified Development Code Section 11-2D-3(b) concerning maximum height limit in traditional neighborhood districts; amending Unified Development Code Table 11-2B-2 concerning allowed uses in commercial districts; amending Unified Development Code Table 11-2D-2 concerning allowed uses in traditional neighborhood districts; amending Unified Development Code Section 11-3A-7(D)(4)(c), concerning decorative panels and trellises adjacent to fences; amending Unified Development Code Table 11-5A-2 concerning decision-making authority; and providing an effective date.

Overton: Council, you have heard this ordinance read by title. Is there anyone who would like it read in its entirety? If not, do I have a motion?

Taylor: Mr. President?

Overton: Councilman Taylor.

Taylor: I move that we approve Ordinance No. 26-2119.

Whitlock: Second.

Overton: Council, we have a motion and a second to approve Ordinance No. 26-2119. Mr. Clerk, would you call roll.

Roll Call: Cavener, yea; Strader, absent; Overton, yea; Little Roberts, yea; Taylor, yea; Whitlock, yea.

Overton: All ayes. Motion passes.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

FUTURE MEETING TOPICS

Overton: Council, that brings us to future meeting topics. We have no future meeting topics. Do I have a motion?

Little Roberts: Mr. President?

Overton: Council Member Little Roberts.

Little Roberts: I move we adjourn.

Whitlock: Second.

Overton: Motion and a second to adjourn. We are adjourned.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

MEETING ADJOURNED AT 6:47 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

_____ MAYOR ROBERT SIMISON	_____ / / DATE APPROVED
-------------------------------	-------------------------------

ATTEST:

CHRIS JOHNSON - CITY CLERK