

A Meeting of the Meridian City Council was called to order at 6:00 p.m., Tuesday, April 7, 2026, by Mayor Robert Simison.

Members Present: Robert Simison, John Overton, Doug Taylor, Anne Little Roberts and Brian Whitlock.

Members Absent: Luke Cavener and Liz Strader.

Other Present: Chris Johnson, Bill Nary, Dave Miles, Bill Parsons, Sonya Allen, Steve Siddoway.

**ROLL-CALL ATTENDANCE**

|                                                             |                                                    |
|-------------------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Liz Strader                        | <input checked="" type="checkbox"/> Brian Whitlock |
| <input checked="" type="checkbox"/> Anne Little Roberts     | <input checked="" type="checkbox"/> John Overton   |
| <input checked="" type="checkbox"/> Doug Taylor             | <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, April 7th, 2026, at 6:00 p.m. We will begin tonight's regular City Council 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: Next item will be our community invocation, which tonight will be delivered by Jason Billester. If you would all, please, take this -- join us in the community invocation or take this as moment of silence and reflection. Mr. Billester, if you would like to come forward.

Billester: Thank you so much, Mayor and City Council Members. Ladies and gentlemen, please, join me in prayer. Mighty God, Heavenly Father, we just thank you for this evening, God, and I thank you for your servants, our Mayor, our city manager, our city staff, our City Council Members and the Meridian community and, Lord, we ask you for your guidance, wisdom and discernment and support as we begin this meeting. Lord, we just -- excuse me -- we give this meeting and time to you, mighty God, and I pray that you will guide all discussion that brings meaningful discussion and stronger bonds for our community. Help us, Lord, to trust you more with an impartation of your

guided wisdom and discernment. I pray that they will be able to solve our city's problems and make good policies and, Lord, please bring a new level of peace and clarity to everyone involved in this meeting. Grant them excellence in their governments and may your will be done, in Jesus Christ's mighty name, amen.

Simison: Thank you, Jason, for all you do and all the team down at Boise Rescue Mission for our community.

## **ADOPTION OF AGENDA**

Simison: All right. With that we will move on to adoption of the agenda.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: There are no changes to tonight's agenda. I move that we adopt the agenda as published.

Little Roberts: Second.

Simison: Have a motion and a second to adopt 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 agree to.

**MOTION CARRIED: FOUR AYES. TWO ABSENT.**

## **PROCLAMATIONS**

### **1. Week of the Young Child**

Simison: So, our first two items up are proclamations, which we will do down at the podium and the first one will be the Week of the Young Child. So, if I could ask Laurie to join me and any member of the team that is with you that you would like to at the podium. Okay. So, this evening we are joined by Nicole. So, we will go ahead and read the proclamation and turn this over to you for any comments you would like to make. Okay. Whereas the City of Meridian, in conjunction with the Idaho Association for the Education of Young Children, Idaho AEYC, are celebrating the week of the Idaho -- of the Young Child, April 11th through 17th, 2026. And whereas the Idaho AEYC is working to promote and inspire high quality early childhood experiences for our state's youngest citizens that can provide a foundation of learning success for children in Meridian and whereas early childhood educators and those who work with or on behalf of young children birth through age eight, who make a meaningful difference in the lives of young children, deserve our thanks, support and recognition and whereas public policy supporting early learning for all are crucial to young children's futures and to prosperity of our society and economy and whereas this is time to recognize the

importance of children's earliest years in shaping their development and to recommit ourselves to ensuring that each and every child experiences the type of environment at home, at childcare, at school and in the community that will promote early learning. Therefore, I, Mayor Robert E. Simison, proclaim April 11th through 17th, 2026, to be the Week of the Young Child in the City of Meridian and encourage all citizens to work to support the efforts of Idaho AEYC by supporting and investing in early childhood care and education in our community. Dated the 7th day of April 2026. On behalf of the City of Meridian I will present this proclamation to you and say thank you and turn the mic over to you.

Criner: Thank you, Mayor and City Council of Meridian. I just want to say my name is Nicole Criner. I'm the executive director of Idaho AEYC. We support families and children here across the state of Idaho. Meridian is one of 50 cities and including the state of Idaho, who is proclaiming next week as the Week of the Young Child. We appreciate the city's focus on young children, the focus on early learning and making an impact on the future of Idaho. So, thank you.

Simison: Dr. Bub, I know this is not in your -- do you have any comments you would like to add to this? We are blessed to have the superintendent with us this evening and I think he could very much appreciate what you all are trying to do. So, thank you and congratulations. We will take a picture if we can.

## **2. Meridian High School Wrestling State Champions Day**

Simison: If there is anybody outside in the -- waiting to come into the lobby. Come on in, guys. There is a few of you; right? All right. I think for some this will be a football team in many communities. This is just the -- another state wrestling championship team from Meridian High School in Meridian and so it's my honor to welcome you here back to City Hall. Just by raise of hands how many people have done this before? All right. So we got a good mix of a couple first timers and some -- some repeat offenders, but we are excited to welcome you back and we will do this proclamation and, then, invite everyone to come by, say your name, your weight, and your place in state. Does that make sense from that standpoint? But -- yeah, for me and myself, again, I'm just glad to have you back for -- as I like to say one for the thumb. But other than the coaches like don't expect anyone else in the program to ever have more than four. So, we don't want that fifth championship for any of the wrestlers, unless they are coming up from younger ages. So, whereas being a Meridian High School wrestler is more than scoring points, escapes, takedowns, pins and achieving state titles, it is training to build leadership, character, confidence, teamwork and resilience, all traits needed to succeed on the mat, in the classroom and in the real world and whereas the hard work and dedication of the Meridian Warrior wrestling team and coaches resulted in winning the 6-A State Wrestling Championship and whereas their determination racked up 18 state placers and three individual champions to post 364.5 points topping the previous all classification scoring record by 26 points and whereas the record setting performance earned the Meridian Warriors team its fifth state championship in the past six years and whereas the leadership, training and discipline of their coaches helped team members

to focus their talents, passion and fortitude to become a dynasty, each player making valuable contributions to their victory. Therefore, I, Mayor Robert E. Simison, hereby proclaim April 7th, 2026, is Meridian High School Wrestling State Champions Day in the City of Meridian and call upon the community to join me in congratulating the Meridian High Warriors on the remarkable athletic achievement and for representing Meridian so proudly in the state tournament, dated this 7th day of April 2026. So, on behalf of the City of Meridian we want to say congratulations on your accomplishment. With that I will invite whatever coaches are kind of come up first, then, we will go to the players.

Muri: Hello. John Muri, assistant wrestling coach.

B.Muri: Oh, yeah. Brad Muri, head wrestling coach. We knew this team was pretty special coming into the season and, holy smokes, they -- they lived up and surpassed all expectations. Just really proud and -- and blessed to coach at Meridian High and be a part of West Ada. That's all I have to say about that. Thank you.

Simison: All right. So, just a reminder, name, year in school and place in state.

Wynn: I'm Brendan Wynn and I'm a junior and I wrestled for 138 pounds.

Klinger: My name is Leo Klinger, I wrestle at 175. I'm a junior. I took second at state.

Hallford: Estate My name's Tre Hallford. I'm a junior. I wrestle 120 pounds.

Beck: My name is Jackson Beck. I'm a junior. I wrestle at 150.

Amoureux: My name Ryan Amoureux. I wrestled 132 and I placed first.

Nevills: My name is Blake Nevills. I'm a sophomore in high school and I won second.

Torres: My name is Gavin Torres. I wrestle 157. I'm a senior. Yeah. Thank you.

Shaver: My name is Logan Shaver. I'm a senior and wrestle 157 and I took third at state.

Ostoja: I'm Adam Ostoja. I'm a junior. I wrestled 120 and got third.

Williams: Bodee Williams. I'm a sophomore. I wrestled 98 and I took first.

DeGraff: Roddy DeGraff, a freshman, wrestled 98 and I took fourth.

Beeson: Riker Beeson. I took fifth and I'm a freshman.

Vega: Alejandro Vega. I'm a freshman, 113, and I got fourth at state.

Ramirez: I'm Cruz Ramirez. I weighed 138. I took fifth at state. I'm a sophomore.

Case: I'm Darius Case, I'm a junior, I wrestled 144 and I took fifth.

Zitgraf: My name is Ranger Zitgraf, I am a junior and I wrestled 126.

Miller: My name is Draken Miller, I wrestled 144 pounds and I got fourth.

Wynn: I'm Blake Wynn. I'm a freshman, but I didn't place at state.

Emerson: I'm Mason Emerson, I'm a freshman, I wrestled 106 and I took third at state.

Guillen: I'm Tobias Guillen. I'm a -- I'm a junior. I'm a state finalist.

Briggs: My name is Justus Briggs. I wrestled 126, I'm a senior and I -- I'm a state finalist.

Simison: All right. Thank you. Council, that was great to have them back in here once again.

## **ANNOUNCEMENTS AND RECOGNITION**

Simison: With that do we have anything under announcements and recognition? I will -- I will just do a quick announcement that the legislature is gone. So, we are excited to get back to now figuring out how to operate our community with the new bills that have been passed. So, we will be working on that. But I digress.

