Mayor Robert E. Simison

City Council Members:
John Overton, President
Anne Little Roberts, Vice President
Brian Whitlock
Liz Strader
Doug Taylor
Luke Cavener

CITY COUNCIL REGULAR MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Tuesday, October 20, 2026 at 6:00 PM

The City of Meridian is committed to providing equal access to all public meetings. If you need accommodation, an alternative format, or language assistance to fully participate, please contact the City Clerk's Office at cityclerk@meridiancity.org 72 hours prior the scheduled meeting. Materials presented at public meetings are subject to disclosure pursuant to the Idaho Public Records Act. Public Meetings of the Meridian City Council are streamed live at https://meridiancity.org/live and can be joined virtually at https://bit.ly/meridianzoommeeting

Agenda

ROLL CALL ATTENDANCE

PLEDGE OF ALLEGIANCE

COMMUNITY INVOCATION

ADOPTION OF AGENDA

ANNOUNCEMENTS AND RECOGNITION

PUBLIC FORUM
Members of the public may address elected officials regarding topics of general interest, concern, or other public matters provided they are not related to current or future public hearings. Those who sign up in advance of the meeting may be allotted up to three minutes to speak. A sign up sheet is available in City Council Chambers. The public may also sign up to speak at https://apps.meridiancity.org/SIGNINCOUNCIL/. *No further discussion or debate may take place, but the topic could be added to a future meeting agenda at the discretion of the Mayor or City Council.*

PUBLIC HEARINGS [Action Item]
Public Hearings will be conducted by the meeting chair following applicable federal, state, and local laws. Application Materials related to most public hearings are available at https://apps.meridiancity.org/phnotices

1. **Public Hearing** for Ten Mile and Franklin Commercial (H-2026-0029) by ALC Architecture, generally located at the NW corner of W. Franklin Rd. and N. Ten Mile Rd. at 3500 W. Franklin Rd. and 175 N. Ten Mile Rd.

   Application Requires a Continuance to October 27, 2026

   A. *Request: Future Land Use Map Modification in the Comprehensive Plan to change the land use designation on 5.2 acres of land from Civic to Commercial.*

B. *Request: Development Agreement Modification to the existing Development Agreement (Inst. #105191334 Cherry Lane Chirstian Church) to include the proposed C-C zoning district and future allowed uses in the C-C zoning district, including; a drive-through establishment, retail, office, services uses or other uses as allowed in the C-C zoning district, removal of the requirement for Conditional Use Permit or Planned Development approval of future uses, and inclusions of an updated conceptual development plan.*

C. *Request: Rezone of 12.15 acres of land from the C-N to the C-C zoning districts.*

2. **Public Hearing** for Comprehensive Plan Text Amendment (CPAT) (H-2026-0038) by City of Meridian Planning Division, located Citywide

Applicant Requests a Continuance to October 27, 2026

A. *Request: Comprehensive Plan Text Amendment for the purpose of adding new text to align with two new sections to Idaho State Code Section 67-65 Local Land Use Planning Act, specific to: Starter Home Subdivisions (67-6542) and Accessory Dwelling Units (67-6541); including a minor amendment to the "List of Adopted Plans and Studies by Reference" updating the reference to the City's recently adopted 2026 Historic Preservation Plan.*

3. **Public Hearing** for 2026 Legislative UDC Text Amendment (ZOA-2026-0001) by City of Meridian Planning Division, located Citywide

Applicant Requests a Continuance to October 27, 2026

A. *Request: UDC Text Amendment to update the code to be compliant with recently passed Idaho Codes (IC); primary topics include manufacturing dwelling units (homes), accessory dwelling units and starter home subdivisions. The proposed amendments include modifications, additions and clarifications within Chapter 1,2,3 5 and 6 of the UDC.*

4. **Public Hearing** for Butte Fence (H-2025-0060) (Continued from September 8, 2026) by Engineering Solutions, LLP, located at 5233 W. Franklin Rd.

A. *Request: Annexation of 9.14 acres of land with the I-L zoning district for the purpose of complying with the terms outlined in the consent to annex agreement for the existing fencing business in operation at the subject property.*

5. **Public Hearing** for Nola (H-2026-0025) by ALC Architecture, located at 120 N. Nola Rd.

A. Request: Comprehensive Plan Future Land Use Map Amendment to change the land use designation on 1.61 acres of land from Commercial to Industrial.

B. Request: Annexation of 1.61 acres of land with I-L (Light Industrial) zoning.

6. **Public Hearing** for Findley Cove (H-2026-0028) by Bonnie Layton, located at 115 S. Linder Rd.

A. Request: Comprehensive Plan Future Land Use Map Amendment to change the Land Use designation of approximately 4.38 acres of land from Commercial to Medium Density Residential.

B. Request: Annexation of 4.73 acres of land with the R-15 zoning district.

ORDINANCES [Action Item]

7. Ordinance No. 26-2141: An ordinance (The Fields – H-2025-0057) annexing land located in a portion of the north half of Section 31 and the west half of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, as depicted in the map exhibit; rezoning 480.26 acres of such real property from RUT (Rural Urban Transition) to C-C (Community Business) (42.87 acres), C-N (Neighborhood Business) (45.64 acres), R-8 (Medium-Density Residential) (194.44 acres), R-15 (Medium-High Density Residential) (100.63 acres), TN-R (Traditional Neighborhood Residential) (45.05 acres), and I-L (Light Industrial) (51.64 acres) zoning districts; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date.

EXECUTIVE SESSION [Action Item]

8. Executive Session per Idaho Code section 74-206(1)(c): To acquire an interest in real property not owned by a public agency and 74-206A(1) (a): Deliberating on a labor contract offer or to formulate a counteroffer

FUTURE MEETING TOPICS

ADJOURNMENT