

A Meeting of the Meridian City Council was called to order at 6:00 p.m., Tuesday, April 19, 2022, by Mayor Robert Simison.

Members Present: Robert Simison, Joe Borton, Luke Cavener, Treg Bernt, Brad Hoaglund and Liz Strader.

Members Absent: Jessica Perreault.

Also present: Chris Johnson, Bill Nary, Sonya Allen, Mark Ford, Joe Bongiorno and Dean Willis.

ROLL-CALL ATTENDANCE

☒ Liz Strader	☒ Joe Borton
☒ Brad Hoaglund	☒ Treg Bernt
☐ Jessica Perreault	☒ Luke Cavener
☒ Mayor Robert E. Simison	

Simison: Council, we will call the meeting to order. For the record it is April 19th, 2022, at 6:00 o'clock p.m. We will begin this 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: Our next item will be the community invocation, which will be delivered by Pastor Vinnie Hanke this evening. If you would all, please, join us in the community invocation or take this as a moment of silence and reflection. Pastor.

Hanke: Good evening, Mr. Mayor, Members of City Council. Thank you again for the opportunity to come and pray for you as you begin your business. God, we thank you for this evening. We thank you for the -- God, just the feel of spring in the air that reminds us of the passing of time and seasons. God, I just ask for a spirit of wisdom and discernment among the City Council members, among those in attendance. God, would they speak and listen charitably to one another. God, would you give them the direction for the city that would most please you and glorify your name. We thank you for our neighbors that live within the city. Would you help us to be kind to one another. We ask your continued protection and service to our members of law enforcement and first

responders in the medical field, for our teachers, God, for our students, would you continue to keep our schools open and safe and we ask these things according to the name of the risen Christ, amen. Thank you, Mr. Mayor.

ADOPTION OF AGENDA

Simison: Thank you. Now we have the adoption of the agenda.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Just one note on the agenda for tonight in case anyone's here. We will be asking for continuation on Item No. 2, the Eagle Road Daycare Facility, due to some noticing issues. But, Mr. Mayor, I move adoption of the agenda as published.

Bernt: Second the motion.

Simison: I have a motion and a second 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.

DEPARTMENT / COMMISSION REPORTS [Action Item]

1. Public Works: SolSmart Designation Plaque Presentation

Simison: Okay. Then with that we will move on to Item 1, Department/Commission Reports, which is Public Works SolSmart Designation Plaque Presentation and ask Mr. Korn to come forward and explain to us what we are going to do.

Korn: All right. Thanks, Mr. Mayor, Members of the Council. Hopefully we can start this meeting off on a positive note, so I'm here to recognize the city of achieving a SolSmart bronze designation. So, the SolSmart program is the Department of Energy Office of Solar Technology's program to reduce solar barriers in communities and cities and towns across the United States and we just received this SolSmart bronze designation after going through the process for the past several months. I think we started in November after we were approached by a local consulting firm, Warm Springs Consulting, so they got a grant from the SolSmart national organization to help cities and towns in the western

United States provide technical assistance. So, we went through our permitting, inspection, zoning code and ease of finding information on our website and really just dug through those with their technical assistance and locally and nationally and DC and I think we have streamlined our process. You know, no thanks to me, but our -- our -- our Community Development folks, who I will recognize here in a minute, really spearheaded most of the work and updating our -- a checklist for permitting, our fee schedules, our zoning regulations and now those are all nicely in one spot on our website. We have a solar landing page. Caleb Hood and I also presented a findings memo from our zoning to the Planning and Zoning Commission in February. Yeah. And so this designation process really makes it easier for Meridian residential, commercial, institutional residents that want to install solar and it also aligns well with our clean energy resolution and sustainability goals and our strategic plan. So, I would also like to acknowledge the community development team that did most of the work, like I said, so those team members were Sam Zahorka, who is not here tonight. Tyler Perot, Mindy Wallace, Caleb Hood, Bill Parsons, and I'm sure many others that put together all the data, made those corrections and updates on the materials and I -- before I invite them up so we could get a photo op, I will stand for any questions or comments.

Simison: Thank you, Jason. If I could just start off by sending my congratulations to the team on this work being done, you know, I know we are going to put out a press release about this and -- and they have been really -- the point of this is really working with industry, improving our process, getting it to the consumer faster, which has cumulative impacts to our energy production here in the area or meets just the consumers needs that they want and, you know, someone that put solar on our house I, you know, worked with a company right down the street. I know they did a lot of work with the city. There it was -- it -- it wasn't a bad process, but if we can improve on that that's great and I -- I know that's the outcome that we have achieved with this designation to make it easier for everybody, no matter where they are, first timer or, you know, newest entry to the market or a long time provider over here in the area. So, appreciate it.

Korn: Yeah. Thank you. Yeah. It was really interesting to see how we stack up and I was surprised to see how many solar permits and solar installations we do in a year. So, it's been steadily increasing. Like in 2021 there was over 450 solar permits issued. So, it's definitely something that we will see more and more of and it definitely helps us on those clean energy goals.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Thank you. I just want to express my gratitude to you and to city staff for supporting the clean energy resolution and finding unique ways like this that we can help achieve that. I think that's great. World events are showing us the importance of energy independence now more than ever. There are a lot of different reasons for doing something. You may be doing it to save money, you may be doing it to help the environment, you may be doing it because you feel like you want to be independent and

not necessarily rely on other forms of energy. So, there can be a lot of great reasons to do the same thing and I love that we are supporting people and making that decision, so that the consumers can make that choice efficiently and economically. So, I really appreciate it. Thank you.

Simison: All right. Well, with that --

Korn: All right. Mr. Mayor, would you like to come down for our photo?

Simison: Happy to.

Korn: For our award. Thank you. And can we get Tyler, Caleb, Bruce.

ACTION ITEMS

2. Public Hearing for Eagle Road Daycare Facility (CR-2022-0003) by 814 Development, LLC, Located at 3060 S. Eagle Rd.

- A. Request: Council Review of the Planning and Zoning Commission's decision pertaining to the Unified Development Code (Table 11-2B-3) requirement for a 25-foot-wide buffer to be provided in the C-C zoning district along the northern property boundary adjacent to a residential use.

Simison: Council, we will move on to our Action Items. Our first item up this evening is -- since there was a postcard noticing glitch, so we don't even open the public hearing in this case, Mr. Nary, or would we?

Nary: You can, Mr. Mayor.

Simison: Okay. Then we will go ahead and open the public hearing for Eagle Road Daycare Facility, CR-2022-0003.

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: Due to that postcard noticing glitch I would move that we continue the public hearing for CR-2022-0003 to May 3rd, 2022.