## **PUBLIC FORUM**

Simison: Anything under public forum?

Johnson: Mr. Mayor, nobody signed up.

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

### **3. Appointment of David Miles as Director of Community Development**

Simison: Okay. Then with that we will move on to Item 3, Department Reports. So, Council, it's my pleasure to bring forward the official appointment of David Miles to serve as our director of community development. You know, there is bittersweet things in life as the best way to say it, but you -- you always want to move your organization forward and help others also move themselves forward, but the -- making the recommendation to you all to allow David Miles to continue to work in our Community Development Department is one of those things where you -- you hate to see someone so talented leave what they are doing directly with you, but you know that their talents are going to be going further there and, you know, for -- for the record and those learning at the home, you know, most people might -- might have known Dave Miles served as my chief of staff for six years before this, but he has really had a lifetime of service in the --

the development world prior to coming to my office and whether that was his time in another state where he was working directly in community development out in the field doing work, whether it's working for, you know, in the family business growing up, being -- being around the industry, I'm more -- when he first came to be at the City of Meridian and he proved himself doing the work, you know, in our Public Works Department, you know, building relationships with those people that are so intricate as part of our development process, whether it be water or others, Dave's proven that he has a passion for this work. He has ability to execute and is a collaborative -- collaborator and can work with our community to help move us forward in -- in this area and, you know, we -- we have phenomenal talent down there and I think Dave just adds to that and so while I would love to keep him hold up upstairs in my office for -- forever, I think this is the -- the right way to allow him and the city to grow and prosper and I think you all have had the opportunity to work with Dave over time and you understand what type of valuable resource he is to the City of Meridian and maybe this keeps him for longer than he would have otherwise been with the city. You never know. And so it's with those words of support and excitement, even though it doesn't sound like it for him, that I'm bringing forward his appointment to be our Community Development Director and I would be happy to stand for any questions.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: I have questions as -- more as comments. I have happened to know Dave since -- not just when he was part of your chief of staff, but I remember working with him when he worked for Public Works for the city of Meridian and I was always impressed by his ethic, his knowledge, just the way he came to the job every day and when we first started talking about Dave as being the next director of Community Development it just -- it felt right. He has got the right mentality, he has got the right drive, he is all about Meridian and I'm looking forward very much to seeing him in that position permanently as of this evening. So, no questions, all praise.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: I will just take a -- a quick moment here. Really no questions. I think this is probably one of the easier decisions we have all had. We knew when it was -- he was their interim role it was going to be permanent probably, because he's done such a fantastic job, but I think one thing Dave's shown is his willingness to look at things through a new perspective, to learn and grow, that things don't have to always just be the -- the same way, that there is new ways to do things and think about things and I think that's a perspective that's going to be helpful for the staff, for us and for the community. So, we are excited to have Dave in that role, so happy to support that.

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: -- echo those comments.

Simison: Is your -- is your mic on? Okay.

Whitlock: I will just echo those comments. We are fortunate as a city to constantly find ourselves with the right people in the right place at the right time and I think this is the right time and Dave's the right person and he's in the right place to really benefit the citizens of Meridian. So, I will be supportive of this motion tonight.

Little Roberts: Mr. Mayor?

Simison: Council Woman Little Roberts.

Little Roberts: Well, I concur with my colleagues, but I can't not say so on the public record, because I first got to know Dave when he was upstairs as well and I can't remember what all he was working on, but he was working diligently and working on his masters at the same time. So, I knew that right then and there he was a person that was going to grow as our city grew and I think this is a really great fit. So, I concur with my colleagues.

Simison: With that I would be happy to accept a motion.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: I move that we appoint David Miles as Director of Community Development.

Little Roberts: Second.

Simison: Have a motion and a second to appoint David Miles as Director of Community Development. Is there any discussion? Councilman Nary, does this need to be -- or Counsel Nary, does this need to be a roll call or a voice?

Nary: Either way.

Simison: Okay. With that all in favor signify by saying aye. Opposed nay? The ayes have it. It item is agreed to.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Simison: Dave, congratulations. And I apologize, I didn't -- I thought I had turned that around, but I looked at it and I must have --

Miles: I was just going to say I'm really just here to turn the device around, so --

Simison: Yeah.

Miles: Just a quick thank you. Thank you to you, Mayor and Council, for the trust. I look forward to working with you and thank you to the staff for engaging and accepting me in over the last three months or so. Look forward to working with you all in the community and the stakeholders and looking forward to it. So, thank you.

Simison: Thanks, Dave.

## **PUBLIC HEARINGS [Action Item]**

### **4. Public Hearing for Alamar (H-2026-0005) by Midas Corporation, generally located at the Northeast corner of Black Cat Rd., and Franklin Rd.**

- A. Request: Modified Development Agreement to amend the building elevations and deviate from the Ten Mile Interchange Specific Area Plan design elements.

Simison: Okay. With that we will move on to our work for the evening. First item up is a public hearing for Alamar, H-2026-0005. Are we -- since it wasn't posted we are not opening this; is that correct?

Nary: I think, Mr. Mayor, I thought there -- was this a noticing issue. Wasn't that the problem?

Simison: Correct. I'm just trying to figure out if we should -- should open it or not open it.

Nary: No.

Simison: Okay. So, staff like to make any comments? Okay. Council, any questions?

Allen: (Inaudible).

Simison: Okay. Council, any questions? Or a motion?

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: I move that we move the public hearing for Alamar, H-2026-0005, by the Midas Corporation, to April 21st, 2026.

Little Roberts: Second.

Simison: Have a motion and a second to move this item to April 21st. Is there any discussion? If not all in favor signify by saying aye. Opposed nay? The ayes have it and the item is agreed to.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

**5. Public Hearing (continued from February 24, 2026) for Latitude Forty Three Subdivision (H-2024-0059), by Rodney Evans + Partners, LLC., located at 675, 715 and 955 S. Wells St.**

- A. Request: Annexation of 17.27 acres of land with R-8 (13.78 acres), R-15 (2.42 acres) and C-N (1.07 acres) zoning districts.
- B. Request: Preliminary Plat to re-subdivide lots 7, 21 and 22, Magic View Subdivision, Amended into 79 residential lots, 1 commercial lot and 11 common/other lots on 15.97 acres of land in the R-8, R-15 and C-N zoning districts.

Simison: With that we will move on to Item 5, which is a public hearing continued from February 24th, 2026, for Latitude Forty-Three Subdivision, H-2024-0059. We will continue this public hearing with comments from staff.

Allen: Thank you, Mr. Mayor, Members of the Council. Since the last hearing on February 24th a revised application information was submitted on March 31st and today consisting of the following: A revised annexation and zoning exhibit to align with the reconfiguration of lots and uses on the southern portion of the site. The C-N zoned area increased by .62 of an acre. A revised preliminary plat, which incorporates a slight change to the lot lines along the west boundary on the northern portion of the development to more closely align with the existing abutting property lines in Woodbridge Subdivision and the addition of an east-west collector street on the southern portion of the development between the Five Mile Creek and East Wells Circle and that's Alternative B modified from the study that was discussed at the previous hearings and reconfiguration of lots in that area with a new local commercial street between the collector street and Wells Circle for access to the residential and commercial uses. The number of building lots and common open space area remain the same and this is the new collector street right here, if you can see my cursor, and everything south of there is -- is reconfigured. An updated phasing plan was submitted, which includes the collector street and everything to the north in the first phase of development as requested by staff. An updated landscape plan and fencing plan reflecting the changes to the plat. An updated common open space exhibit and an amenity exhibit reflecting the changes to the plat. A change to the site amenities are proposed, which include a new dog waste station, a bicycle repair station and another picnic area. The two sports courts, which were pickleball courts, on the southern portion of the property have been removed. The amenity points proposed still exceed

the minimum points required. Updated conceptual building elevations for the portion of the development north of the Five Mile Creek were submitted due to the builder changing for that portion of the development. So, these were the original elevations that were submitted by the previous home builder and that the Commission reviewed and, then, these are the revised elevations for the new builder. The elevations on the portion -- on the southern portion of the development did not change, but they are not approved, because of the reconfiguration of that portion of the site. The homes on that portion will be fronting on Wells Street and they will have rear accessed garages, so -- and that's these right here. So, those are not correct and are not approved with this application. The applicant has not submitted updated elevations for those homes. Additional updates since the last hearing. An updated report was received from Ada County Highway District, which states the proposed right of way for the collector street East -- excuse me -- Equator Drive is adequate, but additional right of way is required to be dedicated at the Equator Drive and Wells Street intersection to allow for the future construction of a roundabout or signalized intersection. The applicant met with the neighbors in Woodbridge Subdivision, as requested by Council, to discuss concerns and answer questions that were brought up at the last hearing pertaining to home prices, home heights and fences, trees, drainage area along the shared property line and setbacks. The city received a letter from ITD stating that after further review of the project they will no longer require a traffic impact analysis for this development. The reason is in this particular location there are constraints that make off-site mitigations disproportionately challenging. Additionally, ITD does not have any planned projects in this area where they could assess a proportionate share contribution. The City Council sent a letter to ACHD requesting that they consider closing Magic View Drive near the intersection of South Woodhaven Avenue and East Magic View Drive, with an emergency access gate or other appropriate traffic control measures to restrict through traffic at least until a new collector roadway further to the south is realized. A response was received stating that the proposal will violate Idaho Code 40-2319. Therefore, ACHD is prohibited from authorizing the installation of any bollards in the circumstance. If -- if City Council decides to take action on this application at tonight's hearing staff is recommending changes to the Commission recommendation in the staff report just to update the conditions. Mr. Mayor, would you like me to go through all of those conditions or would you just simply --

Simison: Council, would you like those at this time? Yeah.

