A Meeting of the Meridian City Council was called to order at 6:11 p.m. Tuesday, June 23, 2026, by Mayor Robert Simison.

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

Members Absent: Luke Cavener.

Other Present: Chris Johnson, Bill Nary, Sonya Allen, Nick Napoli, Tracy Basterrechea and Dean Willis.

ROLL-CALL ATTENDANCE

__X__ Liz Strader	__X__ Brian Whitlock
__X__ Anne Little Roberts	__X__ John Overton
__X__ Doug Taylor	__X__Luke Cavener

___X___ Mayor Robert E. Simison

Simison: Council, we will call the meeting to order. For the record it is June 23rd, 2026, at 6:11 p.m. We will begin tonight's regular City Council meeting with roll call attendance.

PLEDGE OF ALLEGIANCE

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

(Pledge of Allegiance recited.)

COMMUNITY INVOCATION

Simison: We have no one assigned for the community invocation.

ADOPTION OF AGENDA

Simison: So, I will move on to adoption of the agenda.

Overton: Mr. Mayor?

Simison: Councilman Overton.

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

Little Roberts: Second.

Simison: Have a motion and second to approve the agenda. All in favor signify by saying aye. Those opposed nay? The ayes have it and the agenda is agreed to.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

PROCLAMATIONS

1. Owyhee High School Softball State Champions Day

Simison: Next up we are going to do a proclamation for Owyhee High School Softball State Champions Day. If I can have the coach and the team come up and join behind the podium we will do the proclamation. As we did it at 4:30, we are going to celebrate Owyhee High School once again as we did the baseball team earlier. So, it's great that we can do this all in one day. I had to wear the red tie once this week. So, with that we will do a proclamation and invite coach to say a few words if you like to and the players introduce themselves, their year and their position. Sound good?

Fazzio: Sweet.

Simison: All right. So, whereas being an Owyhee High School softball player is more than making pitching, fielding, hitting and achieving state titles, it is training to build leadership, character, confidence, teamwork and resilience, all traits needed to succeed on the field, in the classroom and in the real world and whereas the Storm was the team to beat in the 2026 season with a 31 and three overall record and a six to one state tournament record to advance to the state 6-A state championship game and whereas after an early tournament loss Owyhee fought back through the elimination record to claim the trophy and whereas Owyhee won five straight elimination games, including a 12-5 victory in the title match to provide a second straight title in the third and four years for the team and whereas the leadership, training, discipline of their coaches helped all team members to focus their talents and passion on the team with each player making valuable contributions to their victory. Therefore, I, Mayor Robert E. Simison, hereby proclaim June 23rd, 2026, the Owyhee High School Softball State Champions Day in the City of Meridian and call upon the community to join me in congratulating the Storm on their remarkable athletic achievement and for representing Meridian so proudly in the state tournament, this 23rd day June 2026. On behalf of myself, the City Council, all the employees and the community congratulations on your accomplishment and we are glad you could here to celebrate with us. Coach.

Fazzio: Well, I'm going to keep it short and sweet. We thank all the City Council, the City of Meridian and on behalf of Owyhee High School we would love to accept this award and, honestly, the girls had a great year. They put themselves and the coaches and all the parents just on a pedestal by their play. Super selfless. Put the team before themselves. Just great, great year. Coach John isn't here, but I know he did have one message for everybody. He just said go ahead and pencil us in for next year. So, we were here last year, we will be back next year. So, we will just keep -- we will just keep coming back and throw our names up here. So, we will start with Saylor. She can introduce herself. She's a senior graduate, so -- one of our captains. So, she can introduce herself and say what position you played and -- what was the other thing you wanted? That position? Perfect.

Shoemaker: I'm Saylor Shoemaker. I'm a senior. I play outfield.

Mahaffey: My name is Madde Mahaffey. I'm a sophomore. I play first base.

Carlotte: My name's Charlotte. I'm a sophomore and I play outfield.

Wellers: I'm Kenzie Wellers. I'm a freshman and I'm a pitcher.

Kelly: My name is Aniston Kelly. I'm a freshman and I play short stop.

Jules: I'm Jules. I'm a freshman and I play middle infield.

McGrath: Hi. I'm Dani McGrath. I'm the JV assistant coach and this is my daughter Audrey who is the bat girl for the varsity team.

Simison: And I will just say real quick, because I don't think we are going to get them on the schedule, but Mountain View was also successful in the spring with once again back-to-back for the men and women in their track team, so we had a very successful spring in Meridian with two returning back-to-back groups through that process, but -- yes.

ANNOUNCEMENTS AND RECOGNITION

Simison: So, with that, Council, I guess that was my announcements and recognition. Council, anything else under announcements and recognition?

PUBLIC FORUM

Simison: Okay. Mr. Clerk, anyone signed up under public forum?

Johnson: Mr. Mayor, yes. Denise LaFever.

Simison: Good evening, Denise. If you state your name -- address for the record. Just state your name for the record.

