

A Meeting of the Meridian City Council was called to order at 6:00 p.m., Tuesday, April 26, 2022, by Mayor Robert Simison.

Members Present: Robert Simison, Luke Cavener, Jessica Perreault, Brad Hoaglund and Liz Strader.

Members Absent: Joe Borton and Treg Bernt.

Also present: Chris Johnson, Bill Nary, Joe Dodson, Alan Tiefenbach, Berle Stokes, Joe Bongiorno and Dean Willis.

**ROLL-CALL ATTENDANCE**

<input checked="" type="checkbox"/> Liz Strader	<input type="checkbox"/> Joe Borton
<input checked="" type="checkbox"/> Brad Hoaglund	<input type="checkbox"/> Treg Bernt
<input checked="" type="checkbox"/> Jessica Perreault	<input checked="" type="checkbox"/> Luke Cavener
<input checked="" type="checkbox"/> Mayor Robert E. Simison	

**4. Public Hearing Continued from March 1, 2022 for Black Cat Industrial Project (H-2021-0064) by Will Goede of Sawtooth Development Group, LLC, Located at 350, 745, 935, and 955 S. Black Cat Rd. and Parcel S1216131860.**

- A. Request: Annexation of 130.19 acres of land with R-15 and I-L zoning districts.

Simison: Next item is Item 4, which is a public hearing continued from March 1st, 2022, for Black Cat Industrial Project, H-2021-0064. Would the staff like to make any comments?

Tiefenbach: Sure. Mr. Mayor, Members of the Council, if -- if you recall this has been continued a few times. Most recently it was continued on March 1st. The reason why it was continued is that the applicant is continuing to work with ACHD to try to address the concerns of the Council in regard to infrastructure and timing of road improvements. When they came to you in March they had scenario A, B and C, which didn't go over well with the Council. This was continued to today. The applicant e-mailed me today and said we are just not there with ACHD yet. We -- there is some -- some legislation going on, there is some funding they are discussing, they really want to try to come to you with a more definitive answer in regard to improvements. That is why the applicant's representative is requesting this be continued for a more substantial amount of time to July 12th.

Simison: Thank you. Council, any questions?

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: One question regarding continuance to July 12th. Are we going to have to renotice this hearing?

Tiefenbach: I will turn that to Mr. Nary. I believe it's a date certain, but --

Nary: Mr. Mayor, Members of the Council, it has been the -- the practice of the Council to require renoticing when there is that extended date out and normally the Council would, then, require the applicant to pay for it. It is in our code that can be directed towards the applicant since it's their request.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Before maybe any motions are made, just want to make the Council aware, I will be absent on July 12th. Not saying that we need to continue it to a different date or absolutely have it that date, just wanted -- those of you to be aware -- I won't be making the motion, since I'm not here -- I'm not going to be here for it, but I just wanted Council to be aware of that.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I may -- I may not be here July 12th. I am not as organized as Councilman Cavener. My kids will be attending something, so it's possible that I will be absent that day as well. I just don't know yet. Just FYI.

Hoaglund: Mr. Mayor?

Simison: Might you also be absent on that --

Hoaglund: I have no idea. I have no plans.

Simison: Councilman Hoaglund.

Hoaglund: Ask our clerk. What would the following week, the 17th -- the 19th look like?

Simison: I assume we have nothing on the calendar --

Johnson: Yeah. Mr. Mayor, Council, I'm double checking. I don't believe we have anything noticed that far. We do, however, have a hearing rescheduled to -- or continued

to July 12th for another application already.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Yeah. That's -- that's a consideration. They have requested to July 12th. They are not here to represent themselves.

Johnson: The applicant is online, Mr. Mayor.

Hoaglund: Oh.

Simison: Okay. And they are raising their hand, so -- yeah. Yes. Would the applicant like to unmute themselves. Can they unmute?

Nelson: Mr. Mayor, Members of the Council, can you hear me?

Simison: Very low.

Nelson: How is this? Is this better?

Simison: Yes.

Nelson: Thank you for the opportunity to weigh in. July 19th works just fine.

Simison: Okay. And just for the record if you can state your name and address.

Nelson: Yes. Deborah Nelson. 601 West Bannock Street in Boise.

Simison: Thank you. Okay. Mr. Cavener, how does your calendar look on that day?