Allen: Happy to do that. First one is include a new condition requiring the construction of South Longitude Avenue to comply with ACHD standards for commercial local streets. Include a new condition requiring additional right of way to be dedicated at the intersection of Equator Drive and Wells Street and to accommodate a future roundabout or signalize intersection as determined by ACHD. Delete Condition A-2-6 pertaining to the removal of the sidewalk along the west side of Longitude Drive, as it's no longer applicable with the revised plat. Revise condition A-2-2 to update the lot and block number to match that on the revised plat. It should be Lot 1, Block 6. Update condition A-1-3 as follows: The pathway through the common area in the residential portion of the mixed-use neighborhood designated portion of the site shall extend into the non-

residential portion of the site and provide a pedestrian connection to -- and this is the added text -- each of the main building entrances to promote pedestrian mobility within the mixed-use development in accord with the Comprehensive Plan. Delete condition A-3-3 as sports courts are no longer proposed. And update condition A-3-5 as follows: Depict landscaping within a minimum ten foot wide street buffers adjacent to local streets on -- this is just the change to the lot and block number. It should be Lot 1, Block 6, and, then, add the text -- and 20 foot wide street buffers adjacent to the collector street in accord with the standards listed in UDC 11-3B-7C. Written testimony has been received since the last hearing on February 24th from the following people and they -- those letters are included in the project file under public testimony. From Jan McIntyre Bollard, Clayton and Whitney Fike, Catherine Carson, Erin Russell, Valerie Stefan, Cassandra Peck, Raymond Spencer and Celeste Fox. One other -- actually one other letter was received and it was from Michelle Seusy I believe her name was and it just came in just a few minutes ago. Staff will stand for any questions.

Simison: Thank you. Council, any questions for staff? Okay. Would the applicant like to come forward?

Semple: Good evening, Mr. Mayor, Members of Council. Ben Semple with Rodney Evans and Partners. 1450 West Bannock Street, Boise. 83702. It's good to see everybody again tonight. Happy to be here to kind of talk through what we have really worked on over the last couple of months to get to this point. Month and a half I guess. So, do have a presentation here. So, I will go back to the beginning here. Just to reiterate where we stand here. Think everybody's well aware where the project site is. These are kind of a summary of the outstanding items that were identified during the -- the previous City Council hearings. Sonya did a great job of encapsulating those. I don't feel like I need to go through all of this. Primarily we just wanted to talk about how we have adjusted phase two to accommodate the future right of way or, actually, accommodate and build a portion of the future collector roadway east-west and we understand that we will be making some slight modifications to preserve that right of way for the intersection at Equator and Wells Street for either a future roundabout or a signalized intersection, whichever one ACHD directs to occur there. So, we are in agreement with all of those. We -- we definitely want to be a part of the solution for getting Touchmark to Eagle Road really established here and feel like we have set the table for that to occur. You know, looking at our phasing plan, as Sonya mentioned, we did move our phase line, so that the collect -- east-west collector roadway is constructed during the first phase of the subdivision. That did necessitate some changes to the southern portion or phase two. I will -- I will touch on that in a second. This is the preliminary plat. I just wanted to highlight primarily the lot line -- and I didn't have the previous one side by side here, but the lot lines adjacent to the -- the Woodbridge Subdivision lots here, they were offset anywhere from three to seven feet or so in the last iteration and in this one you can see here we have gotten much closer to that alignment. We worked with the builder to make sure their model -- the homes that they plan to build here for the -- the future buyers would fit all of these lot widths. They more than accommodate them. So, really happy with how that shift worked out. Phase two, the -- the southern half here -- primarily what I wanted to point out is that we did reduce

the number of residential lots here. Previously we had 79 residential lots. There is 59 north in phase one and 20 in phase two. With the change and not being able to front on the collector with residential lots we actually reduce the southern phase two to ten lots versus 20. It actually brings it more in line with the percentages looked for in that mixed-use neighborhood area with residential versus commercial. So, feel like this is a great mix of uses here. It also retains more of that Five Mile Creek kind of interface and that collector roadway, because it does come with a ten foot multi-use pathway, we now have a better pathway along the southern side of the Five Mile Creek. So, both north and south have a multi-use pathway along the creek. One of the other amenities that wasn't mentioned -- we -- there is some signage along different canals here in Meridian that talk about kind of the history of irrigation and what those canals facilitated and so we anticipate installing one of those along Five Mile Creek just as an additional kind of educational component of this area. Our separation of our roadways meets ACHD standards for collector roadway separation and we have -- kind of talking to -- talking about the open space exhibit, we have kind of adjusted our open space areas here. While we did eliminate the pickleball courts from the south side, I'm sure that probably the Council has heard some of the concerns and other local jurisdictions about pickleball courts in proximity to residential areas. So, while that did eliminate that amenity, we feel like that wouldn't disproportionately affect the -- the lots on the southern half here in the future and we do exceed our -- our amenity point total. We still have seven and a half points. Four would be required for this project. And, again, with the multi-use pathways that are added in here -- I did add some images here just to highlight that we do have a tot lot playground space. It's not just kind of an open area north of the creek there and, then, we do have a shade structure that would be adjacent to that, just a kind of precedent image here. The two playground structures are actually from other developments in the valley that the KB Homes builder has installed in their subdivision. So, that's a real world installation here in Meridian. Anticipate the same similar playground facilities and, then, the bike repair station and the dog waste station that we would have along the creek just for -- for pet owners there. It -- it ends up being a really well used amenity. So, landscape plan, just kind of digging a little bit more into what -- the changes that we have made really have consolidated this open space and amenity spaces to the middle of this development, so accessible by all residents of this project. Again we are in agreement with the conditions of approval that we have received, as well as the -- the staff reports from any agency. The development agreement per condition one, we will prepare that and submit it to the City of Meridian prior to the final plat application. Those final plat revisions that were in condition two would be incorporated. Landscape plan revised and, then, conditions four through 13 we would agree with. Oops. I think I had one other slide here. Maybe not. One of -- a couple of the things I wanted to talk about, too, were just the -- working with the neighbors -- the builder has had a great meeting with the neighbors there. Think that they have come to an agreement that they are comfortable with the home -- the homes that will be proposed here and built here. The builder is going to be working directly with those neighbors for fencing, make sure it's on the property line, make sure it's in good condition and as we have stated previously any drainage is required to be kept on site directed to on site facilities, not go over onto neighboring properties, which will continue to occur as well. One of the other items that they talked about at that meeting

was the western -- see if I can get back to this plat here. Sorry. Phase one. Along the western side of phase one against Woodbridge there was some concern about setbacks. So, the -- the builder has committed to 17 foot setback to the main body of the home. A 12 foot setback is required in R-8 and the R-4 zone adjacent in Woodbridge is 15 foot rear yard setback. So, the homes will be at 17 feet. They would like to retain the option of putting a covered patio or covered porch space in the backyard up to that 12 foot setback, but enclosed living space would be held back to 17 feet. We feel like that does -- or gives those neighbors a little bit more privacy, especially because it allows for some more landscaping in that area. Talking with the HOA president we are really looking at the trees on this site, making sure that things aren't being removed when they shouldn't be removed and that there will be an arborist report prepared for anything that does get removed. As Sonya brought up, ITD provided us a memo regarding traffic. They kind of looked back at some traffic studies that were done when St. Luke's was built and some other developments had gone in here and they have really identified that, as Sonya stated in the memo, stated there really isn't a mitigation method that they can apply to this development that would affect the immediate -- immediate area here for traffic and so they have determined that they are not going to require that traffic impact analysis. We feel like with that east-west collector that we are facilitating at least the first portion of the construction that will really help maybe encourage the future or expansion of that and -- and really looking at how this gets west and east from this location. You know, we really do feel confident that this project will be a high quality addition to the area, bring some great new homes to -- to Meridian, as well as another commercial space for some new business owners to move into this area. We also, you know, about a year into our conversations here at City Council, while it, you know, has taken a little bit longer than maybe some of us have anticipated, we really are glad to be part of the solution here. You know, we really feel like this is -- you know, we have gone the extra mile to really talk to the neighbors, address some of the concerns there, work with City Council and ACHD to find what is the right alignment for this east-west collector that really works for everybody. You know, we were supportive of the efforts on Magic View. It sounds like ACHD had a different opinion on what they could allow there. But, really, you know, trying to continue to work to make this a reality to -- to create that Touchmark to Eagle Road connection for the city and -- just to alleviate some concerns for all the neighbors and just the City of Meridian in general. You know, again, appreciate the feedback that we have received at all the previous council hearings and stand for additional questions and, you know, how we can help make this a reality.

