A Meeting of the Meridian City Council was called to order at 6:01 p.m. Tuesday, December 12, 2023, by Mayor Robert Simison.

Members Present: Robert Simison, Brad Hoaglan, Luke Cavener, Jessica Perreault, Liz Strader and John Overton.

Members Absent: Joe Borton.

ROLL-CALL ATTENDANCE

__X__ Liz Strader	_____ Joe Borton
__X__ Brad Hoaglun	__X__ John Overton
__X__ Jessica Perreault	__X__Luke Cavener

___X___ Mayor Robert E. Simison

Simison: Council, we will call this meeting to order. For the record it is December 12th, 2023. Is it 6:01 p.m. We will begin this evening's regular City Council meeting with roll call attendance.

PLEDGE OF ALLEGIANCE

Simison: Next item up 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 up will be our meeting invocation, which will be delivered this evening by Pastor Vinnie Hanke. If you would all, please, join us in the community invocation or take this as a moment of silence and reflection.

Hanke: Mr. Mayor, Members of City Council, thank you again for the opportunity to come and pray for you and Merry Christmas to you all. God, thank you for this evening. We thank you for the City of Meridian and the civil servants that would give of their time to serve their neighbors. We pray a special blessing upon them tonight as they lead. Would you grant them wisdom and discernment. Would you grant us unity and kindness as a city. Will we be truly neighbors who love one another. We ask all these things for your glory and our good, through the name of Christ, amen. Thank you, sir.

ADOPTION OF AGENDA

Simison: Thank you, pastor. Okay. Next up is adoption of the agenda.

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: I move the adoption of the agenda as published.

Overton: 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 is adopted.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

CONSENT AGENDA [Action Item]

1. **Elsinore Daycare Water Main Easement (ESMT-2023-0175)**

2. **Rustler Subdivision Temporary Construction Easement (ESMT-2023-0154)**

3. **TM Center East No. 1 Water Main Easement No. 1 (ESMT-2023-0176)**

4. **Final Plat for Ringneck Place Subdivision (FP-2023-0027) by RiveRidge Engineering Company, located at 2315 E. Ustick Rd.**

5. **Final Order for Pinedale Subdivision (FP-2023-0014) by Ackerman-Estvold, generally located at the east terminus of W. Newland St. in the Chesterfield Subdivision**

6. **Final Order for Skybreak Subdivision No. 3 (FP-2023-0017), by Conger Group, generally located in the southeast 1/4 of the northwest 1/4 of Section 4, T.2N., R.1E (Parcel# S1404233662)**

7. **First Amendment to Development Agreement (Sessions Parkway H-2023-0030) between City of Meridian and GFI - Meridian Investments, LLC for Property Located at 2700 N. Eagle Rd.**

8. **Agreement between the City of Meridian and Ballet Idaho, Inc. for use of Initial Point Gallery for Ballet Performance**

9. **Cooperative Agreement Between Western Ada Recreation District (WARD) and the City of Meridian for Financial Contribution to Support Licensed Recreational Activities**

10. **Dog Licensing Designee Agreements Between the City of Meridian and Meridian Veterinary Hospital, Pet Care Clinic, and Settler's Park Veterinary Hospital**

11. **Interagency Agreement between the Ada County Highway District and the City of Meridian for Water and Sewer Improvements for Eagle Rd., Amity Rd. to Lake Hazel Rd. and Eagle Rd. /Lake Rd. Hazel Intersection, ACHD Project No. 519034 & 319043**

12. **Declaration of an Emergency and Approval of Emergency purchase for the November 27, 2023 Meridian Road Water Main Break**

13. **Approval of Purchase Order #24-0163 to MetroQuip for one Vactor 2024 Water Recycler with a Kenworth 2025 Cab & Chassis for the not-to-exceed amount of $714,220.82**

14. **Approval of Purchase Order for the Not-to-Exceed amount of $480,558.60 to Kellermeyer Bergensons Services, LLC (KBS) for City Facility Janitorial Services**

15. **Approval of Product Sale Agreement with Trace3 for Nutanix Software Subscription and Support and authorize the Procurement Manager to execute the agreement and sign the PO for the Not-to-Exceed amount of $347,634.80**

16. **Resolution No. 23-2429: A Resolution of the City Council of the City of Meridian, Idaho, Setting Forth Certain Findings and Purposes to Declare Surplus Property and Authorizing the Donation of Certain Equipment to Chabad Lubavitch of Idaho, Inc.; and Providing an Effective Date**

Simison: Up next to the Consent Agenda.