Cavener: Mr. Mayor, while I -- while I do have some other scheduling conflicts for that -- that day, I still feel comfortable the 19th is the better day and I will be here for that meeting. Maybe a request for our clerk that we maybe could limit the other application items -- other items on the 19th, maybe just holding this one particular item would be helpful, though.

Strader: Yeah. I will definitely be here.

Simison: Okay. All right. Then with that do we have a motion?

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglun: I move that we continue the public hearing for Black Cat Industrial Project, H-2021-0064 to July 19th, 2022, and with the condition that the applicant is required to renotice this public hearing.

Cavener: Second the motion.

Simison: I have a motion and a second. Is there discussion? No. Sorry, but -- we will go back to take public comment from the public on this item. Okay. Sir, if you would like to come forward. Just state your name and address for the record, please.

Sevoy: I'm Paul Sevoy. Yeah. Paul Sevoy. Of course I am a Meridian resident. I have property on Overland Road, which is in the area that he wants to make a change to the zoning, which is Black Cat. Now, this has come up before and it's been delayed again and to me as an investor, it's a pure speculation. This is not a request for permission to build something or to provide a service, it's just to rezone a piece of land and that piece of land -- I would be bidding on it also. If you are going to take a piece of agricultural land and make some sort of commercial idea of it, you are in a -- a wonderful area of Meridian, which is -- so far has been not developed and it is a pretty area of Meridian. I would hate to see that area become commercial when there is good housing in that area and is already commercial availability of space. This to me is a pure speculation and I don't like the idea of that at all and this has been delayed more than once, so I don't understand why the party can't get their act together. Any questions for me?

Simison: Council, any questions?

Hoaglun: Mr. Mayor, no -- no question for Mr. Sevoy. Just -- just a comment. It -- it is already zoned -- it has a commercial designation, but -- already has a commercial designation. This request is to change -- to annex it based on that commercial designation, but they want to change that to I-L, instead of the other commercial Ten Mile specific designation.

Sevoy: Unless I'm looking at the wrong property, because the notice of this hearing is -- is on Black Cat Road and that area there is residential, so I don't understand it. I'm not against any particular zoning that's correct, but the way the signs are posted they are posted in an agricultural area or residential area. They are not posting anything commercial, because I know the area.

Hoaglun: And Mr. Mayor and Mr. Sevoy, I think on the east side it is a residential. West side of Black Cat is a commercial Ten Mile designation.

Sevoy: I understand now. He must be straddling it then.

Hoaglun: And they do have an application for residential on one side.

Sevoy: I have no problem --

Hoaglun: The east side. And, then, on the west side they want to change that commercial designation to I-L. Industrial.

Sevoy: I don't think that's a good idea in that area. If you look at that area it's a very pretty area. If you are going to have commercial, you look at what is happening with Amazon and all of the -- they -- they have bunched their area there and it's well done and there is lots of areas that can contribute to the commercial development of property in the area. Doesn't have to be in some of the choice areas. In fact, on my street are the best trees that are existing still today from 90 to 100 years ago and we would like to keep that thing going and I have property right on the hill there that's residential, about ten acres. I'm not going to sell that property. I want to keep it like that for a long time. But if I get pressed in there and -- I will just sell it and go somewhere else. I just think that's a horrible thing to do to take a beautiful area like that and -- and hem it with something that is potentially commercial.

Hoaglun: And Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: Follow up, Mr. Sevoy. And this is down at -- at Black Cat -- Black Cat and Franklin Road.

Sevoy: Right.

Hoaglun: Right. So, what I would ask you is to come back on July 19th. We will be taking testimony to that --

Sevoy: That would fine.

Hoaglun: -- so that would be great to have your comments on the record there during that time.

Sevoy: Absolutely.

Hoaglun: Great.

Sevoy: Thank you.

Hoaglun: Thank you.

Simison: So, with that, Mr. Council President, would you like to restate your motion.

Hoaglun: Yes, Mr. Mayor. I move that we continue the public hearing for Black Cat Industrial Project, H-2021-0064, to July 19th, 2022, and with the condition that the applicant is required to renote the -- the hearing.

Cavener: Second the motion.

Simison: I have a motion and a second to continue Item 4. 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: FOUR AYES. TWO ABSENT.