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

Semple: Thank you.

Simison: Mr. Clerk, do we have anybody signed up on this item tonight?

Johnson: Mr. Mayor. Yes, Mr. Mayor. First Robin McCulley representing an HOA.

Simison: Okay. Good evening, Robin. You will be recognized for ten minutes.

McCulley: Good evening, Mayor and Members of the City Council. My name is Robin McCulley. I live at 728 South Woodhaven Avenue. I'm here tonight as a representative of the Woodbridge Homeowners Association and first I would like to clarify that for the record I am not the president of the HOA. I am a member. Thank you for the opportunity to speak regarding this proposed annexation and the development of Latitude Forty-Three. Let me begin by saying that Woodbridge is not opposed to growth. We understand that Meridian is a thriving city and with that growth comes change. As you yourselves have stated, Woodbridge is not about saying no to future projects, but about being fair to its residents. We agree with that sentiment. However, what is currently being proposed is not fair to our residents and I would like to explain to you why. First I want to address the issue of planning transparency and consistency. Initially this project was presented as a single cohesive development. Now, it has been divided into two separate phases we are calling phase one and phase two. This change is not minor. It fundamentally alters how the project should be evaluated, especially by those of us who will be directly impacted. Yet despite this shift there has been sufficient -- insufficient information provided about phase two. Woodbridge residents who will be adjacent to this development have not been given enough time or detail to properly review or understand what phase two will entail. We are being asked in effect to support a project where -- when half of it still remains undefined. That is not a complete proposal. That is not transparency and that is not fair. Second I want to address traffic. Not Just in terms of volume, but in terms of impact. We have heard discussion, ideas, and possibilities from the Council regarding traffic mitigation. But to date no meaningful resolution has been reached. The plans have been discussed, but remain conceptual. They are not finalized, enforceable or guaranteed. Third and perhaps the most concerning is the issues of the amenities -- or rather the lack thereof in phase one of this development. The current plan includes 59 homes, which conservatively translates to approximately 118 adult residents, not including children. Yet the amenities provided for these residents are minimal to the point of being ineffective. We are told there will be a waste dog station, but no pathway connecting to it. A bike repair station, but, again, no pathway that would make it practical. These are not functional amenities. They are symbolic at best. There will be a pathway within their development, but it will not connect to Woodbridge's pathway system at this time. Our pathways are privately owned by our HOA, which means they are not accessible to nonresidents. So, while it may appear on paper that connectivity exists, in reality it does not. What does this leave for the residents of phase one? Essentially grass, a few picnic tables and a small tot lot for children. This tot lot is expected to serve what could be dozens of children, depending on the makeup of these 59 households. It is simply not adequate. When a development lacks sufficient amenities residents naturally seek them elsewhere. In this case the closest and most attractive option will be Woodbridge. Our community has invested heavily in maintaining high-quality amenities, including our pathways, pool, little library and common areas. These are funded and maintained by our residents through HOA dues. They are not public facilities. If this annexation proceeds as proposed we will face increased pressures on these amenities from nonresidents. This creates several problems. First overcrowding. Our facilities are designed for the size of

our community, not for an expanded population that includes neighboring developments. Second, cost. To manage this increased usage we will likely be forced to implement additional security measures. That can include hiring security personnel, installing access controls or increasing monitoring. These are real costs that will fall entirely on Woodbridge residents. Third, fairness. It's not equitable for one community to bear the burden of providing amenities for another, especially when that outcome is the direct result of insufficient planning in a new development. Finally we must consider the broader implications of creating a neighborhood with limited resources and engagement opportunities. Communities thrive when residents have spaces to gather, recreate and connect. When these opportunities are lacking it can lead to frustration, disengagement and in some cases increase undesirable activity. While we are not making direct accusations, it is reasonable to be concerned that a development with minimal amenities and limited infrastructure for community engagement may experience challenges that could spill over into adjacent neighborhoods. This is not just about inconvenience, it's about long-term community health, safety and cohesion. In summary, this project has changed from a single proposal to a two phase development, yet critical details about phase two remain unavailable. Traffic concerns have not been meaningfully resolved. Current discussions remain conceptual, rather than actionable. Phase one lacks adequate amenities to support its projected population. This deficiency will place an unfair burden on Woodbridge residents who will be forced to absorb the impact through increased usage of our private amenities and the associated cost of protecting them. The overall plan as it stands does not reflect the standard of fairness that has been expressed by this Council. We are not asking the Council to reject growth, we are asking for responsible, complete and fair planning. Woodbridge residents choose our -- chose our neighborhood because of its safety and amenities. Its direct arterial connection and its sense of community. We have invested time, money and trust into maintaining that standard. We are simply asking that new developments be held to that same standard and that existing communities are not asked to sacrifice what they have built in order to accommodate incomplete planning. Again, Woodbridge is not about saying no, but fairness must go both ways. I would just like to add I came straight from work today, which was at Cloverdale, Spaulding Elementary, 4.2 miles. It took me 36 minutes to arrive in the parking lot. An average mile can be run in nine minutes. So, technically, I could have run here in the same amount of time that it took me to drive here. That is something that I ask you to think about before we increase anymore homes in our area and add to our traffic problems that we have currently. Thank you for your time and your consideration.

Simison: Thank you, Robin.

McCulley: Thank you.

Simison: Council, any questions?

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: A quick question, Robin, and thank you for coming. So, one thing I think is really important -- we, as Council and the city, prioritize -- you also prioritize transparency, fairness. I -- I totally agree with you on that. I think in some respects as a city we have kind of imposed changes on the applicant over time. This -- I can't remember another application that we sort of drug on for quite as long. I mean this -- at some point last year, I don't even remember when, we met and we said, hey, we are going to -- we need to look at a long-term plan here, some -- an east-west connection, so we asked them to wait. We studied the area. We had a workshop. We discussed different routes and in many respects some of the -- the changes that I see reflected tonight were to try to accommodate what we have asked them to do was to say, hey, we -- we need to kind of figure out what our connection is going to be here, in large part because we want to get people out of your community. We don't want them cutting through. We want to find that sort of east-west connection. So, we have kind of imposed that I think. That's how I view it. Does that -- and so their plans are kind of new, you are sort of seeing sort of new proposals, the new phases, but I feel like we have sort of put that upon them. Do you -- does that feel transparent or does that feel fair to you? Because I don't know that I see what they have proposed tonight as being sort of trying to be sneaky, but as much as trying to respond to what the city's asked them to do as we try to solve a really complicated connectivity issue through that -- that area, which you know better than everyone how tricky that is. Does that -- hopefully that makes sense. I mean does that feel fair to you, knowing that we kind of impose that on them?

McCulley: Absolutely. Absolutely. If -- if -- I understand what you are saying, but I also have been tracking this as a resident myself at home and seeing these things come in day of the Council meeting, that makes it very very difficult to reach out to our, you know, 289 homes and make them aware of what's going on. Not everyone has the ability to sit in front of their computer to see the updates coming in on the day of the Council meeting to be present for all. I mean I can honestly say I'm very proud of the -- the community to show up every time. There are a lot of these faces that show up every single time and as you say we have been dragging it on a long time, but at the same time we believe in our community and we want the very best for it. We want the best for the city, the City of Meridian, and so it's important to us to be here and to follow it. But as far as the -- the six weeks, it was a short amount of time. It was a short amount of time to get a lot of things together. You know, we were deemed with getting the information from our community regarding the bollards and they were to do the things for their phase one, phase two. We did -- we were able to meet with the builder. I'm finding out tonight that they are saying that they would work with us regarding the fence line. According to the plan it still says it -- that -- it's pulled up right now. It says existing where it is -- where the fence line is. If you look on your plan it says existing fence to remain. That has not changed. As far as I know that was new information to me tonight. The other thing was when he said that they were going to work with us regarding property lines, as far as -- I was point blank told that my fence has been there for over 20 years and it is now the new property line regardless of the survey, regardless of where the pins are. So, the eight inches that I spoke of the last time I stood up here are no longer mine according to them when we met with them. And so --

and I just heard that tonight. So, unfortunately, it wasn't in my speech, because that's what I just heard this evening. So, it's ever changing.

Taylor: Yeah. Thank you.

McCulley: I just don't think we are there yet. We are just not there yet.

Simison: Council, any other questions? Okay. Thank you very much.

Johnson: Mr. Mayor, next we have Celeste Fox.

Simison: Good evening. State your name and address for the record and you will be recognized for three minutes.