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: I move that we approve the Consent Agenda and that the Mayor be authorized to sign and Clerk to attest.

Overton: Second.

Cavener: Second.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

Simison: There were no my items moved from the Consent Agenda.

PROCLAMATIONS [Action Item]

17. Owyhee High School Girls Rugby National Champions

Simison: So, we are going to move on to proclamations. So, if I can have the -- I want to make sure I get these Owyhee High School girls rugby team and coaches join me at the podium. We will go ahead and do a proclamation. So, I had to check to make sure -- as I was talking beforehand my college's women's rugby team had their own special name that I wanted to know if you guys had a special name outside of just the school name, but we will -- we -- I'm not going to say what my college's women's rugby team name is. You can ask me offline later. But not on the record from that. But we are here today to celebrate achievement on the field for another one of the Owyhee High School teams. This is becoming a pattern here in our community. So, it's great that we can do that. So, we will go ahead and do a proclamation and, then, ask the coach to say a few words and one of the things we like to do is have all the teammates put -- say their name and their position and their year so it's part of the record as well and we have another proclamation that has all your names on it that will be entered into the record as well. But I will go into this and turn it over to you, coach. So, whereas being an Owyhee High School rugby player is more than making passes, catches, big hits and scoring tries, it's about developing leadership, character, confidence, resilience, discipline and mental and physical toughness, all traits needed to succeed on the field, in the classroom, and in life and whereas The Storm completed the regular season with a record of 18 and three and pulled off a 20 to seven -- to seven win in the semifinals to move on to the finals and whereas the hard work and dedication of the Owyhee Storm girls rugby team and coaches has resulted in a program to win the National High School Girls rugby championship as they took a 22 to 17 win in sudden death overtime, proving the team was in it to win it and, last, the third year Storm team led an excellent Idaho effort at the western regionals as five of the six top places were taken from Idaho teams to probably bring the trophy home to Meridian and whereas the leadership, training and discipline of their coaches helped all team members to focus their talents, passion and determination to become a winning team, with each player making valuable contributions to their victory. Therefore, I'm Mayor Robert E. Simison, hereby proclaim December 12th, 2023, as Owyhee High School Girls Rugby National Champions Day in the City of Meridian and call upon the community to join me in congratulating the Owyhee High Storm on the remarkable athletic achievement and for representing

Meridian so proudly in the state tournament. Dated this 12th day of December 2023. But first if we could have a round of applause.

Bradford: Thank you, Mayor. This is just a great honor for these girls with how hard they worked. It's not always about wins and losses or championships that you win, but it's what they learn from it and how they can do a lot of hard work and determination and passion bringing forth success and that's not just in sports itself, but in life. So, hopefully, they can learn those lessons at a young age now, so they can take that in their life. So, thank you, girls, for all that work that you did. That's it.

Featherstone: My name is Stacey Featherstone. I'm a senior and I play forward.

Parry: My name is Allie Parry. I'm a freshman and I play forward.

Homer: My name is Amanda Homer. I'm a sophomore and I play center.

Smith: My name is Claire Smith. I played wing and I'm a junior.

Kennedy: My name is Elsie Kennedy. I'm a junior and I play prop.

Watts: My name is Kanani Watts. I am a sophomore and I played half.

Smith: My name is Laila Smith. I'm a senior and I played kind of both forwards and backs I guess.

Evans: My name is Elena Evans. I'm a senior and I played hooker.

Metier: My name is Maddie Metier and I'm a senior and I play scrum half.

Castillo: My name is Kalila Castillo and I'm a sophomore and I played wing.

Mortensen: My name is Maycee Mortensen. I'm a sophomore and I'm a forward.

Austin: My name is Sequoia Austin. I'm a senior and I played prop.

Powell: My name is Tayana Powell. I'm a junior and I play prop.

PUBLIC FORUM – Future Meeting Topics

Simison: Okay. Mr. Clerk, did we have anyone signed up under future meeting topics?

Johnson: Mr. Mayor, we did not.

DEPARTMENT / COMMISSION REPORTS [Action Item]

18. Fiscal Year 2024 Budget Amendment for a Not-to-Exceed Amount of $152,435.00 for Meridian Homecourt Bay 6 Tenant Improvement

Simison: Okay. Then with that we will move on to Item 18, which is our fiscal year 2024 budget amendment for a not exceed the amount of 152,435 dollars and I will turn this over to Mr. White.

White: Mr. Mayor, Members of Council, thanks for having me tonight. As you said, I think Chris is going to put on the PowerPoint for my -- I hope. There we go. Like Mr. Mayor said, we are here to talk about a budget amendment for a possible TI project at the HomeCourt facility and what we are calling Bay Six, which is where the reSURGE Church is currently at. So, our objective tonight is to hopefully get you guys to approve the proposed tenant improvement and budget amendment for the HomeCourt. The purpose for the tenant improvement is really to provide a quality accessible and welcoming space for our community, bring Bay Six up to where we consider our standards when it comes to facilities and to make the space usable for different community education classes that we currently provide and some of them we want to provide. So, with that I will go through this. The reSURGE Church space right now -- the reSURGE Church notified us in August that they are going to be moving out February 29th of 2024. Maybe before that, but that's their -- their contract date. They have been in that facility for over 15 years. So, when they first installed that stuff -- so, as you can tell the -- the paint is 15 years, the flooring is 15 years, all that kind of stuff. It's about 7,200 square feet and the tentative date for us to want to use it is for our summer activity guide that comes out in June. So, our projected -- projected date is June of 2024 with our summer activity guide. The space currently consists of four small classrooms, offices, a large congregation slash large classroom area, lobby area and small kitchen area, restrooms, and some cold storage. And this little map here -- I'm a recreation guy, this -- I put this together, so it's not exactly to scale. I'm not going to lie. But it kind of gives you an idea of what the layout is with that. The tenant improvement we are proposing really is just flooring, paint and some miscellaneous IT needs and other things. So, I will get -- cut to the chase. I kind of broke it out into different projects, for lack of better words, over the whole project. It's basically replacing carpet in some of the areas. Paint. Phones. Cameras. WiFi. Other IT needs. Been working with IT on some of those needs to make sure that we get you the right numbers for that. Epiphanies basically and add tables, chairs, benches, all the things that we will need to host classes in there. Building signage. Rekeying doors. The outside. Putting a keypad on it. And just for your information we plan on running this Bay Six area like we do our current community center with a key code pad, instructors come in, come out, they use the space, they lock up, those types of things. So, we are not asking for additional staff or anything over there, it's just using it like our current community center. And, then, some miscellaneous repairs. They -- they haven't moved out yet, so it's hard to go and see what's there. So, I wanted to give a little bit of grace on that to where we can repair stuff if needed and that total TI is, you know, 142,057 dollars. On top of that we have been having some issues with -- when there is heavy use times at HomeCourt in general our -- our Rec1 software is a web-based software and it just runs super slow, gets bogged down. Credit Card processing bogs down. It times out. We have to do it and before we know it we have a little bit of a line there when people are coming to check in. So, we would like to -- to throw that upgrade in there, too. It will allow us to have more of that -- I guess capacity for -- for WiFi stuff. Why replace the carpet? I wanted to give you guys an idea of what the carpet looks like right now. It's 15 years old. It's worn. It's used. It's been done. I just kind of wanted to show that. We need -- we need multipurpose flooring in the large room, congregation area is what I'm calling it, for dance, martial arts, a lot of the movement classes that we currently have. Carpet becomes a tripping hazard -- hazard and things. That's not desirable for those type of classes, like martial arts and dance. So, that's one of the proposals for that. And laminate in two of the four classrooms for easier cleanup, because we have a lot of art classes and things like that. So, that would help. Why do we need paint? You can kind of see there on the picture on the left -- it's kind of tough to see, but there is kind of two tone colors right there. They are not real straight. That's kind of all the way around there. There are some nicks and dings all over the wall from wall repairs that the church has done over the past 15 years that we just want to clean up, make it look presentable and welcoming. Signage. This is the first thing you see when you first pull into the HomeCourt, if you are familiar with the parking lot there. The entrance to that is right there. Just as you pull in it is right at the church front door. So, the current signage is the reSURGE Church. Obviously, that's where they are at. This is the -- the after is what we are -- what we are proposing for the signage on the front of the building. With that I will stand for questions.

Simison: Thank you, Garrett. Council, questions?

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: Garrett, on the WiFi upgrade, is that going to be done sooner than the -- it sounds like it could be -- it's needed right now. Can that be done sooner than the other repairs and renovation to the other part or -- is it going to be still until June?

White: Councilman Hoaglun, Mr. Mayor, that's probably a question for IT. That's why they are here. They are here to help me with IT needs. I can probably handle most of the other questions, but I believe it can, yes, based on the thumbs up I just got from Eli.

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: If the signal was if we have the money we can get it done --

White: I think that's what I heard, too. Yeah.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Garrett, thanks for the update and, honestly, I appreciate kind of some of the presentation for us beforehand. We had a chance to kind of review it and get some of my questions answered. It's been a long time since I have been in that space, but if I remember there -- a lot of those rooms are kind of office rooms, like -- I think there is maybe even some small -- I guess maybe sort of like Sunday school space. Is it your plan -- are we -- are we going to demo walls? Are we going to reprogram? Are we going to utilize the existing wall setup as is? And, if so, maybe what's the programming benefits of using it as is, if that's the plan?

White: Sure. Mr. Mayor and Councilman Cavener. We looked at ripping out walls and things and even ripping out walls the classroom spaces weren't as desired. We wanted to keep costs low, to be honest, because we were wanting to make this a bigger community center in the future. Well, not this space, but build a community center in the future. So, right now we are trying to keep costs low. The space that we are using is not as big as we want it to be, but it's functional and usable. So, we are looking at it as we can easily put photography classes in there, art classes in there with the current space and the current classrooms. There is actually four of them. There is about -- one of them is 220 square feet. The other one is 250 and two of them are 310 square feet. So, they are big enough for us to use for those types of classes. I hope that answers your question.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Garrett, it does and I recognize kind of we are in a unique season with the Parks Department. We have got this vision for -- for a community center. Certainly the HomeCourt is going to provide some relief as we kind of figure out our plans as a result of that. I just -- I recognize that it comes from me and I'm sometimes a little stickler when it comes to dollars, but I almost think if -- if we are going to start putting in carpet and painting, is it worth taking a second look to say how do we really want this space to function, not just in the short term, but long term and if that means combining, you know, two of those smaller classrooms into a more larger space -- I certainly am supportive. What I -- what I don't want to have happen is that we -- we do this and two, three years later you guys come back and say, you know, we have really thought about it, now we need to start removing walls. Oh, we should have done that three years ago. So, I mean has the department talked about that? Mr. Mayor, I don't know if -- I just want to make sure that we are meeting the long-term vision, as opposed to maybe just patching up what we have right now.

Simison: Do you want to answer or do you want me to answer?

White: I will let you take stab at it.

Simison: I'm sorry. I asked the same questions when I first saw what the TI was and to a certain extent it is -- I don't think we know if there is -- what we would want this to be long term, but are you going to skip budget amendment in three more years to come back and demo out the space? Not unless there is a demonstrated need for another reason other than this, but it's -- it's based off improvements. Now, you don't have to do any improvements, you can move in as is and call it good, but until we know the future of the community center I don't think we can answer the questions fully about what this one will be fully and any of those costs could be thrown away cost, because this could be turned into basics -- that -- where you are offering sports classes out of it and that's what they were trying to avoid was doing more work than necessary or what they thought was prudent at this point in time to get it usable. Because if you are doing stuff like that you are half a million, two million -- half a million to a million or more into a bay at the HomeCourt.

Cavener: Mr. Mayor, if I may.

Simison: Yeah.

Cavener: To that particular point if that is something that's being contemplated, then, yeah, we shouldn't be putting in new carpet right now. Let's -- let's -- if -- if the program side is to expand the bays and more court space, great, but I don't want us to spend the dollars to re-carpet -- totally rip out the carpet or replace it with hardwood floor. So, what I'm hearing is what -- what's being proposed is viewed as the long-term solution and if that's -- if that's the plan, that's what the department said and that's where you are at, I'm here for two years and so I don't anticipate that we will get another budget request about HomeCourt in the next two years. I'm good with that. What the future holds is what the future holds, but if this is what the department's supportive of, then, I'm certainly supportive as well.

White: Mr. Mayor, Councilman Cavener, we are totally supportive of this -- this tenant improvement. We did look at all these things. Mayor was absolutely correct. He did ask that same question and it's like this is what we are -- this is our preference for now, you know, and we plan on living with this for years to come and if we do have a different need -- or based on gaps in the community or just basic demand, then, we would come back in and talk to you guys about it. But, yeah, Mr. Mayor said it almost perfectly, so --

Cavener: Thank you.

Simison: Council, any other questions?

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: If there are no further questions, I would like to make a motion to approve fiscal year 2024 budget amendment for a not-to-exceed amount 152,430 dollars for the Meridian HomeCourt Bay Six tenant improvement.

Cavener: Second.

Simison: I have a motion and a second to approve the budget amendment. Is there further discussion? If not, Clerk call the roll.

Roll Call: Hoaglun, yea; Borton, absent; Cavener, yea; Perreault, yea; Strader, yea; Overton, yea.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

White: Mr. Mayor and Council, thank you guys very much. Appreciate it. Have a good rest of your night.

ACTION ITEMS

19. Public Hearing for Crowley Park Subdivision (H-2023-0053) by Riley Planning Services, located at 4135 W. Cherry Ln.

A. Request: Annexation of 1.002 acres of land with an R-8 zoning district.

B. Request: Combined Preliminary/Final Plat consisting of 4 residential building lots and 1 common lot (including one existing home to remain).

Simison: Thank you. You, too. With that we will move on to our Action Items for the evening. Up next is Item 19, which is a public hearing for Crowley Park Subdivision, H-2023-0053. Ask the -- ask the staff -- to open the public hearing with staff comments. It's been a while since we have done a land use application, people.

Hoaglun: Mr. Mayor, before staff begins, I just want to inform -- Council Woman Perreault has to exit the meeting, so there will be just the four of us tonight.

Simison: Okay. I will turn this over to Stacy.

Hersh: Good evening, Mayor and City Council. The applicant is here to present their project for Crowley Park Subdivision. The applications that were submitted were annexation and a preliminary plat. The site consists of 1.02 acres of land, zoned R-1 in Ada county, located at 4135 West Cherry Lane. History on the property is none. The Comprehensive Plan and FLUM designation is medium density residential. The summary of their request is annexation of 1.02 acres of land with an R-8 zoning district, preliminary plat consisting of four residential building lots, including one existing home to remain and one common lot for Crowley Park Subdivision. The subject property is an enclave surrounded by existing single family residential homes. The subject site abuts an R-8 development to the west and south. To the east is an R-4 development and to the north are two R-4 developments. The property is designated as medium density residential on the future land use map, consistent with the approved development to the west. The applicant proposes a four lot subdivision for single family residential detached homes and one single family detached home at a gross density of 3.99 units per acre, which is within the desired density range of the medium density residential designation. A legal description and exhibit map for annexation are included. This property is within the city's area of city impact boundary. A preliminary -- preliminary plat and conceptual building elevations were submitted showing how the property is proposed to be subdivided and developed. The proposed use and density of the development are both consistent with the medium density residential FLUM designation. Proposed lots range in size from 5,148 to 9,524 feet square feet. The subdivision is proposed to develop in one phase as shown. The proposed plat appears to comply with the dimensional standards of the R-8 zoning district per the UDC. Lots taking access from a common drive do not require street frontage. Access is proposed from West Cherry Lane from a common driveway on Lot 1, Block 1. Direct lot -- direct -- direct lot access from West Cherry Lane for Lot 2, Block 1, is prohibited. The interior Lots 3, 4, 5, Block 1, are proposed to take access via a common drive to West Cherry Lane, meeting the street access requirements for the UDC. Common driveways shall serve a maximum number of four dwelling units. In no case shall more than three dwelling units be located on one side of the driveway. The applicant is proposing four dwelling units take access off the main common driveway. All four dwelling units are also located on one side of the driveway. However, three dwelling units are taking access via a side common drive that connects to the main common drive. The director has determined that the proposed orientation of the dwelling units off the side common drive meets the intent of the UDC code. Off-street parking is required to be provided in accordance with the standards listed in the UDC for single family dwellings based on the number of bedrooms per unit. Staff will confirm compliance with these standards at the time of building permit submittal for each residence. The applicant has provided an additional three parking stalls at the end of the common drive on the southeast side of the site for overflow parking. The existing home does not meet the required number of off-street parking spaces per the UDC for a three bedroom home. Four parking spaces are required, at least two in an enclosed garage and other spaces may be enclosed or a minimum of a ten by 20 foot parking pad. The existing home does not have an enclosed two-car garage. However, the required number of parking spaces is provided via an existing carport and driveway. The applicant is proposing to enclose the carport on the north and west side with the siding materials to match the existing house. The carport shares a roofline with the existing home and is currently accessed from the west. Access to the carport will change to the south upon approval and completion of the subdivision site improvements once the entry port to the carport is shifted to the south and the common drive is constructed. The applicant is also proposing to add a fence to provide additional screening of the carport from West Cherry Lane. The existing home is recognized as nonconforming due to the off-street parking requirements in the UDC. Per the UDC no existing structure containing a nonconforming use may be enlarged, extended, construction -- constructed, reconstructed, moved or structurally altered, except through the approval of a conditional use permit. As a result of the nonconformity the applicant is required to apply for a conditional use permit for any future expansions on the property. A 25 foot landscape buffer is required along West Cherry Lane in accordance with the UDC. The landscape plan submitted depicts a 20 foot landscape buffer along West Cherry Lane that includes four existing trees. The applicant has proposed a water conserving design aimed to reduce the required landscape buffer to 20 feet in width. However, the proposed design lacks features like boulders, rocks and/or permeable hardscape materials, such as pavers, flagstone and other water conserving grasses. The design should incorporate plants and trees that thrive in climates with a proximity approximately one to 12 inches of annual rainfall. Staff recommends that the applicant revise the landscape plan to comply with the requirements for a water conserving design in accordance with UDC. Cherry Lane is improved with existing seven foot wide attached concrete sidewalks abutting the site in accordance with the UDC standard. Staff is not recommending that the sidewalk be replaced at this time with a detached sidewalk. Connection to city water and city sewer -- sewer services is required in accordance with the UDC. The existing home proposed to remain on Lot 2, Block 1, is required to connect to city water and sewer services within 60 days of it becoming available as set forth. Street lighting is required to be installed in accordance with city's adopted standards and specification ordinances. All fencing is required to comply with the UDC -- with the standards listed in the UDC. The applicant is proposing fencing in front of the carport for screening, provided there is not a conflict with the proposed layout of a fire hydrant service line. A detail of the fencing should be provided with the final plat. Underground pressurized irrigation is required to be provided to each lot within the subdivision as set forth in the UDC. Given that the property possesses irrigation rates and access to surface -- water rights should be used as the primary source over the groundwater well in accordance with the regulations of the Settlers Irrigation District. Building elevations -- there were three building elevations. Conceptual building elevations were submitted that demonstrate what future homes in this development will look like. Variations of one story homes with three car garages are proposed. The submitted elevations depict a number of different architectural and design styles with the field materials of lap siding, different coloring roof profiles and stone. I have also included some pictures of the existing home. The Commission did recommend approval of the project at the hearing. The summary of the Commission public hearing. In favor was Penelope Constantikes. Luke Gilbert. In opposition were none. Commenting was Bill Canfield, Judy Cartwright and Esther Burgoyne. Written testimony is none. The above people commenting -- their only concerns -- they were in favor of the project. Their only concerns were with the existing fencing deteriorating and falling down with the development and concerns were raised about the -- an existing big tree, its branches and roots extending both under and over the existing fence. Key issues of discussion by Commission were none. Commission changes to staff recommendation were none. Outstanding issues for City Council are none. Written testimony since the

Commission hearing is none. And this concludes staff's presentation and I stand for any questions.

Simison: Thank you, Stacy. Council, any questions for staff? Okay. Then would the applicant like to come forward, please.

Constantikes: Thank you, Mayor and Council. Penelope Constantikes representing the property owner Luke Gilbert. Post Office Box 405, Boise, Idaho. 83701. And if I might make a sidebar. I hope you don't mind. Because the parks folks who are here this evening -- my daughter plays in coed league and she has for about three years and I can't tell you how awesome your parks are maintained. It's really quite nice and I have gave them lots of kudos while I have the chance to talk to them about it. So, they do really a great job. The restrooms are always very clean and maintained and I noticed. So, thanks for doing that for your -- for everyone across the valley, actually. The applications before you this evening, as you know, are for an annexation with a zoning designation of R-8 and a preliminary plat for the redesigned Crowley Park, with a total of four detached single family residences. One existing residents and three new building lots for future homes. Stacy did mention that our density is 3.99 units per acre, which is consistent with the UDC and the Comprehensive Plan. There is one access point that has been approved by ACHD onto Cherry Lane. Two of the homes face north with access to the north. One home faces south with access from the south and the existing residence faces north with access from the east. I did want to mention also that there is a streetlight depicted on the plat. It's a little hard to find, but it's up by our access point onto Cherry Lane. The applicant and project team have reviewed the Meridian staff report and are in agreement with their findings and conclusions. The project engineer and I met with Public Works for detailed discussion prior to the P&Z hearing to fine tune the site layout with locations for water lines, the fire hydrant, and service line and source services to make sure we were in conformance with Public Works standards for easements. The outcome of the meeting was that the fire hydrant will now be located on the west side of the access drive to the northeast corner of the site. This location appears to allow the property owner to retain the two very large mature trees that are along the Cherry Lane frontage. The layout was provided to the Fire Department for early review by Deputy Chief Bongiorno. There was a follow up with the Fire Department regarding the adjusted location of fire hydrant and there don't appear to be any concerns with emergency services and the site design. Just a couple of highlights. It will add three additional p.m. peak hour trips to the Cherry Lane based on ACHD's analysis. We do have three additional guest parking spaces and these spaces are in addition to the two car garage as a minimum that come with each of the new homes and, then, the existing home has two covered spaces and, then, there are two spaces on the apron to provide a total of four and those spaces are ten by 20. Pedestrian access we moved to the west side of the site, so that people could walk out to Cherry Lane without being adjacent to the drive aisle. These homes are intended for the middle -- or sometimes referred to as workforce housing and these middle homeowners are essential services professionals, such as school teachers, fire department staff, police and professional nursing providers. Crowley Park will provide new home options in an existing established and mature neighborhood with adult trees consistent with staff's comments that the proposed subdivision provides additional variety and mix of housing options in Meridian. There has been three neighborhood meetings. In consideration of the neighborhood comments, the site design pairs side yards of the new residences with the backyards of the adjacent existing residences. The purpose of that is because side yards don't get used much and so we maximize the layout to provide as much privacy as possible to the adjacent neighbors, since their backyards are adjacent to ours -- our site. The landscape architect has been notified about the updates to the landscape plan and -- and as delineated in the staff report. Stacy covered that in more detail. With a clear path forward based on the discussion with Public Works, the landscape plan will now retain the landscape buffer that we originally proposed between the existing home and the first route to the south of it and I was really pleased with that, because we had a nice landscape buffer in there. The Fire Department has been consulted about the revised fire hydrant, as I have already mentioned, and it appears to work well with emergency service access. Just briefly I would like to cover the treatment of the carport for the front existing residents. Access will be changed to the south and the north and west sides will be fully enclosed with siding to complement the existing residents. From the street it will appear like a garage. The apron adjacent to the carport provides two additional parking spaces for a total of four with the existing home. The location of the water service for the hydrant will allow fencing to screen the west side of the front lot, which eliminates any service line fencing conflicts. The project team will continue to work with Public Works as needed. They have been very helpful and got down in the weeds with us. We really appreciate their time and effort. As discussed in the project narrative, the property owner would like to retain the existing well for PI should it be needed. With that I would be happy to answer any questions or just have discussions with the Council on areas of concern. Your approval of the applications is respectfully requested. Thank you for your time and attention.

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

Constantikes: Thank you.

Simison: Okay. Mr. Clerk, do we have anybody signed up to provide testimony on this item?

Johnson: Mr. Mayor, we did not.

Simison: Okay. Is there anybody present who would like to come forward and provide testimony on this item or anybody online that would like to provide testimony? If you are online you can use the raise your hand function. Seeing no one wishing to come forward or raising their hand --

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I don't see anybody -- oh, I guess we need to give the applicant -- if they want a rebuttal.

Simison: Yeah. Let's give -- would the applicant like to make any final comments? The applicant says, no, they are good.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I did just want to briefly hear from the Fire Department to confirm that they don't have any concerns about access, just given the layout of the common drive and everything.

Bongiorno: Mr. Mayor, Council Woman Strader, there is actually a fire department turnaround halfway down the driveway that we incorporated into it. It's hard to see it, but it's there. So, it's a full fire approved turnaround. There is a fire hydrant back there as well. So, we are -- we are good.

Strader: Perfect. Thank you.

Simison: With that do I have any more discussion or a motion?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Move we close the public hearing on Item 19, application number H-2023-0053.

Strader: Second.

Simison: 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.

Cavener: Mr. Mayor?

Simison: Council Cavener.

Cavener: Appreciate the very thorough -- this is a small project, but there are some really unique pieces and I always appreciate how you kind of walk us through it. From my perspective this is a cut and dry in-fill application. Appreciate the applicant's work. The Planning and Zoning Commissioned did a really good job kind of vetting through this and addressing some of those little concerns that popped up from the neighbors, which is probably why we don't have anybody here tonight. So, I'm happy to make the motion that we approve Item 19, application 2023-0053, include all staff and applicant testimony.

Overton: Second.

Simison: Have a motion and a second to approve Item H-2023-0053. Is there discussion? If not, Clerk will call the roll.

Roll Call: Hoaglun, yea; Borton, absent; Cavener, yea; Perreault, absent; Strader, yea; Overton, yea.

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

MOTION CARRIED: FOUR AYES. TWO ABSENT.

FUTURE MEETING TOPICS

Simison: With that, Council, is there any future meeting topics?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: No future meeting topics. I just -- before we adjourn I just want to thank and commend Council Member Strader for helping to organize a great event tonight. One of what I hope is a future annual event in our community and I appreciate you and our staff doing good work to accommodate all of this. This is another good step forward and another great event in Meridian. So, kudos to Council Member Strader and our staff.

Simison: All right.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I just want to thank you all again for being there and showing your support. Thank you.

Simison: All right.

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: I move that we adjourn our regular meeting.

Simison: Motion 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 6:42 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

__________________________________ ______/______/______
MAYOR ROBERT SIMISON DATE APPROVED

ATTEST:

____
CHRIS JOHNSON - CITY CLERK