

A Meeting of the Meridian City Council was called to order at 6:28 p.m. Tuesday, June 6, 2023, by Mayor Robert Simison.

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

Members Absent: Brad Hoaglund.

Also present: Chris Johnson, Bill Nary, Bill Parsons, Sonya Allen, Linda Ritter, Tracy Basterrechea, Kris Blume and Dean Willis.

**ROLL-CALL ATTENDANCE**

|                                                             |                                                  |
|-------------------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Liz Strader             | <input checked="" type="checkbox"/> Joe Borton   |
| <input type="checkbox"/> Brad Hoaglund                      | <input checked="" type="checkbox"/> John Overton |
| <input checked="" type="checkbox"/> Jessica Perreault       | <input checked="" 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 June 6th, 2023, at 6:28 p.m. We will begin tonight's regular City Council meeting with roll call attendance.

**PLEDGE OF ALLEGIANCE**

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

(Pledge of Allegiance recited.)

**COMMUNITY INVOCATION**

Simison: Tonight's invocation will be delivered by Pastor Vennie Hanke. If you would all, please, join us in the community invocation or take this as a moment of silence and reflection. And, again, our apologies and thanks to those that are here tonight for the delayed start.

Hanke: Thank you, Mr. Mayor, Members of City Council, for the opportunity and invitation to pray for you to begin your meeting. God, thank you for the City of Meridian. I pray simply for your protection and blessing upon all those who serve it. Those members here tonight, those in public service in the government of the city, those who serve on the front lines to protect us in the Police Department, those in the Fire Department, God, those in education, our teachers, our schools, our principals, our students as they enjoy the summer break. God, would it be a time of refreshment for them. We ask simply for wisdom and discernment for the City Council now as they

conduct their business. Would you help us to be a city that is a light full of neighbors who love and serve one another. To the glory of your name and the good of the city I pray through Christ, amen. Thank you, Mr. Mayor.

## **ADOPTION OF AGENDA**

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

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Move that we adopt the agenda as published.

Overton: Second.

Simison: Have a motion and a second by Mr. Borton to adopt the agenda as published. Is there any discussion? If not, in favor signify by saying aye. Opposed nay? The ayes have it and the agenda is adopted.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

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

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

Johnson: Mr. Mayor, we did not.

## **ACTION ITEMS**

- 1. Public Hearing for Bordeaux Estates Subdivision (H-2022-0062) by J.J. Howard, LLC., located at 5665 N. Meridian Rd.**
  - A. Request: Annexation of 2 acres of land with an R-8 zoning district.
  - B. Request: Combined Preliminary and Final Plat consisting of 4 building lots and 1 common lot on 2 acres of land in the R-8 zoning district.

Simison: Okay. Then we will move right on to Action Items this evening. First item up is a public hearing for Bordeaux Estates Subdivision, H-2022-0062. We will open this public hearing with staff comments.

Allen: Thank you, Mr. Mayor, Members of the Council. The first applications before you tonight are a request for annexation and zoning and a preliminary plat. This site consists of two parcels of land totaling two acres. It's zoned RUT in Ada county and it's

located at 5665 North Meridian Road at the northwest corner of Meridian Road and West Producer Drive. The history on this project. A record of survey was approved in 1980 on the northern parcel. The southern parcel, a little sliver, was annexed in 2012 and included as a lot in the Paramount North Subdivision. The Comprehensive Plan future land use map designation is medium density residential, which calls for three to eight dwelling units per acre. The applicant is proposing to annex two acres of land with an R-8 zoning district for the development of three new single family residential detached dwellings, with retention of the existing home, for a total of four homes on the site at a gross density of 1.8 units per acre, which by itself is below the desired density of three to eight units per acre in the medium density residential designation. Staff is supportive of the density proposed and deems it to be in general conformance with the Comprehensive Plan without an amendment to the map for the following reasons: The property is part of a larger undeveloped enclave to the north also designated medium density, which is anticipated to develop at a density within the desired range for the overall area and this property has limited access via a common driveway from West Producer Drive through an easement over land owned by the Paramount Owners Association. A maximum of four homes are allowed to have access through the easement and the UDC allows a maximum of four homes to have access via a common driveway, thus preventing a greater density on the site. A combined preliminary and final plat is proposed consisting of four building lots and one common lot on 2.22 acres of land in the R-8 zoning district. The southern portion of the site is a re-subdivision of Lot 5, Block 49, Paramount Subdivision No. 21. Proposed lots range in size from .33 to .56 of an acre with home sizes consisting of 2,500 to 5,558 square feet. The subdivision is proposed to develop in one phase. There is an existing home with an attached garage and several outbuildings on the property. The existing home is proposed to remain. The attached garage and other structures are proposed to be removed. A new detached garage will be constructed for the existing home accessible via the internal driveway. The existing driveway from Meridian Road will be removed. As mentioned, access is proposed from the common driveway via West Producer Drive, a residential collector street, at the southern boundary of the site. A minimum of 35 foot wide landscape street buffer, with a ten foot wide multi-use pathway is required along North Meridian Road. Because the site is below five acres in size common open space and site amenities are not required. One conceptual building elevation for Lots 2, 3 and 5 and one conceptual elevation of the remodeled existing home on Lot 1, with the new addition and the detached garage and a modern farmhouse design, was submitted as shown. Building materials consist of Hardie or LP board and batten siding, mixed with eight -- eight inch lap siding, stone veneer and natural wood accents and architectural asphalt shingles with standing seam metal roof accents. Design review is not required for single family residential detached structures. However, because the rear and/or sides of homes facing North Meridian Road and West Producer Drive will be highly visible, those elevations should incorporate articulation through changes in two or more of the following: Modulation. For example, projections, recesses, step backs, pop outs, bays, banding, porches, balconies, material types or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from adjacent public streets. The Commission did recommend approval of these applications. Summary of the Commission hearing is as follows: Michael Jobes, 2

North Homes, testified in favor. No one testified in opposition or commented. The only issue of discussion by the Commission -- really wasn't an issue. It was consensus that the proposed development, including the density, is appropriate for this property. The Commission did not make any changes to the staff recommendation. The only outstanding issue for Council tonight is that staff is recommending a development agreement provision A-1-E is modified to require the new garage for the existing home to be constructed prior to the city engineer's signature on the final plan to ensure that that gets done and doesn't create a nonconformity. No written testimony has been received on this application. Staff will stand for any questions.

Simison: Thank you, Sonya. Council, questions for staff? Okay. Is the applicant here?

Johnson: Mr. Mayor, the applicant's online and unmuted.

Howard: Yes.

Simison: Okay. Can you state your name and address for the record.

Howard: Eric Howard. J.J. Howard, LLC. 5983 West 8th Street, Boise, Idaho. 83703. And I'm representing Michael Jobes at 2 North Homes. We agree with the staff and the staff report and the conditions of approval and I will stand for any questions.

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

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Does that include the -- the staff recommended DA provision A-1-E that was referenced?

Howard: Yes.

Borton: Okay. Thanks.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Quick question regarding the site plan. If -- if we could pull up the slide that shows -- yes. There on the common driveway exhibit. Just looking at the setbacks and the building areas, I was really surprised to see how little space there is between the building and the side and the rear of the buildings and there is such significant size lots. So, I was wondering if you could just -- I realize that's not a specific part of your -- of approval of your preliminary plat, but I am wanting to understand how much yard space, green space is really being created in relationship to the structure.

Howard: Are you referring to the existing structure or the proposed --

Perreault: The proposed, please.

Howard: So, the proposed are like a building envelope. I don't -- the -- the plan is not to include that. The entire area is an envelope. So, the -- the structures will be smaller and we have areas for like attached garages or detached shops.

Simison: Okay. Thank you. Council, any additional questions for the applicant? Okay. Mr. Clerk, do we have anyone signed up to provide testimony?

Johnson: Mr. Mayor, we did not.

Simison: Okay. If is there anybody present, either in the audience or online, that would like to provide testimony, if you are online, please, use the raise your hand feature. If you are present please come forward. Seeing no one coming forward and no one raising their hand, would the applicant like to make any final comments? I will take that as a no.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: If no added comment, I'm going to move that we close the public hearing on H-2022-0062.

Cavener: 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: FIVE AYES. ONE ABSENT.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Good straightforward application. Staff made it crystal clear and the applicant's comments helped supplement that. So, based upon the record and the applicant's comments, as well as the staff comments, I move that we approve H-2022-0062 as

presented in the staff report of June 6, 2023, and to include the DA provision recommended by staff for A-1-E.

Cavener: Second.

Simison: I have a motion and a second to approve Item H-2022-0062. Is there any discussion?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Just want to say that in-fill is always challenging. I think the applicant did a really great job with this to reflect what is already there in the surrounding area with an odd shaped lot, a small lot, and so thank you very much for keeping that really consistent in the area and it's -- it's -- it's unusual and -- and fantastic. So, thank you.

Simison: Thank you. Council, any additional discussion on the motion? If not, Clerk call the roll.

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

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

**2. Public Hearing for Linder Storage Condos (H-2022-0091) by EVstudio, located at 300 N. Linder Rd.**

- A. Request: Annexation of 0.98 acre of land with an I-L (Light Industrial) zoning district with a request for a reduced buffer width from 25-feet to 5-feet to the residential use to the north.
- B. Request: Vacation of the 30-foot wide easement along the east boundary of the property.

Simison: Moving on to the next item, Item 2, which is a public hearing for Linder Storage Condos, H-2022-0091. We will open this public hearing with staff comments.

Allen: Thank you, Mr. Mayor, Members of the Council. The next applications are a request for annexation and zoning and a vacation of easement. This site consists of .98 acre of land. It's zoned R-1 in Ada county and is located at 300 North Linder Road. This property was included in Heppers Acres Subdivision as Lot 4. The Comprehensive Plan future land use map designation is general industrial. The applicant proposes to annex .98 acre of land with an I-L, light industrial, zoning district for the development of

a self-service storage facility consisting of two structures containing a total of eight storage units. These units will be designed to accommodate RVs, boats, cars, et cetera, with large overhead doors and separate man doors to each unit. The proposed zoning and use is consistent with the general industrial future land use designation. The subject property is one of a few lots in a -- in a larger enclave surrounded by city annexed property. Annexation of this land will provide more efficient provision of city services. Industrial uses, zoned I-L, exist to the west across Linder Road and to the east. A single family residential home exists to the north, zoned R-1 in Ada county and a commercial birthing center exists to the south in the C-C zoning district. There is an existing home and accessory buildings on the site that are proposed to be removed with development. There is also a 30 foot wide easement depicted on the Heppers Acre Subdivision plat along the east boundary of the site that is proposed to be vacated with this application. An exhibit of the area proposed to be vacated is there on the left. This type of easement is not desired on the plat -- excuse me -- defined on the plat and it seems utilities may not have been installed within this easement area. The applicant proposes to vacate this easement, so that the east building can be constructed closer to the eastern boundary of the site within the existing easement area. Relinquishment letters have been submitted from all potential easement holders, including Lumen, formerly known as Quest, Nampa-Meridian Irrigation District, Intermountain Gas, Sparklight and Idaho Power. They are in agreement with their proposed request. A conceptual development plan was submitted as shown that depicts the location of structures, drive aisles, parking access and landscaping. Access is proposed via a new driveway from North Linder Road, an arterial street, to the south of the existing driveway. ACHD is recommending the driveway is shifted further to the south in alignment with the driveway on the west side of Linder Road. The applicant submitted a concept plan. They are on the lower left showing the driveway in this location as requested in accord with the UDC in an effort to combine and limit access points from the arterial street, staff recommends driveway stubs and cross-access easements are provided to the properties to the north and south for future interconnectivity. The property to the south was required to provide an access easement to the subject property at the time of future construction on the site and/or expansion of the existing parking lot, which has not yet occurred. A fire department turnaround is proposed as shown on the site plan. Off-street parking is proposed in excess of UDC standards. No parking is required if there isn't an office associated with the use. A total of nine parallel spaces are proposed. A 25 foot wide landscape street buffer is required along Linder Road. A 25 foot wide landscape buffer is also required along the northern property line abutting the residential use to the north. The applicant is requesting approval from City Council of a reduced buffer width of five feet. A letter was submitted from the affected property owner Ronald Hatch agreeing to the reduced buffer. A portion of this project is within the Meridian Floodplain Overlay District. A floodplain development permit with base flood elevations and flood protection elevations will be required with development. Conceptual building elevations were submitted as shown for the proposed structures. Structures are proposed to be pre-engineered metal frame buildings, which will be designed with large overhead doors and man doors for each unit. Building materials are proposed to consist of stucco and two different colors with reveals, fenestration and stone veneer wainscot. The design of the structures is required to comply with the

design standards in the Architectural Standards Manual. Staff recommends the design is required to comply with the design standards for commercial buildings, rather than industrial buildings, because the property fronts on an arterial street and will be highly visible. Detailed review will take place with the design review application submitted with the Certificate of Zoning Compliance. Summary of the Commission public hearing. Julie Miller -- excuse me -- Miller from EVstudio testified in favor. No one testified in opposition. Tim O'Donnell commented on the application. No written testimony was received. The only discussion by Commission was the requirement for compliance with the commercial versus industrial design standards. The Commission did not make any changes to the staff recommendation and the only outstanding issue for Council tonight is the applicant's request for a reduced buffer width from 25 to five feet along the northern boundary adjacent to the residential use to the north, which, again, that -- that residential property owner has submitted a written consent for that reduced buffer. No written testimony has been received since the Commission hearing. Staff will stand for any questions.

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

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Thank you, Sonya. In the staff report you had recommended that there is cross-access to the north and to the south. Unless I'm missing something, I didn't see that on the concept plan. My question for you is regarding the fire turnaround. They do have cross-access. Will that also serve the parcels to the north and south as well? I don't know what -- I don't know what fire access there is on the commercial property to the south, but the north is -- is still in the county; correct? And so if that develops in the future and there is cross-access, would -- would that northern property, then, be permitted to use this turnaround or would they have -- would they have to do their turnaround as well? Like do each of these one to two acre parcels have to have their own fire turnaround?

Allen: Mr. Mayor, Council Woman Perreault, that's really a Fire Department question, if Fire could respond to that.

Blume: Right. Council Woman Perreault, looking at -- looking at the map -- I'm not familiar with the entire development, but so long as each piece that is developed out has the appropriate approved by code turnaround is -- is appropriate. I wouldn't know what to expect from future developments that are adjacent to the property, but I can't imagine that access would be limited or impeded by whatever is existing, if that makes sense.

Simison: Council, any additional questions for staff? Okay. Is the applicant here? Good evening.

Miller: Good evening.

Simison: Can you state your name and address for the record.

Miller: Julie Miller. 725 East 2nd Street in Meridian. Mr. Mayor, Members of the Council, on behalf of Greg Herman, Me, Julie Miller, EVstudio, requesting approval for both the rezone and the easement vacation at 300 North Linder -- Linder, as Sonya has presented. We have reviewed the staff report and we will work with both the Planning Department and ACHD to further develop our conceptual plans and elevations to meet the requirements that are noted therein. For example, Planning noted that the desired location of the driveway to access our site be on the north side of the property. The idea would be to share this driveway with the property to the north at 330 North Linder. Mr. Herman, the owner of our property, 300 North Linder, has already been in contact with the owner and they have had several discussions regarding future development of his property to also be annexed into Meridian and also rezoned in a use similar to our request today. ACHD standard policy is to align the driveway with the one across Linder. However, per correspondence with ACHD they seem amenable to hearing our request to have a different location for that driveway, which will be worked out in subsequent submittals. Also, as Sonya mentioned, because the property faces an arterial street, we have to revise our building elevations to match the commercial building design standards, which indicates that we, essentially, will need to provide some more articulation to the building facades, as well as possibly some more fenestration, more windows, potentially more canopies. We feel confident that all of the conditions are achievable and respectfully request approval of the rezone and easement vacation. So, thank you for your time and consideration. And with that I will stand for any questions.

Simison: Thank you. Council, any question for the applicant?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I'm glad that the neighbors are talking to each other. That's always exceptionally helpful in these conversations. When you say that the neighbor to the north intends to develop in a similar manner, do you mean that they are interested in putting storage condos or do you just mean that they are -- that it's going to be a -- a similar use or does that -- what do you -- what do you mean by that? And -- and, then, also was -- was there consideration of -- between the parties of -- of doing this all at one -- in one application, instead of, you know --

Miller: To answer your question, I know that they are considering an industrial use of some sort. I do not know what the exact use would be. It's interesting that, actually, the owner of 300 North Linder was interested in purchasing the property before it was sold to the current owner, which just happened a few months ago, and so I think what they have been discussing is the -- the value of the -- the area of the property and being able

to sort of maximize the use of both their properties. So, unfortunately, I cannot attest to the timing of the neighbor to the north, but I do know that there has been definite conversations between the two parties.

Simison: Council, additional questions? All right. Thank you very much.

Miller: Thank you.

Simison: Mr. Clerk, anyone signed up to testify on this item?

Johnson: Mr. Mayor, nobody.

Simison: Okay. If there is anybody present that would like to provide testimony, if you would like to come forward now or if you are online use the raise your hand feature. Seeing neither, would the applicant like to make any final comments? Applicant waives. Council, direction?

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Move to close the public hearing on H-2022-0091.

Cavener: 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: FIVE AYES. ONE ABSENT.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Really didn't sound like there is any issues that haven't been resolved to be addressed. The reduction in the buffer, which it's nice to see the consent of the adjacent owner, from 25 feet to five feet, isn't objected to, so that seems appropriate as well. The use is consistent with what's intended in the area and all the conditions of the staff report are agreeable by the applicant. So, both the annexation and the vacation seem to make sense here. With that I will make a motion to that effect. I move that we approve H-2022-0091 as set forth in the staff report of June 6th, 2023, to include the easement vacation, as well as the reduced buffer from 25 feet to five feet along the northern property boundary.

Cavener: Second.

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

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

Simison: All ayes. Motion carries and the item is agreed to. Thank you very much.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

**3. Public Hearing for AAA Oregon/Idaho Fleet (H-2023-0017) by Woofter Bolch Architecture, located at 1139 & 1065 E. Fairview Ave.**

- A. Request: Development Agreement Modification to modify the existing DA provision regarding the use of the property restricted to vehicle sales only to include all permitted uses listed in the C-G zoning district with approval to operate a AAA Oregon/Idaho Fleet Services Facility for vehicle dispatch to provide mobile services for AAA members on 1.30 acres of land in the CG zoning district.

Simison: So, up next -- Item 3 is a public hearing for AAA Oregon/Idaho Fleet, H-2023-0017. Before I open this public hearing, Bill, do you want to do anything else?

Parsons: Appreciate that, Mayor, Members of the Council. I was going to ask you to allow me to indulge and introduce you to our new associate Planner Linda Ritter. She started with us at the end of April and because she was so successful that -- with her negotiation, she came -- went -- got to go to Jamaica and go on vacation. So, that's why you haven't seen her yet. But she has been around and she is getting up to speed and learning our new processes and our code. But I thought what a great time for her to come in and meet all of you. So, like to introduce you all to -- to Linda. And you should see her here next few weeks or months, if -- if not sooner. We are trying to get her up to speed very quickly. We need her help and she does come to us with a lot of experience. So, it's -- it's -- it's -- I think it was a great hire for the city of Meridian.

Simison: Thank you. The hazing will begin later. So, with that we will open the public hearing officially on Item H-2023-0017 with staff comments.

Parsons: Thank you, Mayor, Members of the Council. I am presenting this on behalf of Stacy Hersh. She was on vacation this week. But before you tonight is a development agreement modification. The subject property consists of 1.4 acres of land currently zoned C-G and R-15 and it's located -- and, actually, it has two addresses. So, it's located at 1139 and 1065 East Fairview Avenue here. So, you can see here on this vicinity map or zoning map where the subject site is located. There is a lot of history on this particular property. In the staff report Stacy -- Stacy did a great job of explaining that to you, that a portion of the site, the western lot, if you can see my cursor here, it was actually annexed in 2001 and was going to be a medical office. The reason why

that did not develop at that time was the fact that water was available, but sewer wasn't available. Sewer had to come from the southern property, which wasn't developing at that time. In 2009 there was a new property owner that -- that bought this site. They attempted to do a car dealership on this and you guys had rejected their proposal, because, again, they did not have city utilities. So, when the Touchstone Place development to the south actually developed with the multi-family project that you see currently, they were able to provide that easement and that sewer stub to this particular property, which, then, in 2016 allowed the previous owner to come in and annex in this portion and, then, come in with a DA modification that terminated the original agreement in 2009 in favor of the new DA that we are amending tonight and, then, they were also able to move forward with a certificate of zoning compliance and an administrative design review application to construct the dealership. So, now since, then, the applicant -- the -- the previous applicant has sold the property to AAA and now they are wanting -- and as part of the original development agreement that you acted on in 2016, we are very specific in limiting the type of uses that could occur on this site and we were -- we limited it to vehicle sales only and that's why we are here tonight is to unravel that contract and, then, allow the applicant to move forward with a -- it's kind of a hybrid use. It's a dispatch center, but also some limited ancillary vehicle repair, so -- so, you can see here just -- just for your information we did want to note that the site plan was developed and approved consistent with that development agreement that we -- that's currently on the books tonight. I won't go into all the details. I will let the applicant kind of share their business plans for you, but, essentially, here is what we are proposing to the current contract. So, these will be some new changes and, then, also we recommended a new DA provision to be included. So, as I mentioned to you, currently restricted to vehicle sales. The applicant wants to open it up to allow all uses in the C-G zone and, then, based on some of the information that the applicant provided we wanted to limit them from storing any inoperable vehicles on the site. They are good with that. And, then, also they had mentioned to us during the pre-application meeting that they do intend to use the facility to kind of just maintain their own fleet vehicles. So, again, this is not intended to be your commercial automotive repair shop, they basically need to maintain their service vehicles, so that they can be ready to help members who may be broke out -- broke down on the side of the road. So, you can see here we did limit that from occurring and, then, we do allow them to do vehicle repairs only to the service vehicles and only within the existing building on the site and, then, based on the other information in their submittal we wanted to make sure that there was a -- because we are opening up to all the C-G uses, we wanted to make sure that based on how they are going to operate that we wanted to limit the hours of operation, because they do abut a residential district. So, again, they are open -- their office hours will be within the 6:00 a.m. and 11:00 p.m. But keep in mind this is a 24 hour service and they do dispatch to stranded motorists, but they have assured us that they won't be dispatching -- there won't be employees on the site doing that. They will do that remotely. And so we have tailored the DA to list that based on how they operate. But, again, looking at the public record, we have not received any public testimony on this, no comments on it. I know the applicant was in agreement with the -- the struck out language here and a new DA provision. They are in the audience tonight to answer any questions you may have and give you some more details on their -- their business operations there, but staff is

recommending -- recommending approval and with that I will stand for any questions you may have.

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

Colgrove: Hello, everyone. Can you hear me?

Simison: Yes, we can. Thank you, Valerie.

Colgrove: Excellent. I'm the senior vice-president, chief financial officer of AAA Oregon/Idaho. I have a couple colleagues in the audience there as well and appreciate everyone -- thank you, Council Members and Mayor, for listening to our testimony and we look forward to expanding our fleet operations into the Meridian area to ensure that we can service our members when they are stranded on the side of the road in the manner that's -- that they are used to and so we are --

Simison: Can you state your name and address for the record.

Colgrove: Oh. Sorry. Yes. Valerie Colgrove. 600 Southwest Market Street, Portland, Oregon. 97201.

Simison: Thank you.

Colgrove: Sorry about that. So, happy to entertain any questions. But, again, we have a number of fleet owned facilities and we operate them -- typically the -- our fleet technicians show up to the site. They get their pickups, trucks, and, then, they go out and service members. So, generally we do not -- we do not store any vehicles. Again, as was -- the staff stated, we do some light maintenance, mainly oil changes, tire rotations, those sorts of things. But no major mechanical things we do on site and so really it's a storage of employee vehicles while they get their truck and they go out for their shift, come back, get their -- their vehicle and go home and so appreciate your consideration. Happy to answer any questions you might have on our request.

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

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Thank you very much. I'm sure you have heard how long it takes to get a -- a tow truck here. So, I'm sure this will be really helpful for our community. So, just wanting to understand -- the staff report had said that -- that we had not yet had a response regarding the fencing and so you are stating that you don't believe it's necessary, because the vehicles that you will be using will not be stored, they will just be on site when they are not in operation.

Colgrove: Correct.

Perreault: Okay.

Colgrove: Yes. And any fencing that -- any addition to the fencing we realize there is, obviously, the code and zoning and everything, so those would all go through the process. But I -- I -- we are fully understanding that there are fencing restrictions, as well as access restrictions from Fairview in and out of the property, and so, of course -- and all of that would be reviewed and submitted and approved by the city prior to anything.

Simison: Council, any additional questions for the applicant? Okay. Thank you very much. Mr. Clerk, anyone signed up on this item?

Johnson: Mr. Mayor, nobody signed up.

Simison: Is there anybody that would like to come forward and provide testimony from the audience? Seeing no one wanting to come forward and only staff online, would the applicant like to make any final comments?

Colgrove: No. Again just appreciate your consideration and looking forward to providing AAA service and adding some more resources to the roadside in the Meridian-Boise metropolitan area. It's -- I know population has grown and so there is a need for our members. So, that's why -- that's why we are there.

Simison: Thank you. And, Council, I would like to point out how smart the applicant is where they referred to us as the Meridian-Boise area. So, very noted.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I move that we close the public hearing for application H-2023-0017.

Cavener: Second.

Strader: Second.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I think this is going to be a great addition to our community. AAA has a fantastic reputation. Really looking forward to having them serve our residents. So, I will make a motion for approval. After considering all staff, applicant, and public testimony, I move to approve File No. H-2023-0017 as presented in the staff report for the hearing date of June 6th, 2023.

Overton: Second.

Simison: Have a motion and a second to approve Item 3. Is there any discussion? If not, Clerk will call the roll.

Roll Call: Hoaglund, absent; Borton, yea; 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.

#### **ORDINANCES [Action Item]**

- 4. Ordinance 23-2020: An Ordinance Amending Meridian City Code Section 8-2-3 to Add a Definition of "Suite"; Amending Meridian City Code Section 8-2-7(E), Regarding Street Address Numbering Standards; Amending Meridian City Code Section 8-2-8, Regarding Street Name Signs and Posting Address Numbers; Amending Meridian City Code Section 8-2-11(A)(2), Regarding Variance Findings; Repealing Conflicting Ordinances; and Providing an Effective Date**

Simison: Thank you very much. Appreciate you all being here and I look forward to seeing you back soon. With that we will move on to Item 4, Ordinances. Ordinance number -- Item 4 is Ordinance No. 23-2020. Ask the Clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. An ordinance amending Meridian City Code Section 8-2-3 to add a definition of "suite"; amending Meridian City Code Section 8-2-7(E), regarding street address numbering standards; amending Meridian City Code Section 8-2-8, regarding street name signs and posting address numbers; amending Meridian City Code Section 8-2-11(A)(2), regarding variance findings; repealing conflicting ordinances; and providing an effective date.

Simison: Thank you, Council. You have heard the ordinance read by title. Is there anybody that would like it read in its entirety? Seeing none, do I have a motion?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I move that we approve Ordinance No. 23-2020.

Cavener: Second.

Simison: I have a motion and a second to approve Ordinance No. 23-2020. Is there any discussion? If not, Clerk will call the roll.

Roll Call: Hoaglund, absent; Borton, yea; 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.

## **FUTURE MEETING TOPICS**

Simison: Council, anything under future meeting topics?

## **EXECUTIVE SESSION**

- 5. Per Idaho Code 74-206A (1)(a): To Deliberate on a labor contract offer or to formulate a counteroffer; and 74-206(f): To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.**

Simison: Or do I have a motion to go into Executive Session?

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Move we go into Executive Session pursuant to Idaho State Code 74-206 --

Cavener: Second.

Borton: -- A(1)(a) and 74-206(f).

Simison: 74-206(f). Got it. Second agrees?

Cavener: Second agrees.

Simison: Okay. Is there any discussion? If not, Clerk will call the roll.

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

Simison: All ayes. Motion carries and we will move into Executive Session.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

EXECUTIVE SESSION: (7:07 p.m. to 7:53 p.m.)

(Motion to come out of Executive Session and second. Cavener/Perreault.)

(Motion to adjourn. Cavener.)

MOTION CARRIED: FIVE AYES. ONE ABSENT.

MEETING ADJOURNED AT 7:53 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

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

ATTEST:

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