Fox: Celeste Fox. 582 South Woodhaven Avenue, Meridian, Idaho. Council and Mayor Simison, I believe I have attended every P&Z meeting and every Council meeting for the last 20 plus years about that piece of dirt that's right next to me to the east. I really do think so. I have written a lot of letters to you. I -- whatever. Worked hard on trying to ensure that Woodbridge remains the beautiful community that I really love. On February I wrote to you asking you to deny this project, because we really worked very long and well with specific style homes. That's what we thought we were going to get. But subsequent to February we have had a chance to meet with KB Homes. We had a neighborhood meeting, then, we had a really good time to talk to them at the -- at their studio, look at their finishes, talk to them more about setbacks. They provided an elevation showing setbacks of their very largest homes and their very largest home their setback to us was 17 feet and I asked them would you put that in the development agreement. I mean February I asked for 20. You can't always get what you want. Seventeen I will fight for every foot. So, if it's in the development agreement for 17 feet I definitely appreciate that. So, I'm here tonight because I'm in support of this development and let me tell you why. Some of the reasons. I talked to a KB owner and she loves her home. She's not too happy about the elevations on the outside, the way they look. Neither am I. I think they could do more to enhance the -- the look of them to look more unique, kind of like Woodbridge looks like, but the inside of the home she said -- the quantity and quality of the finishes were so good. She just loves her home. She was able to customize it in a way that just really makes her happy in her home and that's what KB told us. The other thing is that that's an R-8. We could get an R-15. You know, I would really -- oops. Anyway, that's one of the reasons that I think, you know, their -- their lots face up to ours now. They blend with our lot lines. I'm happy about that. I just think -- also I understand from the Mayor development drives the road. We need a road now. We needed it yesterday. And I don't want to impede that. That's why I'm supporting this. Thank you.

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

Johnson: And, Mr. Mayor, that was everyone who marked that they wanted to speak.

Simison: Is there anybody else who didn't sign up that would like to come forward and provide testimony? Come on up. And if you are online, please, use the raise your hand feature so we can also invite you to testify if you would like. State your name and address for the record.

Nelson: My name is Marilyn Nelson. I live at 732 South Truss in Woodbridge and I have lived in Woodbridge since July 2002 and before Overland Road was even an overpass. In the past probably 15 years we have seen big growth in our area, which eventually we knew we would. We have had umpteen developers want to develop the land back there. One was wanting low income apartments, which didn't match our subdivision. Then there was others who were going to put over a hundred homes back there and as the traffic has increased it's absolutely crazy. There is almost a wreck at the Woodbridge Drive, Thornwood and Bowstring almost every day, because people absolutely run the stop sign. We tried to pull out of our pod the other day and somebody went by at 37 miles an hour. We have a speed sign at -- off of Locust Grove. This development does really not match our subdivision. I believe that our home values will go down with this development. From what I understand the owners have to put their yards in. Security is a big deal at our pool and trespassing. In fact, I just called our wonderful police department a couple days ago, because people pulled into our parking lot at our pool, which was private, and opened the door and just let their dogs run loose and so I called the police, because they were trespassing. There are signs up. This development I think has zero amenities and we have a big security problem at our pool that our residents pay for and I think we will have a bigger one when this development -- if this development is approved. Thanks.

Simison: Thank you. Council, any questions? Thank you very much. Mr. Clerk, want to go online?

Johnson: Yes. There is somebody named K. Rice. You should be able to unmute yourself.

Rice: Hello. This is Karen Rice. I am a member of the Woodbridge Subdivision. I live at 2324 East Bowstring Street and I'm so sorry that I was not able to attend the meeting in person tonight, but I'm pleased to have the opportunity to speak to you over Zoom, so thank you for that. I want to speak to the relational task that KB Homes was asked to provide with Woodbridge. They did schedule one meeting with us. Well, they did schedule two meetings with us. The first one they met our request to hold it at City Hall, which is physically closer and easier for people that live in our subdivision to get to, rather than trekking across town. It took a lot of coaxing to get them to change the meeting, but we were able to come to that agreement and we met there and, then, they sent a follow up with an e-mail saying you can e-mail this girl named Wendy at this e-mail address and she can answer your questions. I personally sent her one e-mail with two questions. I got the auto response, as I should, because it's spring break and her auto response said -- signaled that she was on spring break. So, two days after her auto response, you know, was done where it said I will be back on this day from spring break, I responded to her again and I said I look forward to your response. I never got a

individual response from her, but rather I was included in the invitation to attend another meeting. I wrote her back and said something along the lines of -- I really wish that you could just answer my simple questions, rather than asking me to attend a meeting, because you were the one that provided us the opportunity to e-mail you with questions. So, my questions to my e-mails have yet to be answered over them planning and developing phase one, phase two -- they have no plan of buying, but phase two is where most of the amenities will be housed. I understand listening to the meeting tonight that there is some changes in that plan yet again for them tonight. So, I don't feel like the relational piece is there yet either with the KB Homes and our subdivision based on my personal experience with that. And, then, my second is I'm so I guess disappointed to hear that ACHD denied the bollards. I would like to hear if there is any other actionable items to address our traffic concerns at this time if you guys are able to request police to sit and monitor it. It's just so bad and we will have a death of a child on our hands and I understand the development of Latitude Forty-Three would allow for road development to begin, which is the best part of this situation and I know these are two separate issues, but they have connectivity; right? These two things are separate, but they are together. Thank you for your time.

Simison: Thank you, Karen. Council, any question? Okay. Thank you very much. Is there anybody present that would like to provide testimony this evening? Okay. Then I invite the applicant to come forward to close.

Semple: Thank you, Mr. Mayor, Members of Council. Again Ben Semple with Rodney Evans and Partners. 1450 West Bannock Street. Yeah. So, to address some of the -- the comments -- yeah, I'm -- I just assumed that Robin was the president. I was -- I get that she's the representative that's here. I appreciated the conversation before the hearing, so I apologize for mislabeling you. So, looking at some of the comments here -- so, the amenities that we are proposing -- this -- I want to go back to our amenity plan here. It's not really representative here. I mean we are -- a typical development of this size would be required to do four amenity points. What that looks like is some -- you know, a tot lot gets you I think one point. You know, bike repair station is a point. Multi-use pathway depending on the length is a point and, you know, if you would put -- a picnic area is four points. So, we have two picnic areas. One of which is in phase one. Actually, everything other than one other picnic area is in phase one. So, we have our 950 linear feet of multi-use pathway. We have located that based on the City of Meridian's pathway plan. We were told where to connect our -- our pathway. If that's gated or blocked at the Woodbridge I guess property line there on the west. That's kind of news to us, because we were, again, told to connect our pathway there. We also do have another pathway stubbed to the property that's immediately to the west adjacent to our large amenity area. So, that if that redevelops and development occurs along the south side of Five Mile Creek, there would be a multi-use pathway that goes through there as well that would redirect that traffic away from Woodbridge. We are not proposing that any residents of this property or this project use Woodbridge's amenities. We do have a larger kind of playground area with multiple kind of structures within it. Again all of our amenities, other than a small picnic area that you see kind of adjacent here in this -- I don't know if you can see this, but the picnic area kind of there at Wells

Street and Wells Circle on the south side, that's the only part that's in phase two. All of the other amenities would be built in -- in phase one. The dog waste station and the bike repair stations are located along those multi-use pathways, so people walking their pets or riding a bike would have access directly to those if they needed to use them. When we got -- I guess moving on to the traffic. ACHD and ITD did not require changes to our plan and has indicated that the adjustments that we have made and including some additional right of way at Equator and Wells Street be dedicated, that that will meet all of their standards for -- for what their roadway networks would require. I was -- I got a text message from KB Homes. They were listening in and they indicated that the fence line can stay where it is if that is better for those neighbors. We have remained as is on our plans, because we don't ever want to propose removing somebody's fence with our proposal. If the neighbors -- you know, if it was off the property line and we wanted to move it back to the property line we could do that. If there is an adverse possession process that has been undergone where that property line has been moved, that's great. I think KB, again, has indicated that if that's where the rear property line is they will hold that fence line. That's not a problem for them. A lot of these changes that we are talking about are these additions. We are kind of in response to staff questions and some stuff that we needed to kind of pull together here regarding a staff report from ACHD. You know, some of those additional items that came through to us sort of last minute as well, so we were working real hard to get these plans turned around as quickly as we possibly could. Phase one has -- other than having more amenities and the east-west collector roadway added to it, the north side of Five Mile Creek has remained unchanged, other than I guess also we aligned the property lines with the neighbors to the west, which was a request from those neighbors. And so we feel like it has been very transparent about what this north phase one portion looks like. I also know that we have had conversations about this being phase one and phase two from our first hearing in February of last year was the first time that we were in front of you with this project. Yeah, the second phase -- again, the second phase amenities are adjacent to those. We -- we appreciate Celeste's support on this project. We have worked very closely with her. I know we haven't been able to answer every one of her phone calls, but have tried to get back to her as quickly as possible to try to work through some of these items. She's been really great in kind of working together with the owner and the developer just to try to work through some of these items. I -- I just want to highlight -- there is a lot of conversations about the amenities. We have a lot of amenities in here. I think that this, you know, Five Mile Creek presents an opportunity for a really nice natural kind of walking active area. There is also some other active areas, open lawn spaces for kids to play, play areas, areas for the adults to -- to sit and spend time with their friends and neighbors and their kids while they play as well. You know, one thing about ACHD and the traffic calming within Woodbridge. So, within the ACHD staff report that we received ACHD actually in December of 2024 opened an investigation that found that Bowstring Street, Woodhaven Avenue, both met ACHD's criteria for traffic calming. Thornwood Way and Woodbridge did not meet the criteria. ACHD, according to their staff report, sent mailers to the impacted area residents and the reporting party declined the option for petition and requested to close the investigation. It does say that ACHD is aware of the issues associated with cut-through traffic and is committed to working with the neighborhood and city on reasonable traffic

calming solutions. So, we have done what we can to try to get to a point. We were supportive of what the city sent to ACHD. We were trying to find ways to mitigate for traffic cut-through at Woodbridge by not having a direct vehicular connection to Magic View Drive from our development here and it sounds like that ACHD has tried to look into some traffic calming within Woodbridge themselves, but it maybe fell through the cracks. I'm not sure how that happened. But ACHD has identified that and it sounds like there are some traffic mitigation -- or some traffic calming measures that could be put in place through coordination with the Woodbridge Neighborhood Association. So, we -- we feel like we have done everything we can. We have really worked hard to make this a good plan for this project, for the neighbors and to set aside what we can for the City of Meridian to be able to realize the east-west collector roadway network that really does need to occur here, including moving that into our phase one. So, with that I would stand for any additional questions you might have. Happy to answer them. Thank you.

Simison: Thank you.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: This might be a question for Sonya and Bill maybe a little bit. I'm -- I'm thinking about the pathway question where you sort of brought it up. I guess the question would be do we have the pathways -- are they aligned? I'm just not -- just because I can't see a bigger holistic picture, but with Woodbridge pathways in this are they aligned on the map or what does that sort of future connectivity of the pathway in this development look like as it's trying to connect with other communities? Just trying to understand a bigger context here.

Parsons: Mayor, Members of the Council, happy to at least shine some light on that particular topic. I think all of you are aware we do have a -- a master pathways plan and we do identify those on our GIS mapping system. So, in this particular case it has identified that it would run along the Five Mile Creek in this particular area and, then, along the southern boundary of Woodbridge is an irrigation facility or dirt road currently today. So, the intent is at some point I would imagine the city would petition Woodbridge to say, hey, can we extend the pathway through your site or would it happen with future development. But currently this developer is just expected to build and pave the pathway to their -- their property and, then, ultimately that -- that responsibility would fall on either the city coordinating or maybe some future capital improvement plan or if the properties to the west further develop they may entirely reroute it some way differently to an on-street network, but we do have a pathway expert here to -- to answer that question if you have anymore questions for the Parks Department. But that's typically how it works. That dashed line on a map isn't the exact location for a pathway. The city does have some -- some discretion to allow that to move and meander through developments and we have done that quite regularly

throughout all the developments in Meridian, so -- happy to expand on it anymore if you -- if you need me to.

Taylor: Mr. Mayor, since Bill phoned a friend and Steve walked in I would like to hear his comments on that. Did you catch -- did you get the question, Steve? Do you know what we are talking about?

Siddoway: I think the question was are these -- is the location of their pathway designed to connect to where the plan envisions? The short answer is yes. This is exactly what we would want. So, that's kind of the short answer. I could -- I'm going to use the -- the mouse. What's important to me is to see that it connects both at this location and this location. So, the stubs in those two spots are a good thing. The pathway through Woodbridge does follow the -- the Five Mile Creek. There currently is no pathway that connects up through this easement, which I think is a water and sewer easement. Our plan does -- it shows it in that location, but it was never conditioned. There is a condition on the Woodbridge pathway that it needs to be open to the public when it connects to the larger system. So, the two ways that that could happen is, one, if we can work with the -- with Woodbridge and get it there that would connect. If that doesn't happen, then, when these adjacent -- when these properties eventually annex it could continue following the route along Five Mile Creek and connect to this stub location. So, what they have provided gives us the two options that we need to connect it in the future and I will stand for any questions.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Just kind of I guess a -- a quick follow up. I -- I think it's a valid concern when there is proposals and it seems like a phantom, you know, you stick in a pathway and where does it connect to? We know that the plan is that those will continue to connect on. So, you are -- you are satisfied that with the current proposal the future connectivity is going to be where we are going to probably need it and you are not concerned about having these island or orphaned pathways in the middle of this development?

Siddoway: No, I'm not.

Simison: Council, any other questions for the applicant?

Taylor: Yeah. Mr. Mayor, if I might?

Simison: Councilman Taylor.

Taylor: Just speaking to the -- the -- the phase one, phase two timeline, what's your expected time frame when you think you would begin phase two? I mean I know there is a lot of factors that could go into that. Is this something we are looking at -- it's at

least two years out or it could be five years out? I mean do you have any sense when you actually might -- maybe it's driven by market conditions, but can you speak to that?

Semple: Mr. Mayor, yeah, Council Member Taylor, yeah, I mean I think the short answer is it's kind of market driven. I know that phase one we have people on board ready to go on this portion, so -- but it's pretty extensive with that collector roadway construction south of Five Mile Creek. I couldn't commit to a timeline. I could bring my developer client up here to see if he has a better idea. I think it's probably a two to three year before phase two starts. You know, if something ramped up significantly or if other areas adjacent to here developed, then, potentially it could move up, but I think we are a year to get to starting to build phase one anyway with platting and everything.

Minert: Mr. Mayor, Member of Council, Ryan Minert, 359 East Palermo, Meridian. I can speak to that a little bit. It is market driven, but we have different absorption for the commercial piece. So, I would think it would be fairly soon. It's tough to gauge, but I would say two years after phase one is finished. Final plat.

Taylor: Okay. Mr. Mayor, maybe a quick follow up, then, on -- could you give me a sense of -- of timeline on phase one and kind of when are you going to build that collector street versus when you are going to be, you know, building out the -- the homes. Is that simultaneous, collector street first, then, the homes? Homes, then, the collector street? What -- can you give me a sense of the timing in phase one, how you see that unfolding?

Minert: Yeah. Absolutely. Mr. Mayor, Councilman Taylor. We did put the collector into phase one. So, I think that has to be done with phase one in order for us to get a final plat. And as far as our timing on phase one, last year we would have loved to have gotten started, so, yeah, just as soon as we can.

Taylor: Maybe, Mr. Mayor, a little finer point on the question. Do you -- is phase one going to take -- how long do you envision it taking? Is that -- is that like a year or two years kind of --

Minert: Less than a year --

Taylor: Okay.

Minert: -- depending on what it starts with weather --

Taylor: Okay.

Minert: -- nine months with good weather.

Taylor: Okay. Thank you.

Semple: Mr. Mayor, if I could follow up a little bit, just to touch -- just another follow up on that. The infrastructure will have to be built or bonded for, which in this situation probably isn't likely before we can get our final plat recorded, which would have to occur before we can file for building permits to go vertical. So, roadways would get built, infrastructure, utilities built first, then, the homes. So, yeah, that's kind of the sequence of events.

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

Semple: Thank you.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: I know we probably need some discussion on this, but we have had this public hearing open for quite a while. I think we have considered quite a bit, so I would be prepared to close the public hearing to move to discussion, unless Council Members have any other questions that they would like to ask anybody here, just so we can move this process along. All right. Mr. Mayor, I would move that we close the public hearing on File No. H-2024-0059.

Whitlock: Second.

Lorcher: Have a motion and a second to close the public hearing. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it and the public hearing is closed.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: We will just kind of kick off some of my -- my thoughts on this. This has been one of the more interesting proposals we have -- we have had in the last little bit just with the time frame, the back and forth we have had with -- as we have looked at the connectivity between Eagle and -- and Locust Grove. I can tell you I no longer cut through Woodbridge. Never. I have not done it in the last six months and I commit to never do it again. So, at least you got that. But I'm -- but I'm sensitive to it, too, because I had a development close to me that opened up the connectivity and I was very concerned with -- with young children what that would do and so I certainly think those are valid concerns and -- and I'm very sympathetic to -- to that and maintaining the character of communities that people invest a lot of money and time in wanting those to stay as much as they -- they can and keep the integrity of that and growth is hard. It's difficult. I -- I -- I get that and I -- I definitely respect that. What's interesting to

me as I kind of look at this -- it has to get worse before it gets better kind of. I mean I think we know we have a -- a real big connectivity problem through this area. We know that a lot has to happen to build a -- a road -- infrastructure through there to take the pressure off the Woodbridge community and even with the develop -- or if this proposal -- or this application is approved and some of this infrastructure is put in place we still have a long long way to go with all those county parcels south of Woodbridge to kind of build that connectivity. So, this is a very challenging part of town and it's -- it's a very large in-fill piece is -- is how I kind of look at it and I can only imagine, Celeste, how many meetings you have gone through and how many different versions you have seen. It would be kind of interesting to know how many hours you have spent sitting through meetings and you -- you probably don't want to know the answer to that question. A lot of your life. But I appreciate your -- your comments. I do think that the applicant has done a -- has done their best to accommodate the city's demands of it in terms of trying to find a pathway forward here. We don't set aside money to build roads. ACHD barely has enough money to hit our top three or four priorities that we have as a city and if you look at our spreadsheet there is 60, 70, 80 projects on it and we get three or four or five a year maybe. So some of these challenges are really really hard and -- and that's why development helps to pay for growth, that we -- we can't pay for that infrastructure and, then, let the development come. We have to rely on our -- our partners to help us to -- to build that out. So, in many respects I -- I look at this and see -- the only way we are going to fix this problem long term is to figure out a way to put that infrastructure in place, which is why I started out with the -- the -- the sense -- of the statement of it's -- it might get worse before it gets better, but it will get better at some point. I appreciate the comments on the pathways. Steve, thanks for coming down and -- and clarifying. I was kind of concerned about that. I think one thing as a city that we need to commit to whatever happens tonight is that we need to as a city be very aggressive working with ACHD and I appreciate Justin being here to work with the folks at Woodbridge to figure out how can we mitigate the -- the impacts of traffic, the speed, whatever we can do? I think -- I think, obviously, we -- we send a letter on asking for some -- ACHD to -- to work with us. I know they are good partners and so I -- whatever the result is tonight I -- I hope that we can be very aggressively working with ACHD to figure out better solutions and not just to leave it alone and ignore and pretend it will go away, because it's not going to go away. I think we need to be aggressively working on it. But I think I'm supportive of this application with a lot of reservations, but agreeing that this is probably the best way to move it ahead to get the solution that we are -- we have been looking for for a long time. Years before I even came on Council we have been -- this -- the city's been trying to solve it. I don't want to continue to kick the can down the road, because if we do we are just not going to solve -- solve the issue that we have. The cut-through traffic with Woodbridge will only continue to get worse as the valley continues to grow. We need to find a way to create those -- those pathways through there that are different. So, I -- I am supportive of that. I -- I appreciate the recommendation from staff to add some additional clarification to the application we have before us tonight and I will -- I will end with this one last kind of comment. When we have competing interests between property owners, I -- I have to ask myself sort of a fundamental question about the -- the rights that individuals have that are tied to their property and those who are living there currently and those who have the rights to the

property that are seeking to develop it in the application, you have the right to enjoyment, you have the right to develop it, there is -- there is legal rights associated with owning property and we have to respect that as Council and when an application comes before us and they meet the requirements that we have imposed as a city, it's hard for me to say no when they have the right to present this to the public, ask for consideration and to develop that property. Those rights don't -- cannot be -- cannot supersede those of the neighbors to the east or the west or the north, but we have to be respectful of that and so when we get into these really tough situations where we have these tough applications where there is a lot of concern about what it may be, we have to really understand what our role is in Council. What -- what I think is our legal role to be respectful of all the parties involved, but to understand while we can be objective, I think it's really important that we follow our own rules that we have set aside -- set up as a Council with zoning, land use application -- or the land use map, everything that we have, I -- if the applicant's following it I feel like we have an obligation to work with that application. So, sorry for kind of wandering. That was a longer response than I usually like to give, but this is a really challenging one. But I -- I think we have a -- an application in front of us I think will get us to where we want to go eventually.

Simison: Thank you. I'm going to piggyback off of your comments just for one second, because I -- I'm not going to be sky is falling, but the legislature has passed some pretty interesting bills this year. They are going to become in July and this piece of property has been through this process many times. We have seen many different owners. We have seen many different costs. I don't -- as a city I don't know how we are going to apply those new bills that were passed, how they will come forward, but -- but they basically gave developments some carte blanche exceptions to build whatever they want you irregardless what this body or the residents think. This is -- I would say if I was the neighbors in this area this is a great place to be at today compared to what you could see if this did not move forward with maybe another owner in six months and not knowing what the city could or couldn't have any say about this, because it meets the criteria for what the new law is allowed for developments as small as 1,500 square feet per lot and with no limitations that appear to be there from the city's perspective. So, it's been many years to get to this place, but I think that we can come out with a -- a victory for everybody this as close as we can get for start one, but, unfortunately, come next -- come six months from now I can't say what the next piece of property might try to look like under the laws -- new state laws, but this is one of the larger pieces that it applies to. I don't know how many are over four acres. That's the magic thing. If it's over four acres there is a lot of things that they can do with -- with limited -- limits on what cities can and can't do and he -- you know, bringing in his hands. And good developers are not going to say -- that's not what they are going to want to do, but if people don't see an opportunity to get a good development through the process I'm more fearful about who will buy it and they won't go through the good development process. They will come in with what they are legally allowed to put in and stuff. So, I'm glad that we have been able to work collectively as far as we can to this point, but this is one of those parcels that's gone through so many people's hands, if it doesn't move forward I would be more fearful about what comes next.

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: First let me just thank those who come tonight and shared their thoughts, those who have been here over the last 14 months and shared their thoughts. It's been a long process. Great input and I -- I think we have an opportunity tonight to -- to be able to move something forward. There is some comments made tonight that are just still ringing in my ears and -- and Robin made one of them. She said we are not there yet. So, I'm hearing that and, then, as Celeste was talking about that collector, she said we need it yesterday. I find myself sitting in this seat saying we are not there yet, but we needed it yesterday, so I have got this -- this conflict here ringing in both of my ears. Council Woman Strader is not here, but I think anytime we have an annexation request she reminds us that this is our opportunity as a city and as -- as a City Council to get what's most important for that area, for that development, for that parcel and I think we would all agree that what's important in this part of town is to get that collector street moving. Just to be honest with you, if we are doing true confessions, my wife and I went out to dinner and we plugged in the -- the address of the restaurant -- the new restaurant that we wanted to go through and I found myself driving through Woodbridge and I said what the heck. So, we have got a fixed GPS. That's probably our next -- our next task. But, candidly, I -- you know, I -- I agree with that statement wholeheartedly that we -- we need that collector in yesterday and this is our opportunity and I appreciate the fact that the applicant has moved that up into phase one, that laterals at all of the infrastructure will go in before we start to go vertical and to me that's -- that's significant and that's important and it begins us down that path of -- of ultimately finding a solution. I agree wholeheartedly with Councilman Taylor, it may have to get worse before it gets better, but I -- I see this as an opportunity for it to get better. So, we have asked a lot of the applicant and we -- I appreciate personally that you have addressed many of the concerns. I appreciate -- I'm going to be candid, though, I -- I -- I know it's been six weeks and I -- I get a little frustrated with the 11th hour materials being submitted and e-mailed and, you know, during the work day, just like the residents having to go and find it and -- and understand it. I get it. But we asked you to do it and you worked hard to get it done and -- and under the deadline. So, I appreciate that. And I appreciate the willingness to meet the conditions that staff has recommended. So, I think overall, even though I'm -- I'm hearing we are not there yet in one ear, I'm -- I'm probably leaning more towards we needed this yesterday and we need to get a resolution to this and move forward.

Little Roberts: Mr. -- excuse me. Mr. Mayor?

Simison: Council Woman Little Roberts.

Little Roberts: Pardon me. It's allergy season. This has definitely been an interesting one. I think Councilman Taylor mentioned that we had gone back and forth on this one so many times. We have had one other that we have gone back and forth on a lot and the last time we continued it we continued it for six months and I think with what the

legislature has put forth in front of us we do not want to do that on this one. The developer has been great. We have appreciated all the back and forth that has happened with the Council, with the neighbors and the things that we have got listed that seem to work for everyone. I know nothing is perfect, but it seems like just inch by inch we have worked toward at least getting as close as we possibly can. I don't know that if we continued we would get any further than -- than where we are, which to me is a pretty good solution, especially getting that collector started and -- and making a difference in that area. So, I really feel like you will continue to work with the neighbors and I trust that that's going to happen as it moves forward and so with that I am supportive of -- of where we are in moving forward tonight.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: So, I cut through Woodbridge every day. That's because I have lived there for 24 years and I have listened to my friends and neighbors testify tonight. I have sat in many meetings with Celeste out there in the chairs, with the president, with Sue, you guys have all sat there for years, but we always had an understanding as we looked at developments, we had to make sure that we weren't saying no to the best one that was available and I can't understate one of the things that's happening right now that we have all had to grasp within the past 14 days when our legislators pass some laws that are not favorable to a single city in this entire state. They were opposed by the Association of Idaho Cities. Didn't matter. It removes a lot of our power as a city for how we are going to see some developments in the future and it worries me greatly that -- Celeste, as you said we could see an R-15 or worse going in behind us and have no say so whatsoever. We have a say so right now to come together and choose what's right. Next point. We will never get the road built unless development occurs. When we are looking for a transportation solution it doesn't happen except through development. This is one piece of that puzzle and I need to make sure -- and I -- I spoke to a few members of the board already only on the transportation piece, that it gets stated loud and clear there is going to be a vote on a project tonight. It does not end the ongoing journey to fix the transportation issues. No matter what happens tonight that transportation issue continues. It's been a long running goal of the Mayor's to work from Touchmark all the way back to Meridian Road, If not all the way to Linder and work through solutions that will get traffic through. It's a priority of our planning staff. It's a priority when we are looking at developments. It isn't something -- and I want to make sure everyone understands it -- while it has a relationship with this project they are separate and it's ongoing and I was probably the least excited by the letter we got from ACHD, but we knew when we wrote that letter -- because as an entire Council and Mayor we supported the idea of the bollards. It was frustrating to get that letter, but I kind of expected that would happen. Now, at a prize fight there is 15 rounds, that was round one. That doesn't mean we are going to pack up and go home. We still have strategies, arguments and we still have a working relationship. Justin from ACHD is in the house. I consider him a friend, a colleague and we work together as we come up with solutions and we are going to continue to work with them for solutions for

Woodbridge. But at some point we, as Woodbridge homeowners, own a little bit of the failure that we can't get our traffic calming installed and it's frustrating. We have had multiple opportunities over the years and we keep falling short and you keep going at it and I appreciate it and I think we are going to have to keep going at it again to come up with traffic calming measures in some form or fashion in Woodbridge to help with the cut through traffic, because when I talk about the traffic in Woodbridge, it's a way bigger item to me than a project. I think down the road to an entire university going in across the street, as well as expanding medical school, as well as expanding high school. We have got some major players on Locust Grove that I would like to make sure they have an alternative route to get the heck through town, but the only way that will happen is through development of those areas where that roadway will be built and we have to remember that as we look through it. It's a hard pill to swallow, but if I was still sitting on the board I would be sitting on the side of this needs to happen, because this is a first positive step towards getting it done right. One of the things I was very very happy to see -- and I appreciate that from the applicants -- is that all of the backyards facing Woodbridge are almost lined up fence to fence. We had some bad applications in the past where you had one and a half homes or almost two homes behind every Woodbridge home and they were really really close to the fence line. The setbacks were really short and I think Celeste said it very well, 17 feet, I will take it, because I think it's the best offer we have had in all the applications that have been done. So, it -- it hurts me in some manners, because I feel like I'm failing where I have called home, but it's a bigger picture down the road on how we fix this traffic issue and we need development like this to pass to get that final solution. I would have told you -- 15 minutes ago I would have said no, because I want Mayor Tammy de Weerd's medical corridor and I want everything behind us to be medical related as we were told 20 years ago. But we can only do what development wants and we haven't for those 24 years been able to get a medical corridor to snap up all those properties. I wish we could have. So, we get the first piece done tonight and we are definitely marching on our way towards that final solution and it's going to take time. But, again, as I said this is just one piece in a much bigger puzzle that doesn't go away. It's still on our board, it's still something we are working on with any of the developments in this area. So, I will be standing in support of this project.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Just a couple of quick questions for staff. I think we are at a point I'm prepared to make a motion here. All of the changes suggested in the document Sonya you provided tonight, I'm in agreement with all of them. I'm wondering was there anything that we wanted to add that wasn't already captured in what you provided us from what we heard from the applicant tonight for conditions we want to put in this development agreement? Is there anything missing?

Allen: Mr. Mayor, Council -- Councilman Taylor, the only thing I would suggest is consideration of the developer's commitment on setbacks -- rear setbacks along the west property line --

Taylor: Which was -- we said 17 feet. I believe it was a 17 foot rear -- rear building setback with the allowance of a 12 foot setback for patio covers on lots along the west property line. Did that differentiate between single and two story or -- no differentiation he's indicated.

Taylor: Thank you. Mr. Mayor, I would like to make a motion -- after considering -- well, there is another really important question. Is it legally permissible to add a condition requiring Councilman Whitlock to not cut through Woodbridge? Can we do that or is that not allowed? I -- maybe we will just ask him to, please, behave. We will see how far that goes. Mr. Mayor, after considering all staff, applicant and public testimony, I move to approve File No. H-2024-0059 as presented in the staff report for the hearing date of October 21, 2025, and -- and add the additional modifications that we add a new condition requiring the construction of South Longitude Avenue to comply with the ACHD standards for commercial local streets. That we include a new condition requiring additional right of way to be dedicated at the intersection of Equator Drive and Wells Street to accommodate a future roundabout or a signalize intersection as determined by ACHD. That we delete Condition A-2-6. That we revise Condition A-2-2 to update the lot and block number to match that on the revised plat, which should read Lot 1, Block 6. That we update condition A-1-3 to read as follows: The pathway through the common area in the residential portion of the mixed-use neighborhood designated portion of the site shall extend into the nonresidential portion of the site and provide a pedestrian connection to each of the main building entrances to promote pedestrian mobility within mixed-use development in accordance with the Comprehensive Plan. That we delete Condition A-3-3. And that we update Condition A-3-5 to read as follows: Depict landscaping within minimum ten foot wide street buffers adjacent to local streets on Lot 1, Block 6, and a 20 foot wide -- and 20 foot wide street buffers adjacent to the collector street in accordance with the standards listed in UDC 11-3B-7C. And that the setbacks along the west boundary of the application require 17 foot setbacks with an allowance for 12 feet with patio covers. That's it.

Whitlock: Second.

Simison: I have a motion and a second. Would the clerk like to repeat the motion? Is there discussion on the motion? If not, clerk call the roll.

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

Simison: Four ayes, zero nays, the item is agreed -- the item is approved and passes. So, thank you. Good luck. We will look forward to seeing how this area continues to change and evolve and that's what it's going to have to do to help solve these issues, so thanks. Okay. And, Justin, we will be in touch.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

**ORDINANCES [Action Item]**

- 6. Ordinance No. 26-2120: An Ordinance (Tong H-2025-0049) annexing land located in the northeast quarter of the northwest quarter of Section 19, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, as depicted in the map exhibit; rezoning 0.496 acres of such real property from the R1 (Estate Residential) zoning district to the R-4 (Medium Low-Density Residential) zoning district; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all 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; repealing conflicting ordinances; and providing an effective date.**

Simison: Next item up is Item 6, which is Ordinance No. 26-2120. Ask the clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. It's an ordinance annexing land located in the northeast quarter of the northwest quarter of Section 19, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, as depicted in the map exhibit; rezoning 0.496 acres of such real property from the R1 zoning district to the R-4 zoning district; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all 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; repealing conflicting ordinances; and providing an effective date.

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

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Move that we approve Ordinance No. 26-2120.

Whitlock: Second.

Simison: Have a motion and a second to approve Ordinance 26-2120. Is there discussion? If not, clerk call the roll.

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

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

MOTION CARRIED: FOUR AYES. TWO ABSENT.

- 7. Ordinance No. 26-2121: An Ordinance (Driftwood Townhomes H-2025-0051) for rezone of land located in the southeast quarter of the southwest quarter of Section 36, Township 4 North, Range 1 West, Boise Meridian, Meridian, Ada County, Idaho, as depicted in the map exhibit, rezoning 5.01 acres of land from the C-C (Community Business) zoning district to the TN-R (Traditional Neighborhood Residential) 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.**

Simison: Next up is Item No. 7, which is Ordinance No. 26-2121. Ask the clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. This is an ordinance for rezone of land located in the southeast quarter of the southwest quarter of Section 36, Township 4 North, Range 1 West, Boise Meridian, Meridian, Ada County, Idaho, as depicted in the map exhibit, rezoning 5.01 acres of land from the C-C zoning district to the TN-R 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.

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

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: I move that we approve Ordinance No. 26-2121.

Whitlock: Second.

Simison: Have a motion and a second to approve Item 7, which is Ordinance No. 26-2121. Is there discussion on the motion? If not clerk call the roll.

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

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

MOTION CARRIED: FOUR AYES. TWO ABSENT.

- 8. Ordinance No. 26-2122: An Ordinance (Farrington Heights H-2025-0016) for rezone of land located in the southeast quarter of the northeast quarter of Section 7, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, as depicted in the map exhibit, rezoning 2.9 acres of land from the R-4 (Medium Low-Density Residential) zoning district to the R-15 (Medium High-Density Residential) 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.**

Simison: Next item up is Item 8, which is Ordinance No. 26-2122. Ask the clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. It's an ordinance for the rezone of land located in the southeast quarter of the northeast quarter of Section 7, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, as depicted in the map exhibit, rezoning 2.9 acres of land from the R-4 zoning district to the R-15 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.

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

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: I move that we approve Ordinance No. 26-2122.

Whitlock: Second.

Simison: Have a motion to approve Item 8, which is Ordinance No. 26-2122. Is there discussion on the motion? If not clerk call the roll.

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

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

MOTION CARRIED: FOUR AYES. TWO ABSENT.

### **FUTURE MEETING TOPICS**

Simison: Council, anything under future meeting topics or is there a motion to adjourn?

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: Move that we adjourn.

Little Roberts: Second.

Simison: Motion and second to adjourn. All in favor signify by saying aye. Opposed nay? The ayes have it. We are adjourned.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

MEETING ADJOURNED AT 8:08 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

|                               |                                 |
|-------------------------------|---------------------------------|
| _____<br>MAYOR ROBERT SIMISON | _____<br>/   /<br>DATE APPROVED |
|-------------------------------|---------------------------------|

ATTEST:

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