LaFever: Good evening, Mayor and City Council Members. I'm Denise LaFever and for those that don't know, I won my Idaho precinct committee for 1412 and I'm here to discuss some very specific things that came up reoccurring during my walks. Okay? One of the issues that -- that came up as a reoccurring theme is a need for ordinance for electric bikes and golf carts. In particular, residents have expressed growing concerns with operations of electric bikes and golf carts. Reports minors riding these recklessly down the middle of the lanes, traveling excessive speeds, performing stunts on the roads, more wheelies, cutting corners, failing to yield to pedestrians and in addition they are causing damage to landscaping. Another issue we have is some people have reported excessive vehicle noise. I don't know what people are doing to their vehicles nowadays, but for some reason they are extremely loud after 10:00 o'clock at night. And you guys have probably heard this a hundred times. There is issues with the Rock Harbor traffic impact with large events and Sundays, making it hard for residents to get out of their neighborhoods. There is traffic delays, neighborhood access issues, safety issues and it causes issues with the surrounding neighborhoods as well. We have also had some issues with people talking about dogs off leash. This -- while many of our pet owners are responsible, there are some that create safety concerns with other dogs, pedestrians, children, cyclists and other just overall nuisance. One of the really big issues has been the Black Cat Road at Chinden with not having a right-hand turnout. It's causing a really dangerous situation. Some people reported that they have been very concerned and turn into Tree Farm Way to go into their neighborhoods, because it's -- they feel it's too dangerous to turn on Black Cat because there is no right-hand turn lane. One of the other issues that's been top of mind since its 250 year anniversary is the fireworks and in the past there -- people love these celebrations and they are welcome celebrations. However, there is concerns that these fireworks go on for multiple days and really late into the night and they would like a conversation around how to curtail multiple days and late at night, especially concerning dry conditions, people trying to get sleep and pet anxiety. That is something I hear over and over again is pet anxiety. When they went back through and they chip sealed our neighborhood they did not repaint the crosswalks. We would like our crosswalks repainted. The utility box was replaced up on Chinden and Tree Farm. It used to have a really pretty wrap that went around it. We would like that pretty wrap put back again. If not the same one a different one. And, then, the last one we would like your help -- we would like your help in getting that fence removed between Chinden -- it's on Chinden where the golf course is between Lakeshore and Tree Farm over by Fast Eddie's. We know that that's on Ada county land, but we would like you to make some phone calls, because it's impacting our residents. As wind storms come up those materials blow out into the lane people get into to turn into the neighborhood up at Chinden. So, we would like an encouragement from the sheriff's or compliance at Ada county to have that resolved and that is my report. Those are -- those are the very specific things and I will come forward and talk about other issues later, but those are the ones that we would like to see if we can get some help with.

Simison: Okay.

Lafever: Thank you.

Simison: Thank you, Denise. Our police chief was here tonight and heard them all and almost everyone falls directly into his team's conversation, so --

Lafever: Fantastic.

Simison: -- I'm sure that he or members of his team can reach out and have some conversations about some of them and some of you may have some good news about.

Lafever: I'm waiting for that electric bike one.

Simison: Okay.

Lafever: Fantastic. Thank you.

PUBLIC HEARINGS [Action Item]

2. Public Hearing for Program Year 2026 Community Development Block Grant Action Plan

Simison: Thanks. Okay. With that -- well, I assume there is nobody else signed up. Okay. With that we will move on to our public hearings for this evening. First item up is a public hearing for program year 2026, Community Development Block Grant Action Plan. Open this public hearing with comments from Crystal.

Campbell: Thank you, Mr. Mayor, Members of the Council. I have a quick presentation for you before we opened for the public hearing. So, quick overview. CDBG is the Community Development Block Grant and it's federal funding that we receive from HUD every year and it's specifically to help low to moderate income residents with housing stability. We have a five year plan. It's called our consolidated plan. We use this to figure out what the goals and priorities of the community are and, then, each year we submit our action plan and that says how we are going to spend the funding. So, it's a quick reminder that the funding is limited to eligible activities and that's determined by HUD. For this year, it's the final year of our consolidated plan, and we are expecting to receive 555,314 dollars for this and this slide shows a breakdown of how we are intending to spend those funds. Under services we are looking at funding Jesse Tree's emergency rental assistance program. For child care scholarships, that's the Boys and Girls Club. We also have two different repair programs. One is the larger one through NeighborWorks Boise that we typically do and, then, Habitat for Humanity also requested funding for a critical home repair program that focuses more on veterans and citizens who have disabilities and that's more for like ramps and smaller projects. We also have funding to finish up the Northwest Seventh Walkability Project. It's -- we are under contract right now, so we are hoping to start that in September and, then, just roll right into the remainder of the improvements once we get the additional funding. And, then, of course, administration program oversight and fair housing, which is a required activity. We have done quite a bit of community engagement during the planning process. We had public hearing, council presentation. We engaged our community partners. We had an application open for people to apply for the funds to administer different programs and, then, we also had a workshop, so people could learn more about it. As far as public comments, once the action plan was completed and was put out, then, of course, we have the public comment period. We have an online survey, a couple of virtual open houses, two public hearings. It's available on our website. It's been posted to social media and we have also sent letters to leaders that are impacted by the Northwest Seventh Walkability Project. For the most part the feedback that we have been receiving, there is strong support for rental assistance during emergencies, child care for working families, home repair for seniors and people with disabilities, as well as the sidewalk improvements for neighborhood safety and in the comments they have also mentioned that there is interest in affordable housing, transportation accessibility and long-term housing solutions. You guys will get a full list of all the comments, though, when the plan is submitted. Also things that were brought up for future discussion. There were comments around eligibility for assistance. How funding decisions are made. Eligible uses. Program oversight and accountability. And opportunities for community involvement. So, all of those things will continue providing public education and we will also be discussing that quite a bit when we go out for our consolidated plan process. Here is just a quick summary of the feedback that we have received as of this afternoon. For the most part people are fairly good with it. There is -- it's all over the place on some of them, but for the most part it's right around 3.5 to 4.2 where it averages out. As far as meeting the current needs and having a lasting effect, then, it's 3.8 and 3.5. The child care scholarships and home repair programs are both 3.8 on average and emergency rental assistance is 3.9, with the walkability at 4.2. So, moving forward after tonight, then, the public comment closes on June 29th, which is next week and, then, in the middle of July I will have the final report and resolution on the Consent Agenda for your approval and, then, by the end of the month I will have it submitted to HUD and as soon as that's over, then, we will start on our consolidated planning process. If anybody has any questions or comments they can reach out to me directly even outside of the public comment period. We always take feedback. My name is Crystal Campbell. My e-mail is ccampbell@meridiancity.org and my phone number is 208-489-0575. And with that I will stand for questions.

Simison: Thank you, Crystal. Council, any questions? Okay. Appreciate that. One question, Crystal. Do you want the public hearing left open while you take public comment or not necessarily?

Campbell: No. We can close the public comment period.

Simison: Okay.

Campbell: Or sorry. We can close the public hearing.

Simison: Okay. Thank you. Appreciate it. Mr. Clerk, did we have anybody signed up to provide testimony on this item?

Johnson: Mr. Mayor, we did not.

Simison: Okay. Is there anybody present who would like to provide testimony on this item? And if you are online you can use your raise your hand feature. Seeing no one coming forward, no one raising their hand --

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: I move that we close the public hearing for the program year 2026 Community Development Block Grant Action Plan.

Little Roberts: Second.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

3. Public Hearing (Continued from June 9, 2026) for Apex Zenith (H-2026-0014) by Brighton Corporation, located at southwest corner of Meridian Rd. and Lake Hazel Rd.

A. Request: Modified Development Agreement to amend the existing development agreement (Inst. #2025-010344) for the purpose of modifying the phase 1 frontage landscape improvements.

Simison: Next item up on the agenda is Item 3, a public hearing continued from June 9th for Apex Zenith, H-2026-0014. We will continue this public hearing with staff comments from Nick.

Napoli: Good evening, Mayor, Members of the Council. Next item on the agenda is the development agreement modification for Apex Zenith. So, the applicant requests to amend the existing development agreement to modify the phasing of road fronts landscape improvements. The site is generally located the southeast corner of Meridian Road and Lake Hazel. So, the applicant's narrative states that the main reason behind this request is to avoid installing -- potentially installing and potentially damaging or removing landscaping with future construction of phase two of Apex Zenith. In addition these landscape improvements are tied to the first certificate of occupancy within the development, which would be Costco. The reason these landscape improvements -- landscape buffering improvements were required with phase one of the development was due to the applicant constructing roads outside of the subdivision process, which should now provide a mechanism for staff to allow the phasing of these improvements. Anything in green -- this is what's currently in the DA. Anything in green or orange was required prior to the occupancy of Costco. The blue was deferred to phase two and now they are coming back and wanting to be able to post -- have the opportunity to post surety in order to get occupancy of Costco if some of these improvements are not finished at that time. So, as a result staff has provided the option for a performance surety to be posted for the deferred landscape improvement. This requirement shows that the city has a mechanism to require completion of the improvements in the future regardless of timing of subsequent preliminary and final plats. So, I would like to note that in my staff report it said the applicant had not submitted the preliminary plat for phase two. However, that preliminary plat has been submitted with a larger application that also includes a development agreement modification. So, on the screen is the proposed language change. It essentially just allows them to be able to post surety if the landscaping is not installed along those street frontages and Costco will be able to get occupancy if that surety is posted prior and I will stand for any questions.

Simison: Any questions for staff?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Is there agreement upon -- is there agreement on the amount of the surety and alignment on that?

Napoli: Mr. Mayor, Council Woman Strader, so we are actually going to -- the amount of the surety -- not yet, because we have to receive bids for the surety amount, which I will coordinate with Kelly Ready, our surety coordinator, with Brighton as well prior to the occupancy of Costco. I know they are currently working out there pretty hard and I will let the applicant speak to that a little bit more, but I know that there is a lot of work being done and they aren't sure exactly what may not be completed, if my understanding is correct, so that number may change. I know that I will be coordinating with them closely as this continues to make sure those sureties are in place and the correct bids and amounts are in place prior to the occupancy of Costco. That's correct.

Simison: Council, any questions for staff? If the applicant would like to come forward. I

McNutt: Amanda McNutt. 2929 West Navigator. Did it start sharing?

Johnson: It did not. Want me to turn the other sharing off?

McNutt: Okay. Looks like we are good. Probably questions will be more helpful on this than my presentation, but I will go ahead and get started. So, again, we are modifying the development agreement for Apex Zenith. As mentioned this is the corner of Lake Hazel and Meridian Road. This was an exhibit already shown, but I think this is just a little bit more clear. We had agreed to do basically all of the buffers in this area prior to the first occupancy as noted. That would be Costco. Other than phase three, which was with a future final plat, which has now been -- or the new plat has been submitted. Just to give you kind of an update of where we are at, building wise out here in green, everything is complete. Blue we are prepping for asphalt and have an estimated completion date of July 8th. So, that's coming up really quickly. And, then, Meridian Road is also under construction with mid October date. That one's the most work and so that could change just a little bit, but we should be on schedule for that. So, this is kind of what we thought of for phasing our landscape completion. Phase one will be completed and bonded with Apex Zenith final plat number one, which has already been submitted and approved. Phase two would be completed or bonded with Costco. So, that's kind of their fuel center and their main distribution and everything. So, they would be responsible for that. And, then, phases -- or I guess numbers three through seven would be the future phasing of the landscaping and so, essentially, this is kind of how we plan to proceed to get landscaping to a hundred percent. Because there will be new buildings that come in through there there is still some road work that needs to happen. There is just going to be a lot of construction activity and things like that. We don't want to fully construct those buffers. We do plan to do all of the street trees and the landscaping between the curb and the sidewalk, which I believe is an eight foot landscape strip, but there is like another two foot of landscape behind the sidewalk that we do not want to complete at this time, because it -- it will likely get destroyed during construction activities of other things. So, those are the items that we will likely be bonding for. Much of this landscaping is annual. Will be in very soon or this summer, so we don't actually expect to be bonding for that much. It's really just the stuff that we know is going to end up being problematic to install now and we will just have to reinstall it later and with that I will stand for any questions.

Simison: Thank you. Council, any questions?

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: Just quickly. Amanda, so we are not really saying, hey, we are changing all the landscaping, we are just changing the plan on when it's going to happen based upon construction.

McNutt: Yes. That's correct. We are not changing what is happening with the landscape, just the timing of when it would be installed and the ability to actually bond for those improvements, rather than install them all at the beginning.

Overton: Thank you.

McNutt: You are welcome.

Simison: Okay. Thank you. Mr. Clerk, anyone signed up to provide testimony on this item?

Johnson: Mr. Mayor, no.

Simison: Is there any person that would like to provide testimony on this, either in the room or online if you use the raise your hand feature. Seeing none coming forward and no one raising their hand, does the applicant have any final comments? Applicant waives. Council, comments?

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: If there is no other comments on this application I move we close the public hearing.

Little Roberts: Second.

Simison: Have a motion and second to close the public hearing. 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.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: This is pretty straightforward. We are not asking for a huge change just a timing change and with that I would like to move that we approve File No. H-2026-0014 as presented in the staff report for the hearing date of June 23rd, 2026, after considering all staff, applicant and public testimony.

Little Roberts: Second.

Simison: Have a motion and second to approve Item 3. Is there discussion on the motion? If not clerk call the roll.

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

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

4. **Public Hearing for Pollard West (H-2026-0015) by Brighton Development, generally located on the north side of W. Chinden Blvd., the west side of N. Levi Ave. and on the southside of W. Waverton Rd.**

   A. Request: Modified Development Agreement Modification to the existing Development Agreement (H-2019-0021 Inst.#060655) for a new agreement for Lots 1-7, Block 2, Pollard Subdivision No. 1 to update the conceptual development plan for the site.

Simison: With that we will move on to Item 4, which is public hearing for Pollard West, H-2026-0015. I 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. This site consists of 23.3 acres of land. It's zoned C-G and is located on the north side of West Chinden Boulevard at the southwest corner of North Levi Avenue and Chinden Boulevard. A little history on this property. Back in 2019 this property received annexation and preliminary plat approval as part of the larger 77 acre Pollard Subdivision. A development agreement was required as a provision of annexation that governs future development of the property. A conceptual development plan was approved at that time for the overall development and that is as shown there on the left. A final plot was later approved and recorded, which included the subject property. The Comprehensive Plan future land use map designation is mixed use interchange, which consists of 17.7 acres and medium density residential, which is 5.6 acres along the northern boundary of the property, which you can see on the map here on the right, that's the differences in the designations. The applicant is proposing a modification to the existing development agreement for a new agreement for the subject property and that is for Lots 1 through 7, Block 2, Pollard Subdivision No. 1 to update the conceptual development plan for the portion of the property south of Waverton, west of Levi and north of Chinden. An earlier amendment in 2024 removed the portion along the north side of Waverton from the agreement. The existing development agreement will remain in effect for the portion of the development east of North Levi Avenue. The existing approved conceptual development plan as is shown, which depicts a medical campus consisting of 95,000 square feet of medical office building, including a surgical center, freestanding emergency department and a 50 bed hospital. A multi-tenant building was anticipated at the hard corner of Levi and Chinden. Three of the lots have already received certificate of zoning compliance approval for the following uses: An 80,600 square foot medical office building on lot three and that is this one right here. An electrical wholesale supply company on Lot 2. That's right in there. And a credit union on Lot 1 and that's right at the corner there. These are all in the development process currently. A conditional use permit -- permit for a daycare center has been submitted for Lot 4 and that is this lot right here. Approval of that application is contingent upon the subject modification being approved tonight. The purpose of the modification is to update the conceptual development plan to accurately reflect current development activity and to allow for independent progression of the identified lots. The site layouts with access, parking, pedestrian pathways and public, quasi-public gathering areas and plazas that have already been approved are depicted on the proposed concept plan as shown. Lot 6 is still anticipated to develop with the hospital and that's the far west one. And Lot 5 is anticipated to have two commercial buildings and that's the one here along the southern boundary. Because this property is located in the mixed-use interchange designation, specific development agreement provisions are required as noted in the existing development agreement that pertain to common usable open space in commercial areas such as plazas or green space, supportive and proportional public and quasi-public spaces and places and safe pedestrian access and connectivity within developments as set forth in the Comprehensive Plan. The existing entitled uses were held to these standards and staff recommends the remaining lots are also held to these standards. Therefore, staff is recommending these provisions are carried over into the new development agreement as shown there on the screen before you. Staff is recommending approval of their proposed modification to the development agreement. Written testimony has been received from the public from a few folks. Denise Lafever, Arlene Hoffman and David Hoffman and that is included in the public record in the project file. And a response to the staff report was received from the applicant and they are in agreement with staff's recommended development agreement provisions. Staff will stand for any questions

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

Benski: Thank you, Mayor, Members of Council. Eli Benski. 2929 West Navigator Drive. Thank you, Sonya, for your presentation. As she mentioned we are here for a development agreement modification. Here is our conceptual layout that was submitted with the preliminary plat of 2019 and assigned with the agreement. Specifically we are discussing the area that is west of Levi, south of Waverton. This gives a better layout of the area that we are proposing this new development agreement for. Here is a close-up of that area. As Sonya mentioned, we do have three users that have received CZC and are currently under development. The lot through -- that is St. Al's, they have already started construction. They actually broke ground last week, if not the week before, and Electrical Wholesale on Lot 2 and Rogue Credit Union on Lot 1. Both of those buildings have been under construction. As mentioned, Lot 4 is assigned for a daycare, depending on tonight's hearing will depend if they can continue with their CUP process. And, then, Lot 5, we don't have users currently, but we are proposing two separate commercial buildings. And Lot 6 is still slated to be St. Al's hospital. Here are the elevations that were submitted with the three users that are currently under development. This is Rogue Credit Union. That's on the hard corner of -- excuse me -- of Levi and Chinden. With Rogue Credit Union there is a plaza already approved with them. We are coordinating our construction of the plaza with their construction timelines. We hope to get that completed here in the fall. These are the elevations for Electric Wholesale. They are in the center of the three users that I mentioned. They are on Lot 2 and this is St. Al's building that they broke ground on just recently and that is the lot that is closer to Waverton. With that I stand for any questions.

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

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: It feels consistent with what you were planning before. I don't think it's too far out of the realm of what we anticipated. My biggest question mark is number six. I understand that you are expecting St. Al's hospital there still. That's great. It's just so -- it's a little tough without a lot of detail as to what that's going to look like. Can you give us a better sense for what is planned there? Has it changed? The scale? How is -- how is that piece of the concept plan going to come together and at what point would you be moving that piece forward?

Benski: Mayor, Council Woman, thank you for that question. We still continue with proposing what we initially proposed with the 2019 application. In regards to the intensity of the hospital those plans have not changed. However, I don't have any elevations from St. Al's yet in regards to what that might look like.

Strader: Okay.

Simison: Council, any additional questions? Thank you.

Benski: Thank you.

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

Johnson: Mr. Mayor, we do. Denise LaFever.

LaFever: Hi, City Council Members. My name is Denise LaFever. 6706 North Salvia Way. I will just keep it short and sweet. My biggest concern is that this particular development had a lot of conditions when it was originally passed. It had the fire engine ladder. It had a sewer lift. It had connectivity with transportation. There were a lot of issues to have this approved. My biggest concern is to make sure that those issues carry forward in the development agreements as they break these apart and that the costs are not being transferred onto existing taxpayers, onto agencies or other people that -- what they promised that they would do that gets passed into the development agreements. So, is there any questions?

Simison: Councilman, any questions?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I read your e-mail and it seemed like you also had some specific like infrastructure capacity concerns. Do you feel like if those DA provisions transferred over into the individual separate agreements that that would alleviate those concerns Help me understand that piece a little more.

LaFever: Yes. There are capacity issues and there are other issues that I feel that if you -- this was not -- this was one concept plan, it wasn't broken into seven and so those need to flow through. In particular is the transportation part of it as far as the roads and making sure you have connectivity east and west, you know, that is a signal light with Levi, that that has some connectivity, hopefully north-south. The lifts -- the lift station was in particular. There were other requirements that I just want to see that they get passed on and that those are not forgiven as you break them apart.

Strader: Thank you.

Simison: Council, any additional questions? All right. Thank you. Is there anybody else who would like to provide testimony on this item? Either come forward or raise your hand online. Not seeing anyone coming forward or raising their hand, would the applicant like to make it any final comments?

Benski: Thank you. Council Woman Strader, this is an example of what they have told us it may look like. This is the St. Alphonsus in Caldwell. Obviously construction can change a little bit, but this is the same intensity and elevations that they were planning to put in. So, I just quickly grabbed that snapshot. I apologize it's a YouTube snapshot, but I thought it could at least provide that imagery for you guys. In addition, as Sonya mentioned, we are happy with carrying over the conditions with the original DA. This just ties us and allows us to move forward with the users. In terms of the construction of roadways, Levi is constructed as a five lane roadway with a center turn lane and we are completed with Overton regarding that being a collector roadway through where ACHD has required us to carry that collector through the Pollard Subdivision. I will stand for any other questions.

Allen: Mr. Mayor. Excuse me. I just wanted to add something if I could before the public hearing closed and Eli is available to comment. I noticed the DA provisions neglected to include a restriction on the uses that -- on the lots that didn't have a concept plan on them. The -- specifically Lot 6 that's anticipated to develop with the hospital and Lot 5 for the two commercial buildings. I would like to recommend that that specifically get included in the development agreement just so that the uses are memorialized. Thank you. Applicant's in agreement. Thank you.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Yeah. That helps me address a question I had, Sonya, which was -- I just wanted to double check that the same DA provisions are going to apply, it's just that we are now splitting it into separate agreements. I just wanted to double check on that, because I think to Denise's point that was true about the original approval. It was very detailed. There were many conditions. I just want to make sure those conditions still apply, it's just that they are being separated out.

Allen: Yes, ma'am. Now that the development agreement provisions have been gone through and as I noted earlier the ones that are applicable have been moved over to the new agreement and those are included in the staff report.

Strader: Mr. Mayor, quick follow-up.

Simison: Council Woman Strader.

Strader: So, it sounds like the only modification that needs to be added is just to specify the uses on Lot 6 and Lot 5.

Allen: Yes.

Strader: Thank you.

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

Benski: Thank you.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I'm happy to get this moving. I move that we close the public hearing on this item.

Whitlock: Second.

Simison: Have a motion and second to close the public hearing on Item H-2026-0015. 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: I would like to make a motion. After considering all staff, applicant and public testimony I move to approve File No. H-2026-0015 as presented in the staff report for today's hearing date with the addition of specifying the uses on Lot 5 and Lot 6 as outlined by Sonya.

Whitlock: Second.

Simison: Motion and a second to approve Item H-2026-0015. Is there discussion on the motion? If not clerk call the roll.

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

Simison: All ayes. Motion carries and the item is agreed to. Thank you and have a good evening.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

5. **Public Hearing for Midgrove Plaza (SHP-2026-0004) by Hillside Architecture, located at 1450 E. Franklin Rd**.

   A. Request: Short Plat consisting of two (2) building lots on 12.84 acres of land in the C-G and I-L zoning district.

Simison: Next item up is Item 5, which is a public hearing from Midgrove Plaza, SHP-2026-0004. We will open this public hearing with staff comments.

Allen: Thank you, Mr. Mayor, Members of the Council. Next application before you is a request for a short plat. This site consists of 12.84 acres of land. It's zoned C-G and I-L and it's located at 1450 East Franklin Road. History on this property. In 2007 a property boundary adjustment was approved by the city, which created the legal parcel for the proposed subdivision. In 2020 a rezone of 1.96 acres of land from I-L to C-G and a preliminary plat was approved. A time extension for the preliminary plat was approved, but the plat later expired. There is no development agreement in effect or required for this property. The Comprehensive Plan future land use map designation is commercial on the southern six acres of the property and general industrial on the northern seven acres. The applicant is requesting approval of a short plat consisting of two building lots on 12.84 acres of land in the C-G and I-L zoning districts as shown there on the left. The proposed lots are anticipated to develop with six flex space buildings and future pad site. Flex space is a principal permitted use in both zoning districts, subject to the specific use standards in the UDC. Establishment of the use and/or internal site design is not being reviewed or approved as part of the subject application. A subsequent certificate of zoning compliance will be required to determine consistency with UDC standards. The Five Mile Creek crosses the site within a 90 foot wide easement. A conservation easement also exists in the same area for protection of designated wetlands along the creek. The creek is required to remain open and be protected during development. A portion of this site along the creek is in the flood plain. A flood plain development permit is required prior to development. The Evans Drain runs along the northern boundary of this site within a 60 foot wide easement as depicted on the proposed plat. Structures and improvements should not encroach within any of these easements. Two accesses are proposed via North Locust Grove Road. One full access, that's the northern access, in this location right here, is -- excuse me -- is in an existing 40 foot wide ingress and egress easement that aligns with Lanark Street to the east and this should be the primary access for the development and one right-in, right-out access midway to the south between the existing access easement and Franklin Road. There is an existing curb cut on Franklin Road that will remain for maintenance vehicle access only for the creek. Private streets may be required within the development for emergency way finding purposes. Cross-access ingress-egress easements are required to be granted to the property to the west on the north and south sides of the creek, unless already existing. A minimum 25 foot wide street buffer is required to be constructed on the side along North Locust Grove Road and East Franklin Road, with the subdivision improvements. An attached sidewalk that's in good condition exists along the frontage of this side adjacent to Franklin and Locust Grove Roads and is not required to be replaced. A ten foot wide multi-use pathway is depicted on the pathways master plan from the Franklin and Locust Grove intersection to the west to the creek and, then, northwest along the east side of the Five Mile Creek. Only an easement is required at this time for the pathway. Staff is recommending approval. Written testimony has been received from Anthony Swanson, Hillside Architecture, is the applicant's representative and he is in agreement with the staff report. Staff will stand for any questions.

Simison: Thank you, Sonya. Council, any questions for staff? Is the applicant here? Good evening. State your name and address for the record and be recognized for ten minutes.

Swanson: Anthony Swanson with Hillside Architecture, 345 Bobwhite Court, Boise, Idaho. Good evening, Mayor and Council Members. My name is Anthony Swanson. I'm the applicant for the -- and project architect at Hillside Architecture for this project. I'm here today representing Copium Investments and presenting the short plat for The Midgrove Plaza Subdivision. As Sonya described, this is a pretty straightforward division, just into two different lots for development. Our development is proposed to be within the general commercial and light industrial zoning and we intend to develop future flex-based buildings within these parcels. We are fully in agreement and understand the department-specific conditions and we are ready to go forward with these conditions in the normal CZC design review and permitting process. We believe this is in conformance with the UDC and the guidelines of the Comprehensive Plan and we support your approval if you would give it.

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

Swanson: Thank you.

Simison: Anyone signed up on this item?

Johnson: Mr. Mayor, no.

Simison: Okay. Is there anybody personally would like to provide testimony on this item, either in the room or online? Seeing no one coming forward, does the applicant waive any final comments? Applicant will waive final comments. Council, what's your direction?

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: No further public comments, I move we close the public hearing.

Little Roberts: Second.

Simison: Motion and 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.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: I will go ahead and kick this off. I'm actually very glad to see after all these years something actually occurring on that corner. So, if there is no other comments, I would like to move -- after considering all staff, applicant and public testimony, I move to approve File No. SHP-2026-0004 as presented in the staff report for the hearing date of June 23rd, 2026.

Little Roberts: Second.

Simison: Have a motion and second to approve Item 5. Is there discussion on the motion? If not, clerk call the roll.

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

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

6. **Public Hearing (continued from June 16, 2026) to Consider Adoption of the Ada County Jail Development Impact Fees Ordinance and the Ada County Emergency Medical Services District Development Impact Fees Ordinance Authorizing the Imposition of New County-Related Development Impact Fees**

Simison: So, next up is Item 6, which is a continued public hearing from June 16th to consider adoption of the Ada County Jail Development Impact Fees Ordinance and Ada County Emergency Medical Services District Development Impact Fee Ordinance authorizing the imposition of new county-related development impact fees. Mr. Nary, do you have any additional comments you would like to make for anybody that may be tuning in for the first time?

Nary: No, sir. Just a second reading for tonight.

Simison: Okay. So, is there anybody who signed up to provide testimony on this item?

Johnson: Mr. Mayor, there is not.

Simison: Is there anybody present that would like to provide additional testimony on this item? Seeing no one coming forward for additional testimony, Council, would you like to continue this one out for a third public hearing?

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: Like to move that we continue this to our third hearing on July 7th, 2026.

Little Roberts: Second.

Simison: Have a motion and second to continue this public hearing until July 3rd -- 7th, which one did I hear? 7th. Okay. I know July 3rd I'm in a different state, so -- July 7th. Is there discussion? If not all in favor signify by saying aye. Opposed nay? The ayes have and the public hearings continued.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

ORDINANCES [Action Item]

7. **Second Reading of Ordinance No. 26-2126: An Ordinance Adding a New Title 12 Called "Countywide Development Impact Fees" to the Meridian City Code and Adding Thereto a New Chapter 1 Called "Ada County Jail Development Impact Fees" That Provides for Short Chapter Title; Authority, Findings, Applicability, and Purpose; Definitions; Capital Improvements Plan; Periodic Review of the Capital Improvements Plan; Intergovernmental Agreement with Ada County; Imposition of County Impact Fees and Payment; Enforcement and Collection; County Impact Fee Administrator and City Powers to Require Payment of County Impact Fees; County Impact Fee(s) Exemptions; Process for Individual Assessment; Extraordinary Impacts; Developer Credits and Reimbursements; County Impact Fee Payment Mistake or Misrepresentation; Fee Payer Refunds; County Impact Fee Capital Projects Trust Fund, Expenditures, Budget, Audit, and Surcharge; Appeals and Mediation; Miscellaneous Provisions; Punishment for Violations; Construction of Ordinance Intent; and Providing an Effective Date**

Simison: With that we will move on to Item 7, which is the second reading of Ordinance No. 26-2126. Ask the clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. Second Reading of Ordinance No. 26-2126: An Ordinance Adding a New Title 12 Called "Countywide Development Impact Fees" to the Meridian City Code and Adding Thereto a New Chapter 1 Called "Ada County Jail Development Impact Fees" That Provides for Short Chapter Title; Authority, Findings, Applicability, and Purpose; Definitions; Capital Improvements Plan; Periodic Review of the Capital Improvements Plan; Intergovernmental Agreement with Ada County; Imposition of County Impact Fees and Payment; Enforcement and Collection; County Impact Fee Administrator and City Powers to Require Payment of County Impact Fees; County Impact Fee(s) Exemptions; Process for Individual Assessment; Extraordinary Impacts; Developer Credits and Reimbursements; County Impact Fee Payment Mistake or Misrepresentation; Fee Payer Refunds; County Impact Fee Capital Projects Trust Fund, Expenditures, Budget, Audit, and Surcharge; Appeals and Mediation; Miscellaneous Provisions; Punishment for Violations; Construction of Ordinance Intent; 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? Okay. We will have the third reading on that same date on the 7th.

8. **Second Reading of Ordinance No. 26-2127: An Ordinance Amending the Meridian City Code by the Addition Thereto of a New Chapter 2 to Title 12 Called "Ada County Emergency Medical Services District Development Impact Fees" Providing for Short Chapter Title; Authority, Findings, Applicability, and Purpose; Definitions; Capital Improvements Plan; Periodic Review of the Capital Improvements Plan; Intergovernmental Agreement with EMS District; Imposition of EMS Impact Fees and Payment; Enforcement and Collection; EMS District Impact Fee Administrator and City Powers to Require Payment of EMS Impact Fees; EMS Impact Fee(s) Exemptions; Process for Individual Assessment; Extraordinary Impacts; Developer Credits and Reimbursements; EMS Impact Fee Payment Mistake or Misrepresentation; Fee Payer Refunds; EMS Impact Fee Capital Projects Trust Fund, Expenditures, Budget, Audit, and Surcharge; Appeals and Mediation; Miscellaneous Provisions; Punishment for Violations; Construction of Ordinance Intent; and Providing an Effective Date**.

Simison: So, with that we will move on to Item 8, for a second reading for Ordinance 26-2117. Ask the clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. It's an Ordinance Amending the Meridian City Code by the Addition Thereto of a New Chapter 2 to Title 12 Called "Ada County Emergency Medical Services District Development Impact Fees" Providing for Short Chapter Title; Authority, Findings, Applicability, and Purpose; Definitions; Capital Improvements Plan; Periodic Review of the Capital Improvements Plan; Intergovernmental Agreement with EMS District; Imposition of EMS Impact Fees and Payment; Enforcement and

Collection; EMS District Impact Fee Administrator and City Powers to Require Payment of EMS Impact Fees; EMS Impact Fee(s) Exemptions; Process for Individual Assessment; Extraordinary Impacts; Developer Credits and Reimbursements; EMS Impact Fee Payment Mistake or Misrepresentation; Fee Payer Refunds; EMS Impact Fee Capital Projects Trust Fund, Expenditures, Budget, Audit, and Surcharge; Appeals and Mediation; Miscellaneous Provisions; Punishment for Violations; Construction of Ordinance Intent; and Providing an Effective Date.

Simison: Thank you. Council, you have heard this ordinance read by title. Is there anyone who would like it read in it entirety? Seeing none, we will have item -- the third reading on July 7th.

FUTURE MEETING TOPICS

Simison: So with that, Council, anything on the future main topics or a motion to adjourn?

Overton: Mr. Mayor, I move that we adjourn.

Little Roberts: Second.

Simison: Have a motion and second 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 7:05 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

___________________________________ ______/______/______
MAYOR ROBERT SIMISON DATE APPROVED

ATTEST:

____
CHRIS JOHNSON - CITY CLERK