Bernt: Second the motion.

Simison: I have a motion and a second to continue the public hearing. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it and the item is continued.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

3. Final Plat for Graycliff Estates Subdivision No. 2 (FP-2022-0005) by KB Home, Located at 684 W. Harris St.

Simison: So, next up is -- is Item 3, final plat for Graycliff Estates Subdivision No. 2, FP-2022-0005. Sonya, do you have any comments related to this item?

Allen: Mr. Mayor, Council, I do not. The applicant is here tonight to speak on this project, though.

Simison: Would the applicant like to come forward to make any comments? If you can state your name and address for the record.

Durtschi: Of course. Mayor, Members of the Council. For the record my name is Sabrina Durtschi and I'm here on behalf of KB Home. My business address is 1299 South Orchard, Boise, Idaho. 83706. And it's so nice to see all of you and spend a minute. So, hello and, wow, this little phase two of Graycliff has caused quite a table -- has had a few hearings and we have had to table it. We acquired the subdivision from Mr. Centers, who had previously had this plat approved and subsequently had agreed to some right of way within Brundage Estates and so the issue is that we don't own Brundage and Brundage Estates, and the right of way that he needs to dedicate. I did have a nice conversation with Mr. Centers today and he has agreed to dedicate the right of way and I will help facilitate that and coordinate it with ACHD. It was just over the phone, so I'm hoping that will be sufficient for all of you, so that we can proceed and get our construction plans approved. So, with that I will stand for any questions that you have and thank you so much for your time.

Simison: Thank you. Council, any questions?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I have a question for staff. Mr. Nary. A verbal commitment over the phone. I'm -- I'm a little reluctant to be supportive of this this evening. I guess I'm looking for some direction from staff, if there is any feedback or comments.

Nary: Mr. Mayor, Members of the Council, I mean there is no reason not to move forward. I mean it is a final plat. It is in essential conformance with that. We have worked with Mr. Centers before. I don't anticipate any issues, but -- and it is an ACHD condition so I -- I think it's perfectly fine to go ahead.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund Councilor.

Hoaglund: Question for Sonya. Was there a condition for -- that we were supposed to apply to this in the motion? It said staff recommended approval with conditions per the staff report, but I was trying to go through the staff report, I don't recall seeing anything, but --

Allen: Excuse me. Mr. Mayor, Councilman Hoaglund, no, there is no specific extra conditions, it's just the staff report with the typical conditions.

Hoaglund: Thank you.

Allen: Thank you.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: Do we have to close the public hearing?

Simison: No public hearing. It's not -- not a public hearing.

Bernt: Oh, it's not? Okay.

Simison: Yeah.

Bernt: Mr. Mayor, I -- I -- after considering all staff, applicant, and public testimony, I move to approve file number FP-2022-00 -- excuse me -- 0005 as presented in the staff report for the hearing date of April 19th, 2022.

Cavener: Second.

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

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

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

**4. Final Plat for Graycliff Estates No. 3 (FP-2022-0012) by KB Home,
Generally Located South of W. Harris St. and West of S. Meridian Rd.**

Simison: Next item up is the final plat for Graycliff Estates No. 3, FP-2022-0012. Does staff have any comments on this item?

Allen: -- other than what's in the staff report. Sorry, Dean. This would typically be on the Consent Agenda, but I placed it on the regular agenda tonight just so that it was behind the second phase. Thank you.

Simison: Then, Council, is there a motion or would you like to hear from the applicant on this one at this time, since we just heard? Councilman Cavener.

Cavener: Mr. Mayor, I don't see the applicant rushing up to provide any comments, so I move we approve Item No. 4, Graycliff Estates File No. 2022-0012 as presented in the staff report on April 19th, 2022.

Strader: Second.

Simison: I have a motion and a second to approve item FP-2022-0012. Is there any discussion? If not, Clerk will call the roll.

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

Simison: All ayes. Motion carries. The item is agreed to.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

5. Final Plat Modification for Pura Vida Ridge Ranch Subdivision No. 1 (MFP-2022-0001) by Centurion Engineers, Generally Located South of E. Lake Hazel Rd. and East of S. Eagle Rd.

Simison: Next item up is Item 5, final plant modification for Pura Vida Ridge Ranch Subdivision No. 2, MFP-2022-0001. Would staff like to make any comments on this item?

Allen: This is fairly cut and dry, Mr. Mayor, Council. I can certainly go through my staff report if you would like or if you have all read it we can certainly move on to the applicant.

Simison: Council, would you like any questions from staff -- or any comments from staff? Seeing none, would the applicant like to make any comments on this item?

Canning: Hello. I am Anna Canning with Centurion Engineers, 2323 South Vista Avenue, Boise.

Simison: Anna, can you -- choose a mic.

Canning: There we go. And I can answer any questions. It was a simple modification to accommodate a different building type. It was a new owner. He had a different size building that he wanted to place on the lot, so we just adjusted them with no change to the number of lots or loss of open space. No loss of open space. There we go. And I will answer any questions you may have.

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

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Just a quick question. Is -- is Oregon football still better than Berkeley? I haven't seen you for so long, Anna.

Canning: I know. It's been forever, Council Member Borton. I -- sadly I don't follow either team. I'm a Bronco follower as one should be here.

Borton: All right. Just checking on the Berkeley roots. Good to see you.

Simison: Seeing no substantive questions, do I have a motion?

Cavener: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Do we need to close the public hearing. I don't believe so. Okay. After considering all staff, applicant, and public testimony, I move to approve File No. MFP-2022-0001 as presented in the staff report for today's hearing date April 19th, 2022.

Cavener: Cavener.

Simison: I have a motion and a second to approve Item 5, which is for Pura Vida Ranch Subdivision No. 1, MFP-2022-0001. Is there any discussion? If not, Clerk will call the roll.

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

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

6. Public Hearing for Sky Mesa Highlands No. 1 (H-2022-0021) by JUB Engineers, Inc., Located at 3045 E. Brace Ct.

- A. Request: Request to Vacate the easterly 5 feet of the 10-foot-wide utility easement along the west boundary of Lot 19, Block 1, Sky Mesa Highlands Subdivision No. 1.

Simison: So, now we will move on to where we will have a little bit more conversation, but first Item 6 we will open for public hearing for Sky Mesa Highlands No. 1, H-2022-0021, and we will start this public hearing with staff comments.

Allen: Thank you, Mr. Mayor, Members of the Council. The next application before you is a request for a vacation of easement. This site is Lot 19, Block 1, Sky Mesa Highlands Subdivision No. 1. It's located west of South Eagle Road approximately a quarter mile north of East Lake Hazel Road in the R-4 zoning district. The applicant requests approval to vacate the easterly five feet of the ten foot wide utility easement along the west boundary of Lot 19, Block 1, Sky Mesa Highlands Subdivision, No. 1. The recorded plat depicts a ten foot wide utility easement on the west side yard, instead of the intended five foot easement. Relinquishment letters have been received from the easement holders in agreement with the proposed vacation. No written testimony has been received on this application. Staff is recommending approval. Staff will stand for any questions.

Simison: Thank you.

Allen: The applicant is here I believe tonight to present testimony.

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

Yzaguirre: Good evening. My name is Becky Yzaguirre. My address is 2760 West Excursion Lane, Meridian, Idaho. And staff did a great job presenting the project and I have nothing further to -- to add to that, so I will stand for questions.

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

Hoaglund: Does Councilman Borton, Mr. Mayor, have a question for the applicant? Just checking.

Borton: I'm good here. Thank you.

Simison: All right. Thank you very much. I don't see our clerk, so would anybody in the audience like to provide testimony on this item or anybody online who would like to provide testimony you can use the raise your hand feature at the bottom of Zoom. Seeing no one coming forward in the audience or anyone raising their hand, would the applicant like to make any final remarks or just good with -- no final remarks. Do I have a motion to close the public hearing?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I move that we close the public hearing.

Cavener: Second.

Simison: I 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.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: It looks pretty straightforward. After considering all staff, applicant and public testimony move to approve File No. H-2022-0021 as presented in the staff report for today's hearing date April 19th, 2022.

Cavener: Second.

Simison: I have a motion and a second to approve Item H-2022-0021. Is there any discussion? If not, clerk will call the roll.

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

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

7. Public Hearing for Rolling Hill Right of Way and Easement Vacation (H-2022-0018) by Brighton Development, Inc., Located at 925, 950, 1005, 1030, 1045, 1070, 1095, 1115, 1130, 1185, and 1194 S. Rolling Hill Dr.

- A. Request: Right of Way and Easement Vacation to vacate the northern 1,005+/- lineal feet of existing right-of-way (S. Rolling Hill Dr.) and existing public utility easements on Lots 8-12, Block 2 and Lots 13-16, Block 1, Rolling Hill Subdivision

Simison: Next item up is Item 7, public hearing -- hearing for Rolling Hill Right of Way Easement Vacation, H-2022-0018. We will open this public hearing with staff comments.

Allen: Thank you, Mr. Mayor. Give me just one moment here to switch gears. Alrighty. The next application before you is a request for a vacation of right of way and utility easements. The subject property is generally located a half mile east of South Eagle Road and north of East Overland Road at 925, 950, 1005, 1030, 1045, 1070, 1095, 1115, 1130, 1185 and 1194 South Rolling Hill Drive. The applicant proposes to vacate the northern 1,005 lineal feet of existing right of way for South Rolling Hill Drive and the

existing public utility and drainage easements depicted on the subdivision plat for Lots 18 -- excuse me -- Lots 8 through 12, Block 2, and Lots 13 through 16, Block 1, Rolling Hill Subdivision. Exhibit maps were submitted as shown. The road right of way is shown on the left. The easements are shown on the right. Relinquishment letters were received from the easement holders in agreement with the proposed vacation. A letter was received from ACHD stating they don't have any comments on the proposed right of way vacation as it is consistent with their previous action on the preliminary plat, which requires the northern segment of Rolling Hill Drive to be vacated prior to ACHD's final approval of the first final plat. The right of way is also required to be vacated through ACHD. No written testimony was received on this application. Staff is recommending approval. Staff will stand for any questions.

Simison: Thank you. Council, any questions for staff? Okay. Seeing none, we will ask applicant to come forward.

Wardle: Mr. Mayor, Council, for the record my name is Jon Wardle, 2929 West Navigator Drive, Meridian, Idaho. 83642. Appreciate what Sonya has stated in the staff report that's before you. We don't have any direct comments on that. We are in agreement with the staff report. I did want to note that the other part of this process is, as noted, is the vacation through ACHD. We have a hearing scheduled for them -- we have two hearings scheduled with them. The first one is in May and the second one is in June, so the vacation would become official in -- in June. But this is a step we needed to take with the City of Meridian. This is consistent with the application for Eagle View Landing, Rackham Subdivision Phase Two that was before you previously. So, again, don't have anything to add to the staff report that's before you. Just wanted to mention we do have one additional step through ACHD and that's in process right now as well. Stand for any questions you might have.

Simison: Thank you, Mr. Wardle. Council, any questions for the applicant? Okay.

Wardle: Thank you.

Simison: Thank you. Mr. Clerk, do we have anyone signed up to provide testimony?

Johnson: Mr. Mayor, we did not.

Simison: Okay. Is there anybody in the room that would like to provide testimony on this item or anybody online who would like to provide testimony use the raise your hand feature. Seeing no one coming forward or raising their hands, does the applicant have any other comments? They will waive their final comments. So, do I have a motion to close the public hearing?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Simison: Move to close the public hearing on Item 7.

Hoaglund: Second the motion.

Simison: I 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.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Simison: I move that we approve Item 7, File No. H-2022-0018 as presented in the staff report on the hearing date of April 19th, 2022, and would include all staff and applicant testimony.

Hoaglund: Second the motion.

Simison: I have a motion and a second to approve public hearing H-2022-0018. Is there any discussion? If not, Clerk will call the roll.

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

Simison: All ayes. Motion carries and the item is agreed to. Good evening, Jon.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

8. Public Hearing for Vanguard Village (H-2021-0081) by Meridian 118, LLC, Generally Located 1/4 Mile South of W. Franklin Rd. and S. Ten Mile Rd.

- A. Request: Modification to the Existing Development Agreement (Inst. #110115738) to replace it with a new agreement for the proposed development.
- B. Request: Rezone of 7.06 acres from the C-C to the H-E zoning district, 17.38 acres from the C-C and H-E zoning districts to the M-E zoning district, 40.33 acres from the R-40 and C-C and M-E zoning districts to the R-15 zoning district, and 1.10 acres from the H-E to the C-C zoning district.

- C. Request: A Preliminary Plat consisting of 8 building lots and 6 common lots on 115.26 acres of land in the R-15, C-C, H-E and M-E zoning districts.
- D. Request: A Conditional Use Permit for a multi-family development consisting of 552 dwelling units on 40.33-acres of land in the R-15 zoning district.

Simison: Next up is a public hearing for Vanguard Village, H-2021-0081. We will open this public hearing with staff comments.

Allen: Thank you, Mr. Mayor, Members of the Council. The next application before you is a request for a development agreement modification, a rezone, a preliminary plat and a conditional use permit. This site consists of 115.26 acres of land. It's zoned C-C, H-E, M-E and R-40 and it's generally located a quarter mile south of West Franklin Road and South Ten Mile Road. This property was annexed back in 2010 with a development agreement that included a conceptual development plan for the overall property that consisted of a mix of high density residential, commercial, mixed employment and high density employment uses as shown. The Comprehensive Plan future land use map designation for this property is mixed use commercial, medium high density residential, mixed employment and high density employment. A modification is requested to the existing development agreement to replace it with a new agreement for the proposed development. The original agreement included a conceptual development plan, again, as shown, that depicts a mix of uses consisting of flex office, condos, and townhomes. Ground level retail with residential and offices above. Research and development, restaurants, offices, parking structures, an amphitheater and park areas with lakes. The proposed concept plan as shown also depicts a mix of uses, including a multi-family residential development with garden style apartments and townhome style units at a gross density of 13.63 units per acre. That's on the northern portion of the property here. Flex uses of approximately 410,000 square feet, which may include office, light industrial and other uses, such as distribution and light manufacturing and that is this area here. Vertically integrated residential, commercial retail uses and non-residential uses, such as a corporate campus, business, and professional office space. Research and development and limited retail and service uses, approximately 380,000 square feet and that is this area here. Conceptual elevations were submitted for these uses as shown. The applicant is -- I will let you look at these elevations real quick here before I move on too quick. This is the vertically integrated residential and commercial and, then, this is more the commercial development. The applicant is proposing a rezone of 7.06 acres of land from the C-C to the H-E zoning district, 17.38 acres from the C-C and H-E zoning districts, to the M-E zoning district and 40.33 acres from the R-40, C-C and M-E zoning districts to the R-15 zoning district and 1.10 acres from the H-E to the C-C zoning district. All of these zoning districts currently exist on the site, except for the R-15 district, which is proposed to replace the R-40 district, which staff believes will provide a better transition to the existing single family residential dwellings to the north in Baraya Subdivision. The rezone proposes to reconfigure the boundaries of these zoning districts into more developable areas, consistent with the proposed road layout and conceptual development

plan. A preliminary plat is proposed as shown, consisting of eight building lots and six common lots on 115.26 acres of land in the R-15, C-C, H-E and M-E zoning districts for Vanguard Village Subdivision. The subdivision is proposed to develop in five phases per the revised phasing plan shown on the right. The first phase of the multi-family residential development on the north end of the site, zoned R-15 -- that's the blue area -- is proposed to develop first with the M-E, which is the yellow area. Second -- the second phase of the multi-family development, which is red, third, and the H-E third, fourth and the -- excuse me -- fourth and the C-C zoning area last. Access is proposed to be provided from the northern boundary of the site from Franklin Road via South Sunset Point Way and South Baraya Way. This kind of shows the connection there. And from the east from South Ten Mile Road via the extension of Vanguard Way. Coral Reef Way, Sunset Point Way, Umbria Hills and Vanguard Way are all designated as collector streets in accord with the master street map and the transportation system map in the Ten Mile Interchange Specific Area Plan. Stub streets are proposed to adjacent properties for future extension. Due to the unacceptable level of service projected at the Baraya Way and Franklin Road intersection and the cut through traffic projected at Baraya Way and Sunset Point Way north of the site, ACHD is restricting development to the first phase with 136 multi-family units or a combination of commercial and residential development that generates approximately 75 p.m. peak hour trips until alternative access is available to Umbria Hills Way, Franklin Road or Black Cat Road. Or wait to extend Sunset Point Way into the site and Coral Reef Way to connect Baraya Way until there is an alternative access available to Umbria Hills Way, Franklin Road or Black Cat Road. The development is restricted to the first phase that generates 3,000 trips in this scenario or approximately 366 multi-family residential units and the M-E zone until alternative access is available to the site and that is straight out of the ACHD report on that. Ten foot wide multi-use pathways are proposed on the site in accord with the pathways master plan. One segment follows the Williams Pipeline easement diagonally across the site. Another segment runs along the southern boundary within the street buffer along I-84. The Parks Department has requested a pathway connection be provided between the pipeline pathway and the nearby sidewalk along Coral Reef Way. A pedestrian circulation -- circulation plan is proposed as shown that depicts all sidewalks and pedestrian pathways planned throughout the site in accord with the Ten Mile plan and the Parks Department comments for mixed use areas. A conditional use permit is proposed for the multi-family residential development, consisting of 552 dwelling units, with a mix of three story apartments and two story flats and townhome style buildings, ranging from 758 to 1,693 square feet on 40.33 acres of land in the R-15 zoning district. A 9,368 square foot single story clubhouse is proposed with amenities, along with two other amenity buildings. Nine garden style apartment buildings containing a total of 216 units and 51 flats and townhome style buildings are proposed containing a total of 336 units, with a mix of one, two and three bedroom units. Common open space and site amenities are proposed in accord with UDC standards. A total of 7.5 acres of common open space is required. A total of 8.99 acres is proposed. A minimum of four amenities are required. Amenities from all of the required categories are proposed as follows: A clubhouse with a swimming pool, hot tub and cabanas, an outdoor kitchen and dining area. Fitness Lounge, lawn games, and a fire pit lounge. Pickleball court. Children's play area. Dog parks. A smaller swimming pool. Picnic shelter and fire pit lounge. Art. Pedestrian walkways. Ten foot wide sidewalks along the collector street,

Vanguard, and an amenity area with the barbecue lounge. Conceptual building elevations were submitted for the proposed apartment, flat, and townhome style, multi-family and clubhouse buildings as shown. Building materials consist of vertical and horizontal HardiPlank siding in light gray, green and wood colors. Stucco in dark gray and off white colors and vertical western red cedar siding with cedar posts and beams and asphalt shingles. These elevations are not approved. Final design is required to comply with the design guidelines in the Ten Mile Plan and the design standards in the Architectural Standards Manual. The Commission did recommend approval of the proposed project with the conditions in the staff report and I will go through a summary of the Commission hearing. JoAnn Butler, Deb Nelson, Garrett Scott and T.J. Winger all testified in favor of the application. No one else testified in opposition or commented. Written testimony was received from JoAnn Butler, the applicant's representative. Key issues of discussion. The applicant requests a couple of alternatives to the design standards -- excuse me -- design guidelines in the Ten Mile Plan pertaining to roof pitches and front stoops in the multi-family portion of the development. The plan calls for roof pitches ranging from 4/12 to 12/12. The applicant requests the allowance of a lower pitch for the community clubhouse amenity buildings of two to 12 and the townhome garages of three to 12 to allow larger windows with lower sills at the second level. Front stoops are desired in the plan for buildings that face public streets of 18 to 24 inches above grade. Due to concerns pertaining to compliance with ADA standards, the applicant proposes patios instead with railings that frame off the entrances that are covered by the above balconies. T.J. Winger, who is part of the architecture team for this project, testified in favor of the roof pitches and front porches proposed in lieu of stoops for sense of place within the community. It's his opinion that they meet the intent of the guidelines. Key issues of discussion by the Commission are as follows: The applicant's request for lower roof pitches for certain structures and for the front stoops to not be required per the design guidelines in the plan and preference for more commercial to develop first, rather than residential, to create more jobs. The Commission changes to the staff recommendation -- they didn't necessarily make a change, but they were supportive of the applicant's request for lower roof pitches in the multi-family portion of the development of two to 12 on the amenity buildings and three to 12 on the townhome garages and per the design guidelines pertaining to front stoops to not be required. If Council agrees with the applicant's request for lower roof pitches for certain buildings and for covered front patios to be provided instead of stoops, it should be memorialized in the development agreement. It currently is not. No written testimony has been received since the Commission hearing. The applicant is here to speak on this application tonight. That's all that staff has. Thank you.

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

Butler: JoAnn Butler. 967 East Park Center Boulevard representing the applicant. And before I get started I will just make sure I -- oh, it's there. I don't know if -- if you are going to know what to do if you get out of here before 7:00, so we are going to keep you for a few minutes. With me here tonight is Airalea Newman for the applicant. Denton Kelley and his colleagues at LDK Ventures and their attorney Deb Nelson and Deb will take the lead in just a few minutes to address the Council in connection with what we call the North

40 and the conditional use permit application. John Carpenter is also here from TO Engineers. As Sonya mentioned, we have DA modification, a rezone, a preliminary plat and a conditional use request. We really appreciate the work of staff and their work with ACHD staff and we appreciate and accept the conditions of approval. We will be making significant improvements to the road system, especially in the first phase with the development of Vanguard Way all the way from South Ten Mile Road west to and through the project. We are working cooperatively with the owners of the property both north and south of Vanguard Way and west of Ten Mile to cooperatively complete that Vanguard Way all the way through the project during phase one. So, with that what we are planning to do on -- is develop our land use and not get ahead of the transportation system. With this slide we see the current zoning. As Sonya said, this project isn't new. I was -- I took the project through with a development team in 2010. I think Anna Canning was with us at the time that this went through in 2010. It was annexed and zoned then and the concept plan proposed at the time was consistent with the Ten Mile Plan objective to ensure Meridian is more than a bedroom community, to provide a wide diversity of housing types and a mix of residential, commercial, employment opportunities with open space corridors. The Ten Mile Specific Area Plan was to make sure that this area did not empty out at the end of the day, something that's even more important in this day and age. In 2010 the Ten Mile interchange wasn't even completed and development on the east side of Ten Mile was a gleam in somebody's eye. In 2010 the city recognized that the street alignments that were proposed with that concept plan would be modified as the area developed and the city also recognized that the land use and the zoning boundaries would also be modified and this slide shows that those modified zoning boundaries, both the -- the proposed streets and the land use boundaries have been modified with these applications. The zoning is the same as in 2010, with the boundaries modified to be much less fragmented as -- than what you saw in the previous slide and to allow those zones to flow with the circulation patterns. As Sonya mentioned, the zones are R-15 -- that was originally R-40. It was a -- it was approved with R-40 with a caveat that it be developed at R-15 standards. So, to be very clear, we just said let's just go with R-15, instead of R-40 at R-15 standards. The mixed -- and mixed employment, which is just south of the residential, extending all the way to I-84. The high density employment along I-84 and the community business district, which is south in the pink area on this slide, just south of Vanguard Way, which is the -- the sort of welcome mat, the entry into the overall project. On the next slide we do show the overall site plan and the phasing and on the site plan the remarkable line that helps define Project Vanguard is the Williams or the Northwest Pipeline that runs diagonally through the project. The landscape, the -- the pathways, the open space, the fitness areas planned for this easement assist the applicant meet the Ten Mile Plan's goal of connecting the land uses throughout the project. Not only is there a pathway provided through the Northwest Pipeline, but in order to meet the masters pathway plan we have got a -- a segment of the Meridian loop pathway along I-84. So, both pathway components provide walkable routes to and through the project to our neighbors to the north, to the east, and to the west. I'm going to go back. Yes, as -- as Sonya said we have -- this pink is phase one that shows that Vanguard Way will be developed as part of phase one. The M-E or the yellow will be developed second. Those two phases will take up the amount of traffic that ACHD wants to see sort of put a cap on the development with those two phases until there is further extensions out to Black Cat.

So, those -- those are the first two phases. Before we can go any farther those kind of developments would have to take place. Phase three is the remainder of the residential. This sort of teal to the blue in the north, the high density employment along I-84, and the community business district. Finally, the purple is phase five. Finally, the circulation plan shows the overall landscape plan. I talked about the Williams Pipeline. I'm not going to go into detail on the street sections. Suffice to say that we spent a lot of time with Meridian staff and ACHD staff to make sure that the street sections were acceptable to both ACHD and to Meridian and so slide seven through ten I'm going to let the Council go through, so I can leave Deb enough time to go over the conditional use permit, but these next several slides give you some kind of -- give you kind of bullet points of what is proposed for those areas and with that I will turn the podium over to Deb.

Nelson: Good evening, Mayor, Members of the Council. Deborah Nelson. 601 West Bannock Street in Boise. Here on behalf of the applicant for the multi-family development within the north 40 acres. Vanguard Crossing is a multi-family residential community that's within the larger mixed use development that JoAnn and Sonia walked through. It includes a variety of housing types, with 336 flats and townhome style multi-family homes with one, two and three bedrooms and 216 garden style apartments with one and two bedrooms. The community has significant open space and 18 plus amenities where, as Sonya noted, only four are required. The first phase of the residential portion here will be the -- that shown in red and it will include a mix of townhomes and garden style apartments even in this initial phase. Here is an elevation of the townhome. You can see the variety of colors and materials with architectural variation in the facade. The welcoming patios. The interiors of these units will have a high end modern finish, with stainless steel appliances and kitchen islands and other finishes that are consistent with the higher end residential product. Here is an elevation of the garden style apartments with complementary colors and materials and well defined and welcoming patios and balconies. The clubhouse architecture presents a striking look in the central amenity space, with classic materials, including Ashlar stone at the chimneys. A dramatic three foot overhanging eaves with cedar post support and large windows. Roll up garage doors open to the pool, providing indoor-outdoor access. This will serve as the gathering hub with workspaces, fitness facilities, and indoor and outdoor lounges with fireplaces. This clubhouse is part of a large central amenity area that also includes a large pool, pickleball courts, a play structure, and one of the dog parks along with landscaped pathways. There are amenity areas throughout the development, in addition to that large central area. In the northwest there is one of the dog parks. In the northeast a second pool and pool house. In the southwest another play structure and barbecue area and in the southeast a second dog park. All of these with landscaped pathways. The central spine amenity provides extensive landscaped pathways, including a multi-use pathway with gathering nodes and seating areas. This, along with the connecting sidewalks and pathways through the rest of the development, provides recreational opportunities and connectivity for pedestrian and bike access, not only for our residents, but for the residents to our north to connect them with the employment and commercial to our south. Here is some of the concept images for our amenities, including the play areas and pool, pickleball, and gathering spaces. The schools in our area have current capacity, which includes both the traditional schools and also two alternative choice schools. West Ada's comment letter

notes that based on their studied student generation rates for this region and projected growth, they believe that these schools will have adequate space to accommodate the development. ACHD has approved the TIS for this development and all required conditions of approval are acceptable to the applicant. This development will be building a key planned east-west collector road, Vanguard Way, and the west leg of the Vanguard Way-Ten Mile intersection all within the first phase. The mixed use nature of the development, along with the great pedestrian and bike connectivity, will provide these residential and employment uses significant trip capture that stays within the footprint of the development and since the TIS was prepared, ITD has expedited its Highway 16 work with the new interchange plan to be complete by 2024, creating additional trip distribution for the larger area. As was noted, ACHD did recommend a phasing plan, that we proceed in phases until there are additional road connections to surrounding properties to better distribute trips. The initial phase of the development that falls within ACHD's threshold of 3,000 trips per day for a single access on Vanguard Way will include the areas that are crosshatched here. The red portion of the multi-family with 366 units and all of the mixed employment zone to itself. That will -- they will both proceed within the initial phase that are part of the initial cap from ACHD. Subsequent phases cannot proceed until there is additional access and there is an additional traffic study. Importantly, the development applications that are before you tonight have significantly less trip generation than the development that is already approved with the annexation, zoning, and development agreement on the property now. That's because there has been a reduction in residential units and a change in the mix of non-residential here and so it will be less than half of the overall trips and the overall a.m. and p.m. peak hour impacts on surrounding roadways. As Sonya described, we are asking for two changes to design standards in your Ten Mile Plan. The community is designed in line with the Ten Mile Plan, except for these two exceptions that we request. First we asked for flexibility in the roof pitch for certain architectural features. As Sonya noted, the Ten Mile Plan proposes a general guideline that recommends a roof pitch range within 4/12 to 12/12. All of our residential building primary roofs fall within that, but we have exceptions for our amenity buildings, which include the clubhouse and two smaller buildings that have a lower roof pitch of 2/12. This is very intentional. This is an architectural style and modern interpretation of the shed roof style that you see on farmhouses in the area that include a lower roof pitch. It's also intentional to create a gathering space that differentiates from the surrounding residential structures. The townhome garage roof also has a similar lower pitch in a proportional style and it serves an added function that it allows on the rear facade the window sills to be lower and, therefore, for the windows to be larger and you can really see that illustrated in the bottom right photo there where the arrow is, that you can see that by having that roof not slant up so much you are able to have those windows there. Second change we ask that you not require our front entries that face public roads to be elevated 18 to 24 inches. This requirement would prevent a fair housing and ADA compliant access to the front entry of our townhomes. The Ten Mile Plan does have other components that we comply with in this design, specifically to promote the human scale of the main facades and, quote, usable entries. We understand that the value of this architectural stoop is to accentuate the entrance and so we propose to do that through architectural design features, rather than by limiting accessibility. We do that by framing this entry area with

adjacent patio railing and balconies. With that I will stand for any questions you may have.

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

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: A couple questions. Maybe more detailed questions, just things that have popped out at me. I was curious back in 2010 what the purpose of the amphitheater was. Is that meant to serve like a civic purpose for the whole community or was that intended for the businesses? Just some context on that.

Nelson: Mr. Mayor, Council Member Strader, I'm going to let JoAnn answer that. She was involved in the original entitlements on the property.

Butler: Some of the -- JoAnn Butler. Some of the amenities that were shown in the conceptual plan were conceptual and certainly if they were in that -- that area within the Northwest Pipeline they would have been open to the public.

Strader: Got it. And, then, I was looking through the -- the landscaping plans, so I have a question around that. I -- we live in a high desert and we are -- we have county folks that are in -- that have lower wells. You know, they don't drill down to the same extent that accesses the same aquifers and there is a little stress on those folks and I do get concerned with -- love to see lawn where it's used. Love to see it on pathways, dog parks, stuff like that. I -- I have a personal dislike for non-functional turf around business areas. Just wondered if that's something you could take a look at, maybe see if there is some xeriscaping or something that's more appropriate in those commercial areas.

Butler: That makes -- JoAnn Butler again. And Deb may want to add to this. It makes perfect sense and as we go through design review I think what we are going to have to do is address those things deliberately.

Strader: Got it. Okay. And, then, just my final question was how -- I appreciate the change in density or zoning, although you would have been in kind of R-15 standards anyway, but could you talk about the transition -- the closest transition you have to single family and how you feel like you are achieving a -- a good transition in terms of how -- how that feathers from the multi-family out that direction?

Nelson: Mr. Mayor, Council Member Strader, our townhome units provide that opportunity, because they -- they provide a transition from the single family to our north, which is R-8, so it's relatively dense zoning to our north and, then, we have townhomes that have a variety of sizes, including from, you know, four to eight units. So, these are not exceptionally large buildings that, then, can kind of live in an urban format and create open spaces between them, allowing all of that connectivity and, then, that transitions

down when you get to our centralized open space, the large pipeline that goes through, creating even more of that connectivity and, then, the larger buildings are concentrated to the south where you are next to the mixed employment.

Strader: Thank you.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Deb or JoAnn, can you just walk us through the timing of each phase? What's -- what's your calendars around each of those?

Nelson: Mr. Mayor, Council Member Cavener, we can at least talk to the initial phase, you know, which is -- it's always hard to predict what happens in the market in the future, but for the initial phase where we have got what's cross-hatched here, for the 366 multi-family units, as well as all of the M-E, our expectation is that that would generally build out with -- in the 2024 area, at least the multi-family. The industrial I think is -- the mixed employment is hopeful to do that and that's -- that's the same time frame, as you may remember, as the Highway 16 is going to be complete and it's also within the cap that ACHD has imposed on this development.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Just want to talk about the roof pitch on the amenity buildings, 2/12 pitch. You know, we are not resort areas like McCall or Sun Valley, we -- we don't pay attention to snow loads quite as much, but yet we know -- what was it, 2017, when we had Snowmageddon and we had an awful lot of snow. I'm assuming there is going to be consideration for events like that, even though I don't think we require, like I said, some of our resort areas due for snow load. So, can you speak to that issue on how that will be designed to withstand an extreme event?

Nelson: Mr. Mayor and Council Member Hoaglund, I'm sure the architects could jump in if they have got more specifics on this, but I -- I can assure you that they will be planning for that event. I think that -- oh, Denton can answer.

Kelley: Denton Kelley, managing principal owner of Building K Ventures with the developer. Thank you for having us tonight. To answer that question I mean, obviously, it would be zoned to code -- minimum -- you know, kind of the code minimum and, then, also take in consideration, you know, kind of the outlier events like you had in 2017. But we are -- we are the last people in the world that want to have an issue with our structure. We are long-term owners, we tend to build and own forever, so I can assure you it will be built in a structural integrity that would withstand any kind of event like that, so --

Simison: Council, any additional questions for the applicant?

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: So, talking about that are -- are the pictures that we are looking at on the screen, is that what they are going to look like or is that what they -- what were -- what was originally proposed and all the crazy lines are telling us what it's going to look like?

Kelley: Yeah. Yeah. Those are just diagrammatic lines, kind of pointing out things. But the -- the overall color, look, feel, materiality will stay the same for the most part. Through design review I'm sure there will be some -- some modifications that would happen through design review, but this is the design intent that you see in front of you, minus the diagrammatic lines, of course.

Bernt: All right. Yeah, I get that. So, I guess I -- I guess I -- I would like to see what the -- the roof pitch will actually look like.

Kelley: Are you -- are you talking about on the clubhouse or on the residential building?

Bernt: Residential.

Kelley: So, the residential buildings are compliant with the Ten Mile Specific Plan guidelines, with the exception of the roof you see there where the red arrow is --

Bernt: Yeah.

Kelley: -- that's a -- I think a three and 12 roof and the reason that has a slightly lower pitch is to accommodate a larger window and a lower window sill, to keep all those windows kind of in a line, if you will. So, it's just to accommodate a constraint that our design creates.

Bernt: Mr. Mayor. But what I'm looking at is the actual picture of what it's going to look like; correct?

Kelley: Yes.

Bernt: Okay.

Nelson: Council Member Bernt, you might look at that bottom left picture. You can see with that side profile you can really see that garage shed roof and, then, the bottom right picture illustrates the impact of that height creep up the -- the rear facade and you can also see, if you compare the -- the clubhouse on the top left and the roof line on the top right, you can see the top right is the residential and the clubhouse has the lower pitch that we are trying to differentiate.

Simison: Council, any additional questions for the applicant?

Nelson: Okay.

Simison: Thank you very much.

Nelson: Thank you.

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

Johnson: Mr. Mayor, we did. First was Garrett Scott, who is online, if he still wishes to speak.

Scott: Mr. Mayor and Council Members, my name is Garrett Scott. My address is 502 33rd Street in Cody, Wyoming. I am a member of the development team with TO Engineers, specifically worked heavily -- was very involved with the traffic impact study for the development. Deb hit all the high points with regards to the traffic impacts of the development and ACHD conditions of approval, but I am here to help answer any specific questions you may have. Thank you.

Simison: Okay. Thank you. Council, any questions? Okay. Thank you. Mr. Clerk, anybody else?

Johnson: Mr. Mayor, that was the only advance, but there are -- there is another person online as well. Okay. Yeah. Well, if you can unmute T.J. Winger.

Winger: Thank you, Mr. Mayor, Council Members. Can you hear me?

Simison: Yes, we can.

Winger: Thank you. Just wanted to take a moment and add a little bit to the two items for consideration from an architectural perspective. As you know you see a lot of these communities and one of the real concerns is wayfinding and some of the items that we look at regarding children and these communities and keeping them safe and we have found over the years designing these facilities that if we can make the common area amenity building something unique, that that really helps the youth and children in the neighborhoods with their wayfinding and so we have done that intentionally to set that apart from the remainder of the architecture and in doing so, like Deb mentioned before, we pulled in some references from historical buildings and one of the -- one of the things that we are looking at is that lower roof slope. We will put snow guards on there and cleats to accommodate Snowmageddon. We -- we understand that, so that the -- the roof handles that snow appropriately. We don't want that to fall on anyone. The other nice thing about that amenity area is that it has upgraded materials, so it will be something that's set apart in the community and, again, like I say, really act as a central location and help with wayfinding for children coming to and from school with a sense of points of reference within the community. On the back buildings where that red arrow is on the

lower right-hand corner, those units have bedrooms up there and so we are trying really hard to accommodate a second means of egress out of those rooms without overcomplicating and making a -- just kind of a weird roof design that accommodates windows that need to be -- to be a certain size for ADA. So, that small area of the building does have a lower roof slope there and that's the reason for that request as well. On the stoops, that third item, I love stoops and I love front porches. I love sense of place. I love streetscape, activating streets, and the intent behind the Ten Mile Area Plan and that is a really important element, it's something we looked at quite a bit and we are working with clients that have had problems with not following ADA ANSI requirements and so as we saw that requirement within the Ten Mile Plan we thought we should at least ask for that and talk about that as that's something that does conflict with code requirements that we have to design to. Excuse me. Design to. So, as we looked at that we thought the real important elements of the stoop and what that creates is that activated front porch, a sense of place, a place where communication happens, interactions happen, people sit on the front porch, those types of things. So, we -- we kept everything about the stoop, minus the vertical grade. Thank you.

Simison: Thank you. Council, any questions? Okay. Is there anybody in the audience that would like to provide testimony on this item or anybody online? Okay. Then would the applicant like to close?

Nelson: Mr. Mayor, Council Members, it's a rare hearing that I get to attend where there is not anything to rebut, so we will -- we will not undermine our good progress so far and ask that you approve the development consistent with what you have in the form of recommendations from both staff and from the Planning and Zoning Commission and we would stand for any questions.

Simison: Thank you. Council, questions?

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Deb, can you put up two important slides that you had shown. I would like to see again real quick. One was this one. Bingo. You know where I was headed. That's a really important factor on this -- on this application. So, thank you for that. The other one was the map which depicted the caps on units until there is an additional access. Bingo. Okay. Thank you. I had no questions about it, I just think that's a really important part of this project's ability to be successful, so appreciate that.

Simison: Okay. Deb, I don't know if I should tell you to sit down or not, because if they talk they are going to probably talk to you.

Nelson: I don't mind standing.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Happy to break the silence. Appreciate you and your team's work on this project. It's one of those scenarios that there is an annexation -- I don't quite know if I would have been sold. We have got a lot of development that's going on in that part of town and I'm worried about the impacts on Ten Mile, as I know you all are. Where the annexation has already been approved I really commend you and your team's approach to improve this project to actually mitigate -- minimize some of those negative impacts that may have -- would have come across had it been presented, you know, 12 years ago. I'm supportive of the project. I'm happy to be in favor of it. The timeline of it gives me good reassurance that once this gets built out to its full amazing capacity that the roadway will be able to handle it. I question a little bit the data around the schools, but I feel that by the time that this really starts to come online that we will have some better solutions related to schools, so appreciate you and your team's good work on that and would be in favor.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Yeah. I need to pile on some discussion. I agree, I think we have some of those challenges to annexation. I agree with Councilman Cavener, this is a huge improvement to me from the project that was approved in the concept at least that was approved in 2010. I love this layout a lot more. I feel like the amenity package is better. I think the project flows well together for a mix of uses. Appreciate the work on it. The phasing and the kind of phasing a development plan and how it aligns with the transportation network I think has been as well mitigated as we could hope for for a project of this size. Wish -- wish we would have gotten a school site out of it I think ideally, but the impact on the schools from it -- it doesn't appear to be overly inordinate or burdensome, so I am supportive of it and appreciate the hard work that you all put into this.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Echo the comments of my colleagues and -- and in this specific scenario the request for the two design standard changes I thought also seemed to be appropriate, so I have no concern with that.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I have nothing more to add.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: The only thing I can add to the comments is I appreciate the amenity distribution. I think you did a good job of -- of working those amenities in all the various areas, because it is, you know, a 40 acre site, big complex eventually and -- and that -- that helps to have a place for everybody, they can just go out and have -- have some space. So, much -- much appreciated for that, so -- Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I would move that -- excuse me -- we close the public hearing for Vanguard Village, H-2021-0081.

Cavener: Second.

Simison: I 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.

Cavener: Mr. Mayor, I think --

Simison: Councilman Hoaglund.

Hoaglund: -- everyone -- everyone had their opportunity to -- to comment and I don't know -- unless we have something more to add, after considering all staff, applicant, and public testimony I move to approve H-2021-0081 as presented in the staff report for the hearing date of April 19th, 2022, with the addition to the DA of the -- granting the request for the roof pitch changes for the amenity buildings and townhome garages and the elimination of the elevation of front porches and with that, Mr. Mayor, I think that covers it.

Cavener: Second the motion, Mr. Mayor.

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

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

Simison: All ayes. Motion carries. The item is agreed to. Thank you very much. Have a good evening.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

ORDINANCES [Action Item]

- 9. Ordinance No. 22-1975: An Ordinance (ACHD Maintenance Facility H-2021-0029) for Annexation of a Parcel Located in the SE ¼ of Section 34, Township 4 North, Range 1 West, Ada County, Idaho, and Being More Particularly Described in Attachment “A” and Annexing Certain Lands and Territory, Situated in Ada County, Idaho, and Adjacent and Contiguous to the Corporate Limits of the City of Meridian as Requested by the City Of Meridian; Establishing And Determining The Land Use Zoning Classification of 30.27 Acres of Land from RUT to I-L (Light Industrial) Zoning District in the Meridian City Code; Providing that copies of this Ordinance Shall be Filed with the Ada County Assessor, the Ada County Recorder, and the Idaho State Tax Commission, as Required By Law; and Providing for a Summary of the Ordinance; and Providing for a Waiver of the Reading Rules; and Providing an Effective Date**

Simison: So, with that we will move on to Item 9, which is Ordinance No. 22-1975.

Johnson: Thank you, Mr. Mayor. It's an ordinance related to the ACHD --

Simison: Oh, wait. Pause. Clerk to read this ordinance by title.

Johnson: My apologies, Mr. Mayor. It's an ordinance related to ACHD Maintenance Facility, H-2021-0029, for annexation of a parcel located in the SE ¼ of Section 34, Township 4 North, Range 1 West, Ada county, Idaho, and being more particularly described in Attachment “A” and annexing certain lands and territory, situated in Ada county, Idaho, and adjacent and contiguous to the corporate limits of the City of Meridian as requested by the City Of Meridian; establishing and determining the land use zoning classification of 30.27 acres of Land from RUT to I-L (Light Industrial) Zoning District in the Meridian City Code; providing that copies of this Ordinance shall be filed with the Ada County Assessor, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; and providing for a summary of the Ordinance; and providing for a waiver of the reading rules; and providing an effective date.

Simison: Thank you. Council, you have heard this ordinance read by title. Is there anybody that would like it read in its entirety?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Move that we approve Ordinance No. 22-1975 with suspension of rules.

Strader: Second.

Simison: I have a motion and second to approve Ordinance No. 22-1975 under suspension of the rules. Is there any discussion? If not, Clerk will call the roll.

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

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

- 10. Ordinance No. 22-1976: An Ordinance (Moberly Rezone H-2021-0089) for Rezone of a Portion in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho; Establishing and Determining the Land Use Zoning Classification of 0.159 Acres of Land from I-L (Light Industrial) Zoning District to O-T (Old Town) Zoning District in the Meridian City Code; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; and Providing an Effective Date**

Simison: Next item up is Item 10, which is Ordinance No. 22-1976. Ask the Clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. It's an ordinance related to Moberly Rezone, H-2021-0089, for rezone of a portion in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 3 North, Range 1 West, Boise meridian, Ada county, Idaho; establishing and determining the land use zoning classification of 0.159 acres of land from I-L (Light Industrial) Zoning District to O-T (Old Town) Zoning District in the Meridian City Code; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; and providing an effective date.

Simison: Thank you. Council, you have heard this ordinance read by title. Is there anybody that would like it read in its entirety?

Cavener: Mr. Mayor?

Simison: Council Cavener.

Cavener: I move we approve Ordinance No. 22-1976 with suspension rules.

Strader: Second the motion.

Simison: I have a motion and a second to approve Ordinance No. 22-1976 with suspension of the rules. Is there any discussion? If not, Clerk will call the roll.

Roll call: Borton, yea; Cavener, yea; Bernt, yea; Perreault, absent; Hoaglun, yea; Strader, 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 or a motion to adjourn?

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I move we adjourn.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

MEETING ADJOURNED AT 7:14 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

MAYOR ROBERT SIMISON

DATE APPROVED

ATTEST:

CHRIS JOHNSON - CITY